

## ATTACHMENT 6 – Holroyd DCP 2013

### HOLROYD DEVELOPMENT CONTROL PLAN 2013

#### Part A – General Controls

#### 2.4 Access: Vehicular Crossings, Splay Corners, Kerb & Guttering

Control	Provided	Complies (Yes/No)
VC to be reconstructed if in poor condition, damaged or design doesn't comply (check on site)	N/A	N/A
Avoid services/facilities in road reserve, existing trees, pedestrian crossing, pram ramps etc or condition their relocation (check on site and survey plan)	No services affected	Yes
Corner sites VC to be min. 6m from the tangent point	N/A	N/A
Corner sites require 3m x 3m (residential) and 4m x 4m (commercial) splay corner to be dedicated	N/A	N/A

#### 2.7 Road Widening: \*Check maps in Appendix K\*

Comment: N/A

#### 3.1 Minimum Parking Spaces

##### Residential flat buildings, dwellings in B1, B2 and B6 business zones (including shop top housing)

Control	Required	Provided	Complies (Yes/No)
Studio / 1 bedroom 0.8 spaces	30 units – 24		
2 bedroom 1.0 space	254 units – 254		
3 bedroom 1.2 spaces	16 units – 19.2		
4+ bedroom 1.5 spaces			
Visitor / dwelling 0.2 spaces	300 units – 60		
Total	357.2 (358)	379 + 7 car wash bays	Yes

#### Bicycle Parking

##### Residential Flat Buildings

Control	Required	Provided	Complies (Yes/No)
Studio None	182	188	Yes
1 bedroom 0.5 spaces			
2 bedroom 0.5 spaces			
3+ bedroom 0.5 spaces			
Visitor / dwelling 0.1 spaces			

#### 3.3 Car Parking, Dimensions & Gradient

Controls	Complies (Yes/No)
Min. clear length 5.5m (5.4m AS2890.1-2004)	Yes
Min. clear width 2.4m for open space; 3m for between walls.	Yes
Min. clearance height 2.3m	Yes

#### 3.5 Access, Maneuvering and Layout

Controls	Complies (Yes/No)
Minimum 1.5m setback from side property boundaries	N/A

**3.6 Parking for the Disabled**

Control	Required	Provided	Complies (Yes/No)
2 spaces per 100 spaces up to 400, and 1 per 100 thereafter, or part thereof	60 (20% as per Part P)	67	Yes

**6.1 Retaining Walls:** max. 1m (if >1m need engineering detail)

**Comment:** Retaining walls associated with basement and terraced landscaping. Considered satisfactory given topography. Engineering details submitted as part of CC.

**6.3/6.4 Erosion and Sediment Control Plan**

**Comment:** Erosion and Sediment Control Plan considered satisfactory

**7.4 Stormwater Management - Easements**

**Comment:** Water mains easement traversing the site. Some structures located within easement but no buildings, however, Sydney Water has raised no objection.

**9 External Road Noise & Vibration**

**Comment:** N/A, not a classified road or near railway line.

**11 Site Waste Minimisation and Management Plan (SWMMP)**

**Comment:** Considered satisfactory by Council's Waste Management Officer

**Part B – Residential****1 General Residential Controls****1.1 Building Materials**

**Comment:** Considered satisfactory

**1.2 Fences**

Controls		Complies (Yes/No)
Max. 1.5m	1.5m proposed	Yes
Front fences solid ≤1m and be ≥50% transparent to 1.5m	1.5m high slat fencing proposed	Yes

**1.3 Views**

**Comment:**

The applicant has provided an amended view analysis from 8 vantage points above and below the site, and from a distance. The photomontages show a significant improvement in the visual impact of the development as previously proposed. Whilst subjective, the photomontages show that the proposed development (as amended) will not detrimentally impact upon the views to Prospect Hill, even from the lowest point, being the round-about at the bottom of the hill on Butu Wargun Drive.

With the landscaped roofs as recommended by Council's Heritage Architect, the view from Prospect Hill to the east (with the Sydney CBD in the distance) is maintained. The addition of the landscaped roofs enables the development to blend in to the landscape.

Whilst Council requested a modulated roof line in order to break up the long horizontal roof line of Buildings E, B & C (which all propose an overall height of RL 94), the proposed skillion roofs also achieve this to an extent that is acceptable to Council.

In addition, the vertical elements have been altered so that each building now appears to be broken up into bays or segments, which further softens the horizontal nature of the development. This is illustrated in the architectural plans, but is also highlighted in the photomontages, in particular Location 0 and 8.

There is potential for views to the north to be obstructed, however, it is noted that the proposed residential flat buildings are set into the site, meaning that the lower portion of each building is below

Butu Wargun Drive, with the upper levels protruding above the road level. Each building is orientated north-south, so that views to the north between buildings is still achievable.

#### 1.4 Visual Privacy

Control	Provided	Complies (Yes/No)
To provide a high level of visual and acoustic privacy for residents and neighbours in dwellings and private open spaces.	Minimum building separations provided as per ADG requirements.	Yes

#### 1.5 Landscape Area

Control	Required	Provided	Complies (Yes/No)
25% of site area to be provided as landscaped area.	30,919.6sqm / 25 = 7,729.9sqm	12,597.2sqm (40.7%)	Yes
Max. 50% of provided landscaped area shall be forward of the front building line.			Yes
Majority of landscaped area to be to the rear of the building.			Yes

#### 1.8 Sunlight Access

Control	Provided	Complies (Yes/No)
1 main living area of existing adjacent dwellings to receive 3 hours direct sunlight between 9am and 4pm, 22 June.	Whilst concern was raised with regard to the initial proposal overshadowing the future RFBs on the eastern adjoining lot/s, a shadow analysis provided of the amended proposal indicates that west-facing apartments on the future RFBs will be able to receive a minimum of 2 hours direct sunlight.	Yes
Min. 50% of required POS of existing adjacent dwellings to receive 3 hours direct sunlight between 9am and 4pm, 22 June	As above	Yes

#### 1.9 Cut & Fill

Control	Provided	Complies (Yes/No)
Cut: max. 1m; max. 0.45m within 0.9m of side/rear boundary. Cut controls are not applicable where basement parking is proposed	This site has a significant longitudinal fall and cross-fall. The site is benched in accordance with previous approvals for earth works, however cut and fill would be significantly more than allowable under Part A of the DCP. This is considered satisfactory based on the topography of the site.	Considered satisfactory
Fill: max. 0.3m within 0.9m of side/rear boundary; ≥0.6m to be contained within the building; if > 0.15m shall occupy max. 50% of the landscaped area.	As above	Considered satisfactory
Not within easements	Similar to the above, there would be cut and/or fill within the easements that traverse the site, particularly the water mains easement. No objection however, was received from Sydney Water.	Considered satisfactory

**1.11 Vehicular Access and Driveways**

Control	Provided	Complies (Yes/No)
VC min. 3m wide and max. 5m wide at boundary.	A number of internal driveways are proposed ranging in width from 7 – 10 metres. Council's Development Engineering Section has assessed the development and raises no objection.	Yes
Council favours the use of a central under-building access driveway.	N/A	N/A

**1.12 Universal Housing and Accessibility**

Control	Provided	Complies (Yes/No)
15% of units shall be adaptable units. (20% required as per Part P)	62 (or 20.6%) provided	Yes

- 1.13**     **Subdivision:** Strata subdivision of residential flat buildings is permitted  
**Comment:** Strata subdivision not proposed at this stage.

## 6 Residential Flat Buildings

### 6.1 Lot Size and Frontage:

Control	Provided	Complies (Yes/No)
Min. lot frontage is: <ul style="list-style-type: none"> <li>24m (if a highlighted lot in Appendix I); or</li> <li>28m for all other properties; or</li> <li>45m for all development <math>\geq 6</math> storeys.</li> </ul>	As per Part P, however, lot frontage significantly exceeds minimum.	Yes
Not permitted on battleaxe lots.		N/A
The proposal shall not limit future development potential of adjoining lots i.e. landlocking	The proposal does not landlock adjoining properties.	Yes

### 6.2 Site Coverage: Max. 30% of the site area Comment: 27% – complies

### 6.3 Setbacks

Control	Provided	Complies (Yes/No)
Principal St: 6m and correspond with existing building setback.	6m to Butu Wargun, however, there are some minor point encroachments for Blocks E & F – considered satisfactory.	Considered satisfactory
Secondary St: 4m.	N/A	N/A
Side: 3m.	6m	Yes
Rear: <ul style="list-style-type: none"> <li><math>\leq 4</math> storeys – 20% of the site length or 6m, whichever is greater.</li> <li><math>\geq 5</math> storeys – 30% of the site length.</li> </ul>	8m provided as per Part P	Yes
Basement: 3m to side and rear boundaries.	Minimum 4.355m provided	Yes
All floors >4 storeys to be setback 3m.	3m setback not provided. However, this large site in Pemulwuy is considered to be significantly different to stand-alone single RFB developments in typical R4 zones. It is considered that development on the subject site, which is more than 30,000sqm in area, with a development that steps down a 36 metre slope, would not need to comply with this control.	Considered satisfactory

### 6.4 Building Height

Control	Provided	Complies (Yes/No)														
Maximum building height in storeys shall be provided in accordance with the table below: <table><tr><th colspan="2">Permitted Height (storeys)</th></tr><tr><th>Height</th><th>Storeys</th></tr><tr><td>9m</td><td>1</td></tr><tr><td>11m</td><td>2</td></tr><tr><td>12.5m</td><td>3</td></tr><tr><td>15m</td><td>4</td></tr><tr><td>18m</td><td>5</td></tr></table>	Permitted Height (storeys)		Height	Storeys	9m	1	11m	2	12.5m	3	15m	4	18m	5	Part P contains max. RL heights	N/A
Permitted Height (storeys)																
Height	Storeys															
9m	1															
11m	2															
12.5m	3															
15m	4															
18m	5															

	21m	6		
	24 m	7		
The minimum floor to ceiling heights shall be: <ul style="list-style-type: none"><li>• 2.7 metres for habitable rooms.</li><li>• 2.4 metres for non habitable rooms.</li><li>• 2.4 metres for the second storey section of two storey units if 50% or more of the apartment has a 2.7 metre minimum ceiling height.</li></ul>			2.7m	Yes

#### Attics

Control	Provided	Complies (Yes/No)
Attics are permissible in RFBs.	N/A	N/A
Min. wall height of 1.5m with min 30° ceiling slope.	N/A	N/A

### 6.7

#### Building Appearance - Facade

Control	Provided	Complies (Yes/No)
Appropriate scale, rhythm and proportion, responding to the building use and contextual character.	Amended design considered satisfactory	Yes
Walls to street to be articulated by windows, verandahs, balconies or blade walls. Max. projection of 600mm forward of building line.	Considered satisfactory	Yes
Buildings on corner sites to address both frontages.		N/A

#### Building Appearance – Roof Design

Control	Provided	Complies (Yes/No)
Roofs shall relate to the built form, context and character of the street.	Amended design considered satisfactory	Yes
Pitched roofs will not be permitted:- <ul style="list-style-type: none"> <li>• Where it doesn't relate to the urban context.</li> <li>• Where it increase the visual bulk of the building.</li> <li>• Where land has been rezoned high density.</li> </ul>	N/A	N/A
Max. 3m height for roofs from ceiling line to ridge.	Complies	Yes

### 6.8

#### Building entry and pedestrian access

Control	Provided	Complies (Yes/No)
Shall be clearly identifiable, sheltered, well lit and visible from the street.	Considered satisfactory	Yes
Main entry to be separate from carparks or car entries.	Complies	Yes

## 6.9

**Parking**

Control	Provided	Complies (Yes/No)
Shall be maintained to a basement.	Mainly in basement, although some grade level parking provided, which is considered satisfactory in this context.	Yes
Vehicle entries shall be setback from the main façade and security doors shall be provided to car park entries to improve the appearance of vehicle entries	Entry is set back Roller shutter door to be provided	Yes <b>To condition</b>
One car wash bay shall be provided for all developments having 10 or more dwellings (not a visitor space).	7 car wash bays proposed	Yes

**Vehicular access**

Control	Provided	Complies (Yes/No)
Shall be located off secondary streets, where possible.		Yes
Direct access shall be provided between the car park to the lobby.	Complies	Yes
Access to resident parking areas shall be restricted via a security gate or door.	Roller shutter doors to be provided	<b>To condition</b>

## 6.10

**Dwelling Layout & Mix**

Control	Provided	Complies (Yes/No)
The combined total number of studio and one-bedroom dwellings shall not exceed 20% of the total number of dwellings, within any single site.	30/300 1b/r dwellings proposed (10%)	Yes

## 6.11

**Internal circulation**

Control	Provided	Complies (Yes/No)
All common facilities must be accessible.		Yes
All staircases are to be internal.	Complies	Yes
Sensitive noise rooms shall be located away from less sensitive noise rooms, corridors and stairwells.	Complies	Yes

## 6.12

**Facilities and amenities**

Control	Provided	Complies (Yes/No)
Each unit shall be provided with a laundry within the unit.	Complies	Yes
Open air clothes drying facilities shall be provided in a sunny, ventilated area, screened from the public domain.	Balcony clotheslines to be screened	<b>To condition</b>
Clothes drying areas shall be screened by 1.5m high walls.	To be conditioned	<b>To condition</b>
A master antenna shall be provided.	To be conditioned	<b>To condition</b>
Mailboxes shall not be at 90° to the street and shall be integrated with the overall design.	To be conditioned	<b>To condition</b>

## 6.15 Waste Management – Bin Storage

Control	Provided	Complies (Yes/No)
Bin storage must: <ul style="list-style-type: none"> <li>Be located behind the building line and screened from the street and any public place.</li> <li>Be accessible and relatively close to each dwelling.</li> <li>Not impact upon the amenity of adjoining premises or dwellings within the development, i.e. odour.</li> </ul>	Considered satisfactory	Yes
Allow for unobstructed access that does not exceed a grade of 1:8 for bins to be wheeled to the collection point.	Considered satisfactory	Yes

## 7 Landlocked Sites

Control	Provided	Complies (Yes/No)
Residential R4 zoned lots should not result in the creation of landlocked sites.	Proposal does not landlock.	Yes
Where adjacent sites are developed concurrently, amalgamation or integration of public domain / open spaces shall be explored.	N/A	N/A
Proposals that create landlocked sites shall: <ul style="list-style-type: none"> <li>Provide two written independent valuations representing the affected sites value.</li> <li>Provide evidence that a reasonable offer has been made to the affected owners.</li> <li>Demonstrate how future development on the isolated sites will achieve a high quality streetscape.</li> </ul>	N/A	N/A

### Existing Landlocked Sites

Control	Provided	Complies (Yes/No)
Existing landlocked sites shall be assessed on their merits.	N/A	N/A
Proposals shall achieve a satisfactory level of amenity, privacy, solar access, landscaping and setbacks and shall not detract from the streetscape.	N/A	N/A

## Part P – Pemulwuy Residential Controls

Standard	Required/Permitted	Provided	Compliance
4.1	<b>Architectural Character</b> <ul style="list-style-type: none"> <li>Provide a variety of building types and housing types throughout Pemulwuy in accordance with Figures 23 [Pemulwuy North] and 24 [Pemulwuy South].</li> <li>Accommodate a range of innovative dwelling types including single dwellings, home offices and home/work spaces.</li> </ul>	<p>The subject site is identified as being for multi-unit housing (which includes apartments) and an area for increased density. The proposed RFB development supports this.</p> <p>All dwellings are either 1, 2 or 3 b/r units. The Pemulwuy Estate (which this control is relating to) provides a range of dwelling types and styles.</p>	<p>Yes</p> <p>Yes</p>



	<ul style="list-style-type: none"> <li>- Design, model and articulate dwellings with a consistent relationship to the street and to each other.</li> <li>- Design with a simplicity of building elements that create a contemporary façade. Avoid historical reproduction styles.</li> <li>- Modulate side boundary setbacks and incorporate courtyards, atria, toplights and the like to maximise solar access to dwellings.</li> <li>- Prefer elevated finished floor levels and entries, balconies and street elevations to improve outlook and surveillance of streets and open spaces.</li> <li>- Ensure all dwelling entries are clearly visible from the street by day and night.</li> <li>- Ensure a maximum 500mm cut and 500mm fill for allotments unless otherwise stated elsewhere.</li> </ul>	<p>The proposed RFBs are articulated and have a consistent relationship with each other. Satisfactory contemporary building elements proposed.</p> <p>Side boundary setbacks satisfactorily modulated.</p> <p>Elevated floor levels are provided where possible. Satisfactory surveillance is provided to the street, communal areas and public open space areas.</p> <p>Dwelling entries are visible from the street or internal pathways.</p> <p>Cut and fill exceeds 500mm. However, this is a significantly sloping site. There are no privacy concerns at ground level, and as such, proposed cut and fill is considered satisfactory.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Considered satisfactory</p>
4.2	<b>Elevated Sites (Steep Land)</b>	Whilst the site is elevated and has a significant slope, the controls in 4.2 relate to the erection of detached dwellings.	N/A
4.4	<b>Building articulation and street address</b> <ul style="list-style-type: none"> <li>- Develop the architectural character of buildings with appropriate solar protection elements, expressed door and window openings, and the like.</li> <li>- Design buildings which incorporate articulation to the built form and do not rely on “add on” structures to break up the façade.</li> <li>- Accommodate a range of roof forms in order to provide variety and reduce the bulk and scale of the streetscape.</li> </ul>	<p>Satisfactory architectural character provided.</p> <p>Articulation provided.</p> <p>Satisfactory roof forms provided.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
4.5	<b>Setbacks</b> <ul style="list-style-type: none"> <li>- Front of building – 3m</li> <li>- Rear setback – <ul style="list-style-type: none"> <li>A. North-South Lots: <ul style="list-style-type: none"> <li>* Lot depth max. 35m = 6m.</li> <li>* Lot depth &gt;35m = 8m.</li> </ul> </li> <li>B. East-West Lots: <ul style="list-style-type: none"> <li>* Little Streets = 3m from garage to dwelling.</li> <li>- * Other streets = 4.5m</li> </ul> </li> </ul> </li> </ul>	<p>6m provided to Butu Wargun</p> <p>Lot depth is &gt;35m, so 8m rear setback required. 8m provided</p> <p>N/A</p>	<p>Yes</p> <p>Yes</p> <p>N/A</p>



4.9	<b>Privacy</b>  Dwellings are to maximise visual privacy through consideration of the layout of internal rooms and external living spaces, design of openings, screens, walls and choice of materials	Complies with ADG.	Yes
4.12	<b>Materials and Colours</b>  Provide a mix of materials and colours to create visual interest and variety in the streetscape.	Satisfactory colours, finishes and materials proposed.	Yes
4.13	<b>Water and Energy Efficiency</b>  Ensure all new residential development complies with the requirements of the Building Sustainability Index (BASIX) for energy efficiency. Obtain BASIX Certification prior to the final design submission.	Refer to BASIX Certificate submitted. Water and energy reduction targets met.	Yes
4.14	<b>Garages, Car Parking and Driveways</b>  On street parking should be designed to be consistent with the design principles and dimensional requirements of Australian Standards AS2890 and AS1742.  Off street parking shall be consistent with the design principles and dimensional requirements of Australian Standards AS 2890.1.  Parking may be provided in basements under building footprints. Naturally ventilated semi-basement car parks extending to 1.2 metres above adjacent ground level are preferred in any under-building parking.  Driveway crossings of between 5.0 and 6.0 metres in width for double garages are permitted.	On-street visitor parking complies.  Considered satisfactory by Council's Traffic Section.  Basement and at-grade parking proposed. Ventilation details to be provided at CC stage. Appropriate conditions to be included.  N/A	Yes  Yes  Yes To be conditioned  N/A
4.15	<b>Fencing</b>  The front fence piers and base are to be constructed of rendered, bagged or face brickwork to match the style of the home, with a light weight see-through infill.  Front fencing must return along the boundary to the front building facade.  Maximum height of 1.2 metres from natural ground on the street side of the fence, except where slopes exceed 1:8.  Side and rear fencing is to be 1.8m high lapped and capped timber fencing, or must	Amended plans now include fencing information	Considered satisfactory

	<p>be reduced to 1.5m high when built on top of a retaining wall. Colorbond fencing or similar is not permitted. Where the retaining wall exceeds 1.2m, the combined wall plus fence should not exceed 2.4m.</p> <p>On sloping land, the height of fencing must step to follow the slope of your allotment as shown in Figure 50 The low wall plinth must be no greater than 0.6m at the highest step.</p>		
4.16	<p><b>Adaptable and Affordable Housing</b></p> <p>Ensure that 20% of multi-unit housing, shop-top housing and mansion house apartments are compliant with Class C – Adaptable Housing Features as set out in Australian Standard AS4299.</p> <p>Ensure that 100% of adaptable housing is compliant with Adaptable Housing Class A or B.</p>	62 dwellings / 20% provided and accessible parking spaces	<p>Yes</p> <p>Pre CC condition to be imposed.</p>
4.17	<p><b>Safety, Security And Lighting</b></p> <p>Identify lots edging open spaces as suitable for increased densities, thereby maximising the number of dwellings which overlook open spaces. Incorporate passive open space surveillance into lot layout and design of residences, including balconies, porches, etc.</p> <p>Ensure all dwelling entries are clearly visible from the street by day and night.</p> <p>Design first floor uses to overlook the street and car parking areas.</p> <p>Ensure private landscaping does not provide opportunities for concealment e.g. along pathways or adjacent to service areas.</p>	<p>Increased density provided on the site. Surveillance over the communal and public space provided.</p> <p>Dwelling entries are visible from the street and internal pathways.</p> <p>Dwellings overlook public and semi-public spaces.</p> <p>Landscaping is satisfactory.</p> <p>Standard condition to be imposed regarding lighting of pathways.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>To be conditioned</p>
4.18	<p><b>Bushfire Protection</b></p> <p>Development must comply with Planning for Bushfire Protection (NSW Rural Fire Service: 2006) or subsequent amendments.</p>	N/A	N/A

4.20	<p><b>Servicing</b></p> <p>Provide each dwelling with a secure external clothes drying area with access to sunlight and breezes, screened from the public domain.</p> <p>Locate adequate rubbish and recycling areas where they are convenient and accessible.</p> <p>In addition to garages, the adequate storage of bulky goods in multi-unit housing is required at a rate of:</p> <ul style="list-style-type: none"> <li>a) 7.5 cubic metres for a studio/one bedroom unit;</li> <li>b) 10 cubic metres for a two bedroom unit; and</li> <li>c) 12.5 cubic metres for units with three or more bedrooms.</li> </ul> <p>Antennae, satellite dishes, water tanks, service metres and solar heating should be sited to minimise their impact on the public domain.</p>	<p>It is envisaged that external drying areas would be provided on balconies.</p> <p>Considered satisfactory by Council's Waste Section.</p> <p>To comply with ADG requirements.</p> <p>To be conditioned.</p>	<p><b>To condition</b></p> <p>Yes</p> <p><b>To condition</b></p> <p><b>To condition</b></p>
6.1	<p><b>Height Limits – Pemulwuy South</b></p> <p>Prospect Hill Zone – RLs apply</p> <p>Maximum external wall height is to be 10 metres.</p>	<p>Minor building elements, such as blade walls, fixed glass skylights and skillion roofs exceed the respective RLs.</p> <p>These elements contribute to breaking up the horizontal nature of the development and are supported.</p> <p>Max external wall height exceeds 10m. However, this is ok, so long as overall DCP RL height achieved. Max external wall height is mainly for detached dwellings with pitched roofs. All proposed RFBs incorporate flat / skillion roofs.</p>	<p>No, but considered satisfactory</p> <p>Considered satisfactory</p>

6.2	<p><b>Setbacks – Pemulwuy South</b></p> <p>Provide a minimum 3 metre front setback to dwellings.</p> <p>Provide a minimum 5.5 metre setback to garages from the street frontages.</p> <p>Provide the following rear landscaped set backs to north-south lots:  a) up to 35 metre depth requires a minimum of 6 metres from rear boundary; and  b) greater than 35 metres depth requires a minimum of 8 metres from the rear boundary.</p> <p>Provide the following rear set backs to east-west lots:  a) lots accessible from little streets require a minimum of 3 metres from rear of garage zone;  and  b) lots accessible from public streets require a minimum of 4.5 metres from the rear boundary.</p>	<p>6m</p> <p>N/A</p> <p>8 metre rear setback provided to north boundary.</p> <p>N/A</p>	<p>Yes</p> <p>N/A</p> <p>Yes</p> <p>N/A</p>
8.0	<p><b>Heritage</b></p> <p>Whilst the site is not heritage listed, the state-listed Prospect Hill adjoins the site to the west.</p>	<p>Refer to comments from OEH and Council's Consultant Heritage Advisor</p>	
10.0	<p><b>Stormwater and Flooding Management</b></p>	<p>Council's Development Engineering Section considers the development to be satisfactory and has provided conditions.</p>	<p>Yes</p>
11.1	<p><b>Site Contamination and Remediation</b></p>	<p>RAP submitted and considered satisfactory by EHU – conditions provided.</p>	<p>Yes</p>
11.3	<p><b>Waste Management</b></p>	<p>Council's Waste Section considers the development to be satisfactory.</p>	<p>Yes</p>
11.4	<p><b>Soil Erosion &amp; Sediment Control</b></p>	<p>A detailed sediment &amp; erosion control plan was submitted &amp; is considered to be acceptable.</p>	<p>Yes</p>