

Holroyd Development Control Plan 2013			
Standard	Required/Permitted	Provided	Comply
Part A - General Controls			
1	Subdivision:	<p>Consideration of the following matters has been undertaken and the application is considered satisfactory having regard to:</p> <ul style="list-style-type: none"> a) Slope and orientation of land; b) Opportunities for solar and daylight access to future development; c) Design of roads, access ways and individual site access; d) Retention of special qualities or features of a site, such as trees and views; e) Availability of utilities; f) Evacuation controls as per flood risk precincts table in Section 8; g) Provision of adequate site drainage; h) Provision of public open space; i) Heritage conservation; j) The adequacy of each site in achieving relevant development standards detailed within this control plan such as setbacks, car parking, landscaping, etc; and k) The relationship of the subdivision layout to adjacent land suitable for subdivision. <p>The landscaping included in the subdivision will enhance the natural features of the site and adjoining areas.</p> <p>Easements, utilities and infrastructure, as required, will be provided as part of the subdivision process.</p>	Yes
3.1	<p>Car Parking: <u>Residential</u> Refer to SEPP 65 RMS parking requirements</p> <p><u>Bicycle</u> Residential: 0.5 per dwelling 0.1 per dwelling for visitors = 156 resident & 31 visitor required (187 total)</p>	<p>443 provided</p> <p>195 provided</p>	<p>Yes</p> <p>Yes</p>
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.	<p>Council's Development Engineer has assessed the submitted plans and documentation and advised the proposal is acceptable, subject to conditions.</p> <p>The development does not propose an open car park.</p> <p>Car wash spaces are proposed with impervious surfaces due to being located within the basement levels.</p>	<p>Yes</p> <p>N/A</p> <p>Yes</p>

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3.5	Internal Roadways 6-8 metres for over 50 spaces.	The proposed internal roadways have a width of 7.5 metres.	Yes
	Driveways Driveways shall be setback a minimum of 1.5m from the side boundary.	The proposed driveways are located more than 1.5 metres from the side boundaries.	Yes
3.6	Accessible parking - 1 space per adaptable dwelling - 2 spaces per 100 visitor spaces	63 accessible spaces for residents provided (62 required)	Yes
		5 accessible spaces for visitors (2 required)	Yes
4	Tree and Landscape Works	Council's Landscaping and Tree Management Section 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 affected by local stormwater overflow flooding. Council's Development Engineer has assessed the proposal and has provided conditions.	Yes
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.	Yes
		Clear sightlines between public and private	

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		<p>places, lighting and low lying 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 fencing and gates and 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 Waste Management Plan 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 B – Residential Controls			
1	General Residential Controls		
1.1	Building Materials	The proposed building materials are compatible with the streetscape and character of the locality and the desired future character of the Neil Street precinct.	Yes
1.2	Fences	The application proposes various fencing around the perimeter of the site including a high wall along the Neil Street frontage of up to 2 metres (from the embankment level) and 2.5 metres along the railway corridor. Limited fencing is proposed within the site to maintain openness and useability of the COS. Where high walls are proposed, landscaping is proposed to screen the walls and to soften the hard surfaces.	Yes
1.3	Views	No significant and/or district views are currently enjoyed by adjoining properties over the site.	Yes
1.4	Privacy	<p><u>Visual Privacy:</u> The proposed development is considered acceptable in the context of the requirements for building separation under the SEPP 65 ADG, subject to conditions, which will ensure that visual privacy impacts are minimised or avoided for adjoining properties.</p> <p><u>Acoustic Privacy:</u> The subject site is located adjacent to a</p>	Yes

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		<p>railway corridor and has been assessed pursuant to the requirements of the Infrastructure SEPP to be acceptable</p> <p>Units adjoin no more than 2 others with generally 1 unit on each side.</p> <p>BCA compliant party walls will address noise transfer between units. Some bedrooms adjoin the lifts however BCA compliant acoustic treatment will address noise transfer.</p>	
1.5	Landscaping and Open Space <u>Landscaping:</u> 30% - Residential Flat Buildings <u>Open Space:</u> Refer to SEPP 65 ADG	A total landscaped area measuring 1,468m ² is proposed on ground floor level along with 509m ² on the rooftop of level 6 which equates to a total of 1,977m ² or 29.6% of the net site area of 6,769.4m ² .	No Refer to discussion within Section 6 of the Report
1.6	Safety and Security	Refer to Part A, Clause 10 above.	Yes
1.7	Building and Site Sustainability	Refer to SEPP 65 ADG and BASIX.	Yes
1.8	Sunlight Access	Refer to SEPP 65 ADG.	Yes
1.9	Cut and Fill	Refer to Part A, Clause 6.1 above.	Yes
1.10	Demolition	No demolition is required, the site is vacant.	N/A
1.11	Car Parking and Roads	Car parking is addressed elsewhere in this report. Council's Traffic Engineer has assessed the submitted plans and documentation and advised the proposal is acceptable, subject to conditions.	Yes
1.12	Universal Housing and Accessibility	<p>The application includes lift access through all levels including from basement levels, ground floor and all levels above. Pathways into the site and buildings are at grade and accessible by persons with a disability. The basement car parking levels include accessible car parking spaces for visitors and for the proposed adaptable dwellings.</p> <p>In general, the development has been designed to promote flexible housing for all community members.</p> <p>The development provides 20% of dwellings as adaptable.</p>	Yes
1.13	Subdivision	Refer to Part A1 above.	Yes
6	General Residential Controls		
6.1	Lot size and frontage 45 metres for 6+ storeys	110.82 metres	Yes
6.2	Site coverage Maximum 30%	All Buildings – 3,513m ² / 15,765m ² – 22.3%	Yes
6.3	Setbacks and Separation	Refer to Part M below.	Yes
6.4	Height	Refer to Part M below.	Yes
6.5	Building Depth	Refer to Part M below.	Yes
6.6	Open Space	Refer to SEPP 65 ADG.	Yes
6.7	Building Appearance	Refer to Part M below.	Yes
6.8	Building Entry and Pedestrian Access	Building entries are able to be clearly identified and have been designed to be an identifiable element of the building,	Yes

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		visible from the street, separated from car park entries and accessible.	
6.9	Parking and Vehicular Access	Refer to Part M below.	Yes
6.10	Dwelling Layout and Mix The combined total number of studio and one-bedroom dwellings shall not exceed 20% of the total number of dwellings, within any single site.	Building 3 – 178 units <ul style="list-style-type: none"> 59 x 1 bed units – 33% 107 x 2 bed units – 60% 12 x 3 bed units – 7% Building 4 – 133 units <ul style="list-style-type: none"> 57 x 1 bed units – 43% 63 x 2 bed units – 47% 13 x 3 bed units – 10% 	No Refer to discussion within Section 6 of the Report
6.11	Internal Circulation	Refer to SEPP 65 ADG.	Yes
6.12	Facilities and Amenities <ul style="list-style-type: none"> - Laundries and clothes drying; - Garbage; - TV Antennae; - Fencing and Screen Walls; - Public Utilities; - Mail Boxes; - Storage. 	<u>Laundries and clothes drying:</u> Each dwelling is provided with individual laundry facilities within the dwelling. <u>Garbage:</u> Waste and recycling is proposed to be conveyed via a chute system within each building to bin store rooms located in Basement Level 1. Prior to pick up, waste and recycling will be transported to the ground level bin storage area located on the side of the shared driveway in front of Building 4. <u>TV Antennae:</u> Subject to conditions. <u>Fencing and Screen Walls:</u> Ground floor courtyards will be screened by walls at least 1.5 metres high. <u>Public Utilities:</u> Subject to standard conditions. <u>Mail Boxes:</u> Subject to conditions. <u>Storage:</u> Refer to SEPP 65 ADG.	Yes
6.13	Natural Ventilation	Refer to SEPP 65 ADG.	Yes
6.14	Maintenance	Refer to SEPP 65 ADG.	Yes
6.15	Waste Management	Council's Waste Officer has reviewed the proposed waste and recycling arrangements and Waste Management Plan and has advised that they are acceptable.	Yes
Part E – Public Participation			
Standard	Required/Permitted	Provided	Comply
I	Notification Requirements	The DA was notified to surrounding property owners and occupiers and advertised in the local newspapers for a period of 30 days between 30 November 2016 and 6 January 2017, during which time 2 submissions were received. The application was notified and advertised for a further period of 30 days between 1 March and 31 March 2017, during which time 1 additional submission was received by Council. 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.	Yes

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Standard	Required/Permitted	Provided	Comply										
Part M – Merrylands Centre Controls													
Standard	Required/Permitted	Provided	Comply										
3	Public Domain												
3.1	Roads and Circulation New Road 2 - between Dressler Court and New Road 1 (between Terminal Place and Sheffield Street Extension)	The development includes land reserved for the proposed New Road 2.	Yes										
3.2	Pedestrian and Bicycle Network Required footpaths, new pedestrian access and crossings and bicycle access.	The development includes land reserved for the proposed New Road 2 which will include footpaths and pedestrian and bicycle access.	Yes										
3.3	Landscaping and Open Space Swale, public open space and deep soil required for the site.	The proposed development includes landscaping, a swale, public open space land and deep soil zones that are generally consistent with the DCP requirements. A total of 1,883sqm or 27.8% of the net site area is proposed as communal open space, of which 844m ² (12.5%) are deep soil areas proposed around the buildings and within central COS areas.	Yes										
3.4	Indicative Street Sections The DCP requires the provision of a 34.5 metres wide laneway and drainage swale identified as Section E-E.	The application proposes a 34.5 metre wide corridor comprising a new laneway and drainage swale. This issue is discussed in greater detail in the traffic section of this report.	Yes										
4	Building Envelope												
4.1	Site amalgamation and Minimum Frontage Amalgamation of lots in accordance with Figure 5 is required for redevelopment. The minimum site width achieved shall determine the height of buildings (in storeys) Site width shall be measured at the primary frontage. Width (m) / Max. Height (storeys) 20m / Maximum 3 storeys 26m / Maximum 8 storeys 32m / Maximum 20 storeys	<p>The application proposes consolidation of the existing lots into 1 large development site and re-subdivision of the consolidated lot into Torrens Titled and Stratum Titled Lots. The proposed subdivision is not consistent with the amalgamation pattern shown in Figure 5.</p> <p>The site meets the minimum width requirements for the proposed building heights.</p>	<p>No Refer to discussion within Section 6 of the Report</p> <p>Yes</p>										
4.2	Building and Ceiling Height Maximum permitted building height in storeys shall be in accordance with the following table (refer DCP for full table). <table border="1"><thead><tr><th colspan="2">Permitted Height (storeys)</th></tr><tr><th>Height (m)</th><th>Storeys</th></tr></thead><tbody><tr><td>29</td><td>8</td></tr><tr><td>32</td><td>9</td></tr><tr><td>38</td><td>11</td></tr></tbody></table> Ceiling Heights – refer to SEPP 65 ADG requirements	Permitted Height (storeys)		Height (m)	Storeys	29	8	32	9	38	11	<p>Eastern Half of Site (29m / 8 storeys max): Building 3: 12 storeys Building 4: 6 to 12 storeys</p> <p>Ceiling heights comply with ADG.</p>	<p>No Refer to discussion within Section 6 of the Report</p> <p>Yes</p>
Permitted Height (storeys)													
Height (m)	Storeys												
29	8												
32	9												
38	11												
4.3	Street Setbacks, Road Widening and Street Frontage Heights												

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Standard	Required/Permitted	Provided	Comply
	<p>Street setbacks in accordance with Figure 6 are required for redevelopment.</p> <p>Street wall height: 3 storey (11-14m) podium</p>	<p>Required – 2.5 metres for all streets</p> <p>Provided:</p> <p>Building 3: 2.5 metres minimum (Neil Street southern setback) & 23 metres to New Road</p> <p>Building 4: 23.5 metres minimum to New Road</p> <p>Building 3: 12 storey street wall height</p> <p>Building 4: No street interface</p>	<p>Yes</p> <p>No Refer to discussion within Section 6 of the Report</p> <p>Yes</p>
4.4	Building Depth and Length	Refer to building depth design criteria specified within the ADG.	Yes
4.5	Setbacks and Separation	Refer to building setback and separation design criteria specified within the ADG.	Yes
4.6	<p>Active Frontage, Street Address and Building Use</p> <p>Provide Active frontages at street level, orientating onto streets, laneways and public places, as identified on Figure 9.</p> <p>Street address in the form of entries, lobbies and/or habitable rooms with clear glazing are required at ground level, in accordance with Figure 9.</p>	<p>Active frontages are not required for the site and proposed development.</p> <p>Both buildings provide a street address at ground level fronting the proposed new road in the form of entries, lobbies, habitable rooms with clear glazing and COS facing the new road.</p>	<p>Yes</p> <p>Yes</p>
4.7	<p>Landscaping and Open Space</p> <p>Public Open Spaces for passive recreation and for overland flow paths shall be provide as identified in Figure 4.</p> <p>Streetscape planting shall be provided in accordance with Figure 4.</p> <p>Deep soil zones shall be provided in accordance with Figure 4.</p>	<p>As part of the development approved for Building 2 in DA-2015/203, a Public Open Space was proposed in accordance with Figure 4. The application proposes creation of a new lot as part of the subdivision covering the Public Open Space in front of Building 2.</p> <p>Streetscape planting is required along the new road which will be undertaken as part of the construction of the new road by Council.</p> <p>Deep soil zones in accordance with Figure 4 are proposed as part of the development.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
5	Block by Block Controls Neil Street Precinct - Block 5		
5.5	<p>Building Height</p> <ul style="list-style-type: none"> - Along Railway Line and corner of Pitt and Neil - max 8 storeys - Other (along Neil Street) - max 7 storeys 	The development exceeds the maximum building height permitted. This matter has been discussed within the LEP assessment.	No Refer to LEP Assessment
	<p>Building Use</p> <ul style="list-style-type: none"> - Ground and first floor - commercial/retail/residential - All floors above first floor - 	The development proposes full residential uses on all floors.	Yes

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Standard	Required/Permitted	Provided	Comply
	Residential		
	Building Depth Max 18m (max 15m glass line to glass line).	The building depths do not exceed 18 metres and 15 metres from glass line to glass line.	Yes
	Setbacks - Various setback requirements	The development satisfies the building separation requirements under the SEPP 65 ADG.	Yes
	Landscaping Development is to comply with all open spaces, deep soil zones and planting on structures indicated in the building envelope plan and the sections.	The development proposes appropriate levels of landscaping, open spaces and deep soil in accordance with the indicated building envelope plan and sections.	Yes
	Other Controls A Heritage Impact Statement is to be submitted to Council prior to the approval of any Development Application on this block (see HLEP 2013).	A HIS was submitted with the application.	Yes
6	Movement		
6.1	Rear laneways and private accessways Rear laneways and private accessways are to be provided in accordance with Figure 2.	The application includes land reserved for the construction of the future new road connection from Dressler Court.	Yes
6.2	Pedestrian access Pedestrian site through links shall be provided in accordance with Figures 2 and 3.	The subject site is not required to provide any pedestrian site through links.	N/A
6.3	Vehicle Access Driveways shall be provided from laneways (existing or proposed), private accessways and secondary streets (as indicated in Figure 2). Vehicular access in the Neil Street precinct shall comply with Figure 2.	Access to the proposed basement and service entrances are proposed off the proposed new road in accordance with Figure 2. Vehicular access is proposed in accordance with Figure 2.	Yes Yes
6.4	Parking On-site parking is to be accommodated underground wherever possible.	The application proposes underground basement parking.	Yes
7	Design and Building Amenity		
7.2	Managing External 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
7.3	Awnings Continuous awnings are required to be provided to all active street frontages (except laneways).	The site does not require an active street frontage or awning.	N/A
7.4	Adaptable Housing 20% of dwellings to be provided as adaptable, as follows:	The development provides 20% of dwellings as adaptable.	Yes

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Standard	Required/Permitted	Provided	Comply
	10% Class A; 10% Class B		
7.5	Corner Buildings Generally, Corner building shall be designed to: 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.	The subject site is a corner site defined by the Neil Street roadway to the south and the railway corridor to the east. The proposed architectural treatment for Building 3 on the corner is considered satisfactory as: i) The street corner is articulated by massing the building at the corner; ii) Variety and interest is added to the street by the corner emphasis; iii) Each frontage is presented as a main street frontage; v) The building is aligned to reflect the corner condition of the site with a sharp corner and height massing on the corner itself.	Yes
8	Environmental		
8.1	Flood and 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
9	General		
9.1	Public Art Public Art is encouraged to be provided within the centre, in accordance with Council's Public Art Policy 2012-2015	A condition will be imposed requiring a public arts plan to be developed to reflect the Neil Street Precinct.	Yes, with Condition
9.2	Interim Development	The application does not seek consent for minor development or interim development and seeks to redevelop the site in accordance with the Neil Street Precinct plan.	Yes