

Holroyd Development Control Plan 2013 Compliance Assessment

Holroyd Development Control Plan 2013			
No.	Required/Permitted	Provided	Comply
Part A – General Controls			
1	Subdivision		
	Not applicable		N/A
1.3	Drainage		
	Suitable mitigation measures have been assessed by Council's Development Engineer.		Yes, subject to condition
2	Roads and Access		
2.4	Vehicular crossings, splay corners, kerb and gutter		
	Construct all works in accordance with Council's Vehicular Crossing Policy.	To condition	Yes, subject to condition
	Construct a plain concrete (not patterned or coloured) vehicle crossing at each vehicle entrance/exit to the property, to specifications found in Council's Vehicular Crossing Policy.	To condition	Yes, subject to condition
	Where a vehicular crossing exists and is in poor condition or is damaged during construction/ demolition or does not comply	2 x new entries to basement proposed	Yes
	For safety reasons, access to a property from a public road must clearly avoid items such as sewer vents, service poles, existing trees, street construction, light standards, telecommunications areas, stormwater pits, pedestrian crossings, pram ramps and the like, transformer units and the like which may be located in the footway area, unless the applicant is able to make arrangements for the relocation of equipment not owned by Council at no expense to Council.	To condition	Yes, subject to condition
	Maintain pedestrian safety by minimising potential pedestrian and vehicular conflicts through: <ul style="list-style-type: none"> Limiting the width and number of vehicle access points, ensuring clear site lines at pedestrian and vehicle crossings, utilising traffic calming devices, and separating and clearly distinguishing between pedestrian and vehicular accessways. 	2 x vehicle access points with adequate sight distance	Yes, subject to condition
	Ensure adequate separation distances between vehicular entries and street intersections. For corner allotments, vehicular crossings must be no closer than 6 metres from the tangent point of the kerb at the intersection.	N/A	N/A
	Where not already provided, splay corners are to be dedicated in road reserves at intersections as follows: <ul style="list-style-type: none"> Residential 3m x 3m 	N/A	N/A
3	Car Parking		
3.1	Minimum parking spaces		
	Residential flat buildings – car parking	Block A – 73 spaces and 1	No, subject to

	Control	Required (min) Block A Block B		car wash bay (inclusive 12 adaptable car spaces). Shortfall of 1 car space. Block B – 61 spaces and 1 car wash bay (inclusive 12 adaptable car spaces)	condition Yes
	1 bedroom 0.8 spaces	12 units – 9.6 spaces	10 units – 8 spaces		
	2 bedroom 1.0 space	41 units – 41 spaces	42 units – 42 spaces		
	3 bedroom 1.2 spaces	9 units – 10.8 spaces	-		
	Visitor / dwelling 0.2 spaces	62 units – 12.4 spaces	52 units – 10.4 spaces		
	Total	73.8 (74) spaces + 1 car wash bay	60.4 (61) spaces + 1 car wash bay		
	Bicycle parking			69 spaces	Yes
	Control	Required			
	Studio None	68.4 (69) spaces			
	1 bedroom 0.5 spaces				
	2 bedroom 0.5 spaces				
	3+ bedroom 0.5 spaces				
	Visitor / dwelling 0.1 spaces				
3.3	Dimensions and gradient				
	No concerns have been raised by Council's Traffic Engineer.				Yes
3.5	Access, manoeuvring and layout				
	Design car parking areas to expedite vehicle circulation by adopting a simple layout and by minimising congestion points and the possibility of conflicting vehicle movements.		The layout is simple and logical.	Yes	
	Ensure that all vehicles using the car park can conveniently enter and leave the site in a forward direction.		Movements into and out of the site are able to be made in a forward direction.	Yes	
	Car park entries are to be set back behind the building line to reduce their visual dominance, and to reinforce building articulation along street frontages (min. 1.0m).		The car park entry is in line with the commercial floor spaces and is not visually dominant.	Yes	
	Provide as a minimum the following setbacks from side property boundaries to driveways: 1.5m		Min 1.5m provided.	Yes	
	In restricted manoeuvring areas where standard turning templates cannot be used, a swept path analysis using the largest design vehicle in accordance with Austroads shall be provided.		Changes are required and incorporated in the conditions of consent.	Yes, subject to condition	
	The minimum permitted clear headroom within car parking areas is 2.3 metres, or as per 2.5 metres for parking spaces for the disabled.		2.5m headroom provided.	Yes	
	Ensure that the provision of pipes, ducts and sprinkler systems within the car park does not compromise minimum clearances.		Satisfactory	Yes	
3.6	Parking for the disabled				
	Provide parking for the disabled at the rate of 2 spaces per 100 visitors or customer spaces up to 400 spaces, and 1 per 100 thereafter, or part thereof .		24 spaces provided	Yes	
	Disabled Parking spaces shall be located		Disabled spaces are located	Yes	

	in accordance with AS 2890.6: a) as close as possible to the entrance(s) of subject premises, b) on a maximum floor gradient of 1:40 (2.5%) , c) with ramp access to the premises provided at a maximum gradient of 1:14, and d) be signposted using standard signage in accordance with Australian Standards AS 1741.11 and AS 2890.1.	in close proximity to the lift lobby.	
	Provide a minimum clearance height of 2.5 metres for parking for the disabled; Provide a minimum clear headroom within car parking areas of 2.5 metres for parking spaces for the disabled	2.5m provided	Yes
4	Tree and Landscape works		
	No concerns have been raised by Council's Tree Management and Landscape Officer.		Yes
5	Biodiversity		
	Not applicable		N/A
6	Soil Management		
6.1	Cut and Fill and Retaining walls		
	Development is to be designed and constructed where possible to integrate with the natural topography of the site.	Cut up to 2m proposed at the rear of residential flat buildings is required to maintain access level from Driftway Drive.	Considered satisfactory, subject to condition
6.2	Site Contamination and Land filling		
	Council may require investigation of existing site contamination levels prior to the approval of new building works on the site.	Contamination report related to the site has been previously provided and reviewed by Council's Environmental Health Unit.	Yes
6.3	Erosion and Sediment Control		
	Wholly contain on the site all soil materials arising from the removal of vegetation, clearing, levelling, filling, excavation and/or disturbance of any site, including the placement of any building material stock piles	Erosion and sediment control details provided considered satisfactory.	Yes, subject to condition
7	Stormwater Management		
	Refer to comments from Development Engineer		
8	Flood Prone Land		
	Refer to comments from Development Engineer		
9	Managing External Road Noise and Vibration		
	Ensure an acoustic/vibration report is provided as a part of the planning documentation for development proposals adjacent to a Classified Road and certain unclassified roads or within 60 metres of a railway line.	An acoustic report has been provided and reviewed by Council's Environmental Health Officer. Satisfactory, subject to condition.	Yes, subject to condition
10	Safety and Security		
	Design new development to reduce the attractiveness of crime by minimising, removing or concealing crime opportunities. The design of development should increase the possibility of detection, challenge and apprehension of	The design allows for surveillance through open design within the building to minimise crime. Refer to comments from the NSW Police.	Yes

	persons engaged in crime.		
	Incorporate and/or enhance opportunities for effective natural surveillance by providing clear sight lines between public and private places, installation of effective lighting, and the appropriate landscaping of public areas.	Surveillance of public domain and private spaces is provided.	Yes
	Incorporate design elements in public spaces that reflect local character and local values associated with open space, and thus contribute to a sense of community ownership of public spaces. Encouraging people to gather in public spaces through appropriate design techniques, helps to nurture a sense of responsibility for the use and condition of a place.	Attractive and function public spaces are provided which will encourage gathering.	Yes
11	Waste Management		
	Refer comments from Waste Management Officer		
12	Services		
	To ensure residential, industrial and business areas are adequately serviced in a timely, cost- effective, coordinated and efficient manner.	The land is serviced by all required infrastructure.	Yes
Part B – Residential Controls			
1	General Residential Controls		
1.1	Building Materials		
	Satisfactory.		
1.2	Fences		
	Max 1.5m	1.2m high proposed.	Yes
	Front fences solid ≤1m and be ≥50% transparent to 1.5m	Condition for 50% transparency.	Yes, subject to condition
1.3	Views		
	Minimise obstruction of views	It is considered that views are unlikely to be affected by the development, as the proposed residential flat buildings are located at the bottom of a significant slope of 8m. However, this aspect should be assessed as part of a heritage impact assessment. Refer to LEP assessment.	Refer to LEP assessment.
1.4	Visual Privacy		
	To provide a high level of visual and acoustic privacy for residents and neighbours in dwellings and private open spaces.	Building separation is compliant with ADG. Privacy at ground level units should be maintained with the proposed 1.8m high boundary treatments to the rear courtyard areas, as the COS area, internal driveway and grade level parking spaces, will have the potential to affect the privacy of those courtyards.	Yes
1.5	Landscape Area		
	25% of site area to be provided as	4,050sqm or 46%	Yes

	landscaped area. 8743sqm / 25 = 2,185.75sqm		
	Max. 50% of provided landscaped area shall be forward of the front building line.	Provided	Yes
	Majority of landscaped area to be to the rear of the building.	Provided	Yes
1.8	Sunlight Access		
	Solar access for the proposed dwellings within residential flat buildings.	Refer to ADG assessment	Refer to ADG assessment
	1 main living area of existing adjacent dwellings to receive 3 hours direct sunlight between 9am and 4pm, 22 June.	Given orientation and siting, adjoining dwellings receive minimum.	Yes
	Min. 50% of required POS of existing adjacent dwellings to receive 3 hours direct sunlight between 9am and 4pm, 22 June	Given orientation and siting, adjoining dwellings receive minimum.	Yes
1.9	Cut & Fill		
	Cut: max. 1m; max. 0.45m within 0.9m of side/rear boundary. Cut controls are not applicable where basement parking is proposed	Cut up to 2m proposed at the rear of residential flat buildings is required to maintain access level from Driftway Drive. The cut is unlikely to cause the development to adversely impact any natural drainage patterns. The cut does not cause a significant soil loss. No impact on downstream properties is anticipated. Given this, the variation to the development control is considered justified and acceptable.	Yes, subject to condition
	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.	No fill proposed	N/A
	Not within easements	N/A	N/A
1.11	Vehicular Access and Driveways		
	VC min. 3m wide and max. 5m wide at boundary.	6.5m wide at boundary	Considered satisfactory
	Council favours the use of a central under-building access driveway.	Driveway access to the side of buildings.	Considered satisfactory
1.12	Universal Housing and Accessibility		
	15% of units shall be adaptable units. 114 x 0.2 = 22.8 or 23 required (20% required as per Part P)	24 provided	Yes
1.13	Subdivision		
	Strata subdivision not proposed at this stage.		
6	Residential Flat Buildings		
6.1	Lot Size and Frontage		
	Min. lot frontage is: <ul style="list-style-type: none"> 24m (if a highlighted lot in Appendix I); or 28m for all other properties; or 45m for all development ≥ 6 storeys. 	Frontage is >28m	Yes
	Not permitted on battleaxe lots.	N/A	N/A
	The proposal shall not limit future development potential of adjoining lots i.e.	The proposal does not result in landlocking	N/A

	landlocking																				
6.2	Site Coverage																				
	Max. 30% of the site area	2,450sqm / 8,743sqm = 28% - Complies	Yes																		
6.3	Setbacks																				
	Principal St: 6m and correspond with existing building setback.	Varying setback ranging from 4.8m – 5.6m	No, however, consistent with Part P, which allows 3m setbacks.																		
	Secondary St: 4m.	N/A	N/A																		
	Rear: <ul style="list-style-type: none">≤ 4 storeys – 20% of the site length or 6m, whichever is greater.≥ 5 storeys – 30% of the site length.	Being triangular in shape, the site is not conducive for this type of calculation. The development however, exceeds ADG separation requirements, and as well, complies with Part P requirements for rear setbacks.	Considered satisfactory																		
	Basement: 3m to side and rear boundaries.	The basement is more than 3 storeys at every point, except for a small portion along the western boundary. It is noted however, that deep soil, landscaped area and COS significantly exceed minimum requirements.	Considered satisfactory																		
	All floors >4 storeys to be setback 3m.	N/A	N/A																		
6.4	Building Height																				
	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><tr><td>21m</td><td>6</td></tr><tr><td>24 m</td><td>7</td></tr></table>	Permitted Height (storeys)		Height	Storeys	9m	1	11m	2	12.5m	3	15m	4	18m	5	21m	6	24 m	7	DCP requirement – 15 metres / 4 storeys. Provided – 13.45m – 4 storeys.	Yes
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">2.7 metres for habitable rooms.2.4 metres for non habitable rooms.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.	All min. 2.7m.	Yes																		
	Attics																				
	Attics are permissible in RFBs.	N/A	N/A																		
6.7	Building Appearance - Facade																				
	Appropriate scale, rhythm and proportion, responding to the building use and contextual character. Walls to street to be articulated by windows, verandahs, balconies or blade walls. Max. projection of 600mm forward	Facades are considered appropriate. Projections vary, however, facade articulation considered	Yes Yes																		

	of building line.	satisfactory.	
	Buildings on corner sites to address both frontages.	The development satisfactory addresses the bend in the road.	Yes
	Building Appearance – Roof Design		
	Roofs shall relate to the built form, context and character of the street.	Considered satisfactory	Yes
	Pitched roofs will not be permitted:- <ul style="list-style-type: none"> Where it doesn't relate to the urban context. Where it increase the visual bulk of the building. Where land has been rezoned high density. 	Considered satisfactory	Yes
	Max. 3m height for roofs from ceiling line to ridge.	Complies	Yes
6.8	Building entry and pedestrian access		
	Shall be clearly identifiable, sheltered, well lit and visible from the street.	4 building entries considered satisfactory.	Yes
	Main entry to be separate from carpark or car entries.	Complies.	Yes
6.9	Parking		
	Shall be maintained to a basement.	Complies, with the exception of grade parking internally to the site.	Satisfactory
	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
	One car wash bay shall be provided for all developments having 10 or more dwellings (not a visitor space).	2 x car wash bays provided	
	Vehicular Access		
	Shall be located off secondary streets, where possible.		N/A
	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.	To be provided	Yes, subject to condition
6.11	Internal Circulation		
	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.	Discontinued construction of wall between rooms and lifts provided.	Yes
6.12	Facilities and amenities		
	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.	Yes, subject to condition
	Clothes drying areas shall be screened by 1.5m high walls.	To condition	Yes, subject to condition
	A master antenna shall be provided.	To condition	Yes, subject to condition
	Mailboxes shall not be at 90° to the street and shall be integrated with the overall design.	To condition	Yes, subject to condition
6.15	Waste Management – Bin Storage		

		Cut exceeds 500mm. However, this is a significantly sloping site. Cut up to 2m is required to maintain access level from Driftway Drive to the rear of the residential flat buildings.	Yes
4.2	Elevated Sites (Steep Land)	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	Building articulation and street address <ul style="list-style-type: none"> - Develop the architectural character of buildings with appropriate solar protection elements, expressed door and window openings, and the like. - Design buildings which incorporate articulation to the built form and do not rely on “add on” structures to break up the façade. - Accommodate a range of roof forms in order to provide variety and reduce the bulk and scale of the streetscape. 	<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	Setbacks <ul style="list-style-type: none"> - Front of building – 3m - Rear setback – <ul style="list-style-type: none"> A. North-South Lots: <ul style="list-style-type: none"> * Lot depth max. 35m = 6m. * Lot depth >35m = 8m. B. East-West Lots: <ul style="list-style-type: none"> * Little Streets = 3m from garage to dwelling. - * Other streets = 4.5m - Side setback – <ul style="list-style-type: none"> Type C low density townhouse/rowhouse = 0m to both. Type D Apartments + higher density townhouses = 3m - Secondary street frontage – 4m 	<p>Varying setback ranging from 4.8m – 5.6m The site is considered a north-south lot, as the front generally faces south and rear generally faces north.</p> <p>Lot depth is >35m, so 8m rear setback required. Min. 10.14m provided</p> <p>Min. 3m provided</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
4.6	Solar Access	Compliance with ADG achieved	Yes
4.7	External Private open space <p>Provide useable private open space, directly accessible from living and/or dining areas to each dwelling.</p> <p>Type A, B and C dwellings are required to provide an area equivalent to 20% for Pemulwuy South and 30% for Pemulwuy North of the total site area as a pervious (soft) surface.</p> <p>Type D dwellings (and Type M in the case of Pemulwuy South) are required to provide an</p>	<p>POS is provided directly from living or dining areas.</p> <p>Complies with ADG</p>	<p>Yes</p> <p>Yes</p>

	<p>area equivalent to 20% of the total site area as external private open space, at ground level or in the form of a balcony;</p> <p>All private open space (excluding balconies) is to have a minimum dimension of 3 metres which is to be accessible from living or dining areas, and be suitable for outdoor living;</p> <p>Balconies are to have a minimum dimension of 2.4 metres where they are accessible from living or dining areas. In such cases, they can be used in the private open space calculation. This dimension may be reduced to 1.8 metres where functionality can be demonstrated;</p> <p>Balconies should be located to provide active street frontages.</p> <p>A minimum of 20% for Pemulwuy South and 30% for Pemulwuy North of the total site area shall remain as a pervious (soft) surface, unless otherwise noted on Figures 39 and 40.</p> <p>Where impervious areas exceed 80% for Pemulwuy South and 70% for Pemulwuy North of the total site area, Council will require an on-site detention system.</p>	<p>Complies with ADG</p> <p>Complies with ADG</p> <p>Balconies activate the streets and internal pathways and communal open space.</p> <p>4,050sqm or 46% is provided as landscaped area (min. 2m width)</p> <p>Internal drainage system proposed.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>N/A</p>
4.9	<p>Privacy</p> <p>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</p>	Complies with ADG	Yes
4.12	<p>Materials and Colours</p> <p>Provide a mix of materials and colours to create visual interest and variety in the streetscape.</p>	Satisfactory colours, finishes and materials proposed.	Yes
4.13	<p>Water and Energy Efficiency</p> <p>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.</p>	Refer to BASIX Certificate submitted. Water and energy reduction targets met.	Yes
4.14	<p>Garages, Car Parking and Driveways</p> <p>On street parking should be designed to be consistent with the design principles and dimensional requirements of Australian Standards AS2890 and AS1742.</p> <p>Off street parking shall be consistent with the design principles and dimensional requirements of Australian Standards AS 2890.1.</p>	<p>N/A</p> <p>Considered satisfactory by Council's Traffic Section.</p>	<p>N/A</p> <p>Yes</p>

	<p>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.</p> <p>Driveway crossings of between 5.0 and 6.0 metres in width for double garages are permitted.</p>	<p>Basement and at-grade parking proposed. Ventilation details to be provided at CC stage. Appropriate conditions to be included.</p> <p>N/A</p>	<p>Yes</p> <p>To be conditioned</p> <p>N/A</p>
4.15	<p>Fencing</p> <p>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.</p> <p>Front fencing must return along the boundary to the front building facade.</p> <p>Maximum height of 1.2 metres from natural ground on the street side of the fence, except where slopes exceed 1:8.</p> <p>Side and rear fencing is to be 1.8m high lapped and capped timber fencing, or must 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>	<p>Front fencing is compliant.</p> <p>Complies</p> <p>Side and rear fencing to height of 1.8m above retaining wall. Subject to condition.</p>	<p>Yes</p> <p>Yes</p> <p>Yes, subject to condition</p>
4.16	<p>Adaptable and Affordable Housing</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>	<p>24 dwellings / 21% provided</p>	<p>Yes</p> <p>Pre CC condition to be imposed.</p>

4.17	Safety, Security And Lighting 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. Ensure all dwelling entries are clearly visible from the street by day and night. Design first floor uses to overlook the street and car parking areas. Ensure private landscaping does not provide opportunities for concealment e.g. along pathways or adjacent to service areas.	Increased density provided on the site. Surveillance over the communal and public space provided. Dwelling entries are visible from the street and internal pathways. Dwellings overlook public and semi-public spaces. Standard condition to be imposed regarding lighting of pathways.	Yes Yes Yes Yes
4.18	Bushfire Protection Development must comply with Planning for Bushfire Protection (NSW Rural Fire Service: 2006) or subsequent amendments.	Bushfire report submitted and referred to the NSW Rural Fire Service.	Yes
4.20	Servicing Provide each dwelling with a secure external clothes drying area with access to sunlight and breezes, screened from the public domain. Locate adequate rubbish and recycling areas where they are convenient and accessible. In addition to garages, the adequate storage of bulky goods in multi-unit housing is required at a rate of: a) 7.5 cubic metres for a studio/one bedroom unit; b) 10 cubic metres for a two bedroom unit; and c) 12.5 cubic metres for units with three or more bedrooms. Antennae, satellite dishes, water tanks, service metres and solar heating should be sited to minimise their impact on the public domain.	It is envisaged that external drying areas would be provided on balconies. Considered satisfactory by Council's Waste Section. To comply with ADG. To be conditioned.	Yes, subject to condition
6.1	Height Limits – Pemulwuy South Subject site is identified as 3 storeys only	4 storey proposed, however, height is considered satisfactory given the location of the buildings, which do not compromise visual privacy or overshadowing. The proposed height does not impact the adjoining heritage item. Refer to LEP assessment.	Yes

	<p>Maximum external wall height is to be 10 metres</p> <p>Maximum building height is to be 12.5m.</p>	<p>Additionally, given the relatively long length of the site, and thus the long length of the 2 buildings, it is considered that 3 storeys would look quite squat (i.e. the buildings would not achieve an appropriate balance between the vertical and horizontal components).</p> <p>This control assumes pitched roofs. The proposed RFB has flat roofs, as is the case for most contemporary RFB developments, and is considered appropriate.</p> <p>13.45m proposed, however, the exceedance to the LEP height of 12.5m is purely due to the site's topography, and there is a low point where the 950mm breach is concerned. The site slopes significantly, and in order to maintain the 12.5m height, additional cut would be needed, however, this is impossible given the road, kerb and gutter, and footpath are all fixed levels. There is quite a bit of cut proposed at the rear of each building, as discussed later in this report. There are no impacts associated with the height exceedance, given that the buildings are essentially located at the bottom of the hill at its southern-most point, meaning no visual privacy impacts and no overshadowing.</p>	<p>N/A</p> <p>No, but considered satisfactory</p>
8.0	<p>Heritage</p> <p>Whilst the site is not heritage listed, the state-listed Prospect Hill adjoins the site to the west.</p>	<p>Whilst the site is not heritage listed, there are 3 items in close proximity:</p> <ul style="list-style-type: none"> - Grey Box Reserve and Aboriginal scarred trees - Boothtown Aqueduct - Prospect Hill <p>Heritage assessment has been carried out.</p>	<p>Refer to LEP assessment</p>
10.0	<p>Stormwater and Flooding Management</p>	<p>Considered satisfactory by Council's Development Engineering Section.</p>	<p>Yes</p>

11.1	Site Contamination and Remediation	Council's EHU states that the Pemulwuy estate is subject to a series of remediation and Site Audit Statement provisions. In this regard, in accordance with Clause 7 of the SEPP, Council is satisfied that the site is suitable for the proposed development.	Yes
11.3	Waste Management	There are 2 waste storage structures proposed at either end of the development, within the front setback areas. Council's Waste Management Officer has reviewed the proposal and raised no objection, subject to condition.	Yes, subject to condition
11.4	Soil Erosion & Sediment Control	Sediment & erosion control details provided and considered to be acceptable.	Yes