

No.	Clause	Comment	Yes	No	N/A																																																										
PART A – GENERAL CONTROLS																																																															
1	Subdivision	Not proposed as part of this DA.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																																										
2	Roads and Access																																																														
2.4	Access: Vehicular Crossings, Splay Corners, Kerb & Guttering																																																														
	VC to be reconstructed if in poor condition, damaged or design doesn't comply.	New VC is proposed from Wyreema Street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																										
	Avoid services/facilities in road reserve, existing trees, pedestrian crossing, pram ramps etc.	No services/facilities exist in the location of the proposed VC.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																										
	Corner sites VC to be min. 6m from the tangent point.	The proposed VC is located 32 metres from the corner intersection.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																										
	Corner sites require 3m x 3m (residential) and 4m x 4m (commercial) splay corner to be dedicated.	3m x 3m splays will be conditioned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																										
2.7	Road Widening	Not Applicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																																										
3	Car Parking																																																														
3.1	Minimum Parking Spaces																																																														
	<table border="1"> <thead> <tr> <th>Land Use</th> <th>Category</th> <th>Qty</th> <th>Min Rate</th> <th>Max Rate</th> <th>Range required</th> <th>Prop'd</th> <th>Comply</th> </tr> </thead> <tbody> <tr> <td rowspan="4">RFB</td> <td>Studio / 1 bed</td> <td>38</td> <td>0.8 per unit</td> <td>1 per unit</td> <td>30.4 – 38</td> <td rowspan="4">68</td> <td rowspan="4">No</td> </tr> <tr> <td>2 bed</td> <td>32</td> <td>1 per unit</td> <td>1.5 per unit</td> <td>32 – 48</td> </tr> <tr> <td>3 bed</td> <td>8</td> <td>1.2 per unit</td> <td>2 per unit</td> <td>9.6 – 16</td> </tr> <tr> <td>4+ bed</td> <td>0</td> <td>1.5 per unit</td> <td>2 per unit</td> <td>0</td> </tr> <tr> <td>Sub Total</td> <td>Residential</td> <td>78</td> <td>-</td> <td>-</td> <td>72 – 102</td> <td></td> <td></td> </tr> <tr> <td>Visitor</td> <td>Visitor</td> <td>78</td> <td>0.2 per unit</td> <td>0.5 per unit</td> <td>15.6 – 39</td> <td>0</td> <td>No</td> </tr> <tr> <td>Total</td> <td>Res + Vis</td> <td>-</td> <td>-</td> <td>-</td> <td>87.6 – 141</td> <td>68</td> <td>No</td> </tr> </tbody> </table>								Land Use	Category	Qty	Min Rate	Max Rate	Range required	Prop'd	Comply	RFB	Studio / 1 bed	38	0.8 per unit	1 per unit	30.4 – 38	68	No	2 bed	32	1 per unit	1.5 per unit	32 – 48	3 bed	8	1.2 per unit	2 per unit	9.6 – 16	4+ bed	0	1.5 per unit	2 per unit	0	Sub Total	Residential	78	-	-	72 – 102			Visitor	Visitor	78	0.2 per unit	0.5 per unit	15.6 – 39	0	No	Total	Res + Vis	-	-	-	87.6 – 141	68	No
Land Use	Category	Qty	Min Rate	Max Rate	Range required	Prop'd	Comply																																																								
RFB	Studio / 1 bed	38	0.8 per unit	1 per unit	30.4 – 38	68	No																																																								
	2 bed	32	1 per unit	1.5 per unit	32 – 48																																																										
	3 bed	8	1.2 per unit	2 per unit	9.6 – 16																																																										
	4+ bed	0	1.5 per unit	2 per unit	0																																																										
Sub Total	Residential	78	-	-	72 – 102																																																										
Visitor	Visitor	78	0.2 per unit	0.5 per unit	15.6 – 39	0	No																																																								
Total	Res + Vis	-	-	-	87.6 – 141	68	No																																																								
	<p>Although non-compliant with the HDCP 2013 requirements, the proposal complies with the requirements of the ARH SEPP which is an Environmental Planning Instrument that prevails over the DCP. Furthermore, the car parking requirements of the ARH SEPP are a development standard that an application cannot be refused for, if compliance with the ARH SEPP is achieved.</p>																																																														
	Bicycle Parking		56 spaces			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																							
	<ul style="list-style-type: none"> - Studio / 1 bed. unit = 0.5sp. - 2 bed. unit = 0.5sp. - 3+ bed. unit = 0.5sp. - Visitor = 0.1sp. per unit. 																																																														
	Required: 39 spaces.																																																														
3.3	Car Parking, Dimensions & Gradient																																																														
	<ul style="list-style-type: none"> - Min. clear length 5.5m (5.4m AS2890.1-2004). - Min. clear width 2.4m for open space; 3m for between walls. - Min. clearance height 2.3m. 	The application was referred to Council's Traffic Engineer who raised no objections, subject to conditions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																										
3.5	Access, Maneuvering and Layout																																																														
	Driveways shall be setback a minimum of 1.5m from the side	1.5 metre setback	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																										

No.	Clause	Comment	Yes	No	N/A
	boundary.				
3.6	Accessible parking - 1 space per adaptable dwelling - 2 spaces per 100 visitor spaces	16 accessible spaces are proposed for the 16 adaptable dwellings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Tree and Landscape Works	Council's Landscape and Tree Management Officer has assessed the submitted plans and documentation and advised the proposal is acceptable, subject to conditions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Biodiversity	The land is not environmentally sensitive land and is not zoned E2 Environmental Conservation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.1	Cut & Fill and Retaining Walls	The application proposes acceptable levels of cutting and filling with reconstituted ground levels appropriate having regard to existing site RL levels.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.3-6.4	Erosion and Sediment Control Plan	An Erosion and Sediment Control Plan was submitted with the application which was referred to Council's Development Engineer who raised no objection, subject to conditions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.5	Salinity Management	The site is located on land identified as being affected by moderate salinity. This matter is to be conditioned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stormwater Management	The application was referred to Council's Development Engineer who raised no objection, subject to conditions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Flood Prone Land	Refer to LEP Assessment provided as Attachment 5 .	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
		landscaping will allow for surveillance opportunities within and from the site. 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. Clearly defined boundaries are proposed between public and private spaces to promote territorial reinforcement.			
11	Waste Management	The application was referred to Council's Waste Management Officer who raised no objections, subject to conditions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Services - 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PART B – RESIDENTIAL CONTROLS					
1 GENERAL RESIDENTIAL CONTROLS					
1.1	Building Materials	A mixture of materials and finishes are proposed that will assist in defining the base and upper levels of the building. The change in materials will assist in breaking up the overall proportion of the building to reduce the bulk and scale of the development when viewed from the street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.2	Fences	The proposed fencing style and characteristics are associated with the design of the development and is stepped with the topography of the site. The proposed fencing materials do not include barbed wire, chain wire, razor wire, broken glass, electrified or sheet metal fencing. The design of the front fencing is low and transparent and will be sympathetic with the prevailing materials and detailing of surrounding properties. The fencing is articulated through material variation, pillar and post design and use of transparent infill panels that will provide visual interest. The front fence observes a height of more than 1.5 metres above existing ground level at some points due to	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
		<p>the topography of the site and the raised floor level for parts of the development. Given that the fencing is open style with minimal solid elements comprising the base and piers, the height is considered acceptable. Support posts are all proposed at not more than 1.8 metres.</p> <p>The rear communal open space area is proposed to be enclosed by a fence with a minimum height of 1.8 metres and a condition is included in the Draft Conditions of Consent to this effect.</p>			
1.3	Views	No views will be affected by the proposed development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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, which will ensure that visual privacy impacts are minimised or avoided for adjoining properties.</p> <p><u>Acoustic Privacy:</u> The application has been assessed pursuant to the requirements of the Infrastructure SEPP to be acceptable. Units adjoin no more than 2 others with generally 1 unit on each side. BCA compliant party walls will address noise transfer between units with no bedrooms adjoining lifts.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.5	Landscaping and Open Space	<p><u>Landscaping:</u> Refer to Affordable Rental Housing SEPP</p> <p><u>Open Space:</u> Refer to SEPP 65 ADG</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.6	Safety and Security	Refer to Part A, Clause 10 above.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.7	Building and Site Sustainability	Refer to SEPP 65 ADG and BASIX.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.8	Sunlight Access	Refer to SEPP 65 ADG.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.9	Cut and Fill	Refer to Part A, Clause 6.1 above.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.10	Demolition	Demolition is proposed and conditions will be imposed relating to demolition.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.11	Vehicular Access and Driveways	Car parking is addressed elsewhere in this report. The application was referred to Council's Traffic Engineer who raised no objections, subject to conditions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.12	Universal Housing and Accessibility 15% of units shall be adaptable units Class B. Required: 15% x 78 units =	The application includes lift access through all levels including from basement level, ground floor and all levels above. Pathways into the site and buildings are at grade and accessible by persons with a	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
	11.7 units.	disability. The basement car parking level includes accessible car parking spaces for visitors and for the proposed adaptable dwellings. In general, the development has been designed to promote flexible housing for all community members. The development proposes 16/78 (20%) of dwellings as adaptable.			
1.13	Subdivision	Not proposed.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	RESIDENTIAL FLAT BUILDINGS				
6.1	Lot Size and Frontage 28 metres	61.425 metres to Alderney Street 88.21 metres to Centenary Road 39.17 metres to Wyreema Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.2	Site Coverage Max. 30% of the site area.	Required: 30% \times 4,297m ² = 1,289.1m ² Proposed: 2,011m ² / 46.8% Refer to justification provided in Section 5 of the main report.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.3	Setbacks and Separation	Refer to SEPP 65.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.4	Height	Refer to LEP and SEPP 65.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.5	Building Depth	Refer to SEPP 65 ADG.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.6	Open Space	Refer to SEPP 65 ADG.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.7	Building Appearance	<u>Facades:</u> The proposed façade design is composed with an appropriate scale, rhythm and proportion, which respond to the building's use and desired contextual character for the area. <u>Corner Sites:</u> The building is proposed on a corner site and has been designed and articulated to address each street frontage. <u>Roof Design:</u> The proposed flat roof is consistent with the roof forms envisaged for the local area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.8	Building Entry and Pedestrian Access	Building entries will be clearly identified and have been designed to be an identifiable element of the building, visible from the streets, separated from car park entries and accessible by all.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.9	Parking and Vehicular Access	Basement parking is proposed for the development with only a single vehicle access point proposed. Clear site lines at the pedestrian and vehicle crossings will be provided with separate and clearly distinguished pedestrian and vehicular access points to the site. The vehicle entry is setback from the main façades to ensure the entry is recessive and will not dominate the streetscape. The vehicular parking entry is proposed on the secondary street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A												
		<p>frontage of the site with direct access provided to and from the basement via the lobbies.</p> <p>The driveway will facilitate safe and efficient vehicular access with two-way vehicle access and vehicles able to enter and leave the site in a forward direction via the 5.2 metre wide driveway.</p> <p>A car wash bay is proposed within the basement level which is common, an independent area and does not serve as a visitor parking space.</p>															
6.10	<p>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.</p>	<table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Beds</th> <th>Qty</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>1 bed</td> <td>38</td> <td>49%</td> </tr> <tr> <td>2 bed</td> <td>32</td> <td>41%</td> </tr> <tr> <td>3 bed</td> <td>8</td> <td>10%</td> </tr> </tbody> </table> <p>The provision of a larger number of 1 bedroom units represents market demand for single occupier units closer to highly accessible areas and also aims to assist with affordability given that this is an affordable rental housing development. This variation is supported on the basis that it will contribute to housing mix in the locality and the site will provide affordable rental housing options for single and 2 person households. It is further noted that the SEPP 65 ADG contains unit mix requirements which prevail over the DCP requirements. Refer to justification provided in Section 5 of the main report.</p>	Beds	Qty	%	1 bed	38	49%	2 bed	32	41%	3 bed	8	10%	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Beds	Qty	%															
1 bed	38	49%															
2 bed	32	41%															
3 bed	8	10%															
6.11	Internal Circulation	Refer to SEPP 65 ADG.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
6.12	<p>Facilities and Amenities</p> <ul style="list-style-type: none"> - Laundries and clothes drying; - Garbage; - TV Antennae; - Fencing and Screen Walls; - Public Utilities; - Mail Boxes; - Storage. 	<p><u>Laundries and clothes drying:</u> Each dwelling is provided with individual laundry facilities within the dwelling.</p> <p><u>Garbage:</u> Waste and recycling is proposed to be conveyed via a chute system within the building to bin store rooms located in the basement level. Prior to pick up, waste and recycling will be transported to the ground level bin storage area located at the top side of the driveway on the secondary street frontage.</p> <p><u>TV Antennae:</u> Subject to conditions.</p> <p><u>Fencing and Screen Walls:</u> Clothes drying areas will be screened by balcony walls/balustrades at least 1.5 metres high. Landscaped private courts will be clearly defined by screen fencing.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												

No.	Clause	Comment	Yes	No	N/A
		Public Utilities: Subject to conditions. Mail Boxes: Subject to conditions. Storage: Refer to SEPP 65 ADG.			
6.13	Natural Ventilation	Refer to SEPP 65 ADG.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.14	Maintenance	Refer to SEPP 65 ADG.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.15	Waste Management	The application was referred to Council's Waste Management Officer who raised no objections, subject to conditions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Controls for Landlocked Sites	The proposed development does not limit the future development potential of adjoining properties and the site is not a landlocked site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Part E – Public Participation					
I	Notification Requirements	The DA was notified to surrounding property owners and occupiers and advertised in the local newspapers for a period of 21 days between 14 June 2017 to 5 July 2017. A single submission was received. The grounds of objection raised in the submission are discussed in Section 8 of the main report.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

