

MEMO

File: 2018SWC033 DA

DA Number: DA 2014/555/2 31 Garfield Street Wentworthville

Date: 5/12/2018

Name: Olivia Yana – Senior Development Planner

Title: Changes to Panel Report and Reasons

I have made changes to the following pages in the Panel Report for the above application, as highlighted in yellow in the attached document for the following reasons:-

1. Under “Summary” point no. 5 on page 3, the variation to the proposed modification is to be changed as follows.

Control	Required	Approved	Modification Proposed	%age variation
Habitable room width – 2&3 bedroom (RFDC/ADG)	4m	3.2m	4m walls to walls	10%
Car Parking	Basement parking required	Basement parking provided	9 visitor car spaces on-ground floor level	-

Reason: At grade car parking for 9 spaces have been deleted from the architectural plans received by Council on 4 December 2018.

2. Under “Description of the Proposed Development” on pages 5 and 6, the numbers of total car parking spaces have been amended to 244.

Reason: At grade car parking for 9 spaces have been deleted from the architectural plans received by Council on 4 December 2018.

3. Under “Internal Referrals – Development Engineer” on page 7, the following is to be deleted.

Development Engineer

The development application was referred to Council’s Development Engineer for comment who has advised that the proposed modification is satisfactory. Changes to condition 49 wording have been supported. Any works affecting Lots 101-103 in DP 830675 must maintain the terms of easement, ~~subject to condition to be imposed.~~

Reason: No additional condition will be imposed.

4. Under “State Environmental Planning Policies” point no. (e) in page 10, the following wordings are to be deleted.

(e) **State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004**

BASIX certificate 857608M dated 15 November 2017 and prepared by Ecoinnovate was submitted with the application. The proposal achieves the target scores for energy, water and thermal comfort and relevant commitments are shown on the architectural plans. ~~This certificate relies on pre July 2017 targets which do not apply to the subject proposal. Revised BASIX certificate is required.~~

Reason: Revised BASIX is not required.

5. Under "Holroyd Local Environmental Plan (HLEP) 2013" in page 10, the HLEP 2013 compliance table is to be amended as follows.

DEVELOPMENT STANDARD	COMPLIANCE	DISCUSSION
4.1 Minimum subdivision lot size	N/A	
4.3 Height of Buildings 15m - Maximum 18m	Yes	Block A – 15m (RL42.45) Block B – 18m (RL45.4) Block C – 20.8m (RL47.4 46.1)
4.4 Floor Space Ratio 1.2:1 (Total GFA = 15,879.96m ²)	No Yes	The proposal was approved with FSR of 1.19:1 (GFA = 15,826.5m ²). The subject modification results in FSR of 1.19:1 (GFA = 15,850.72 15,806.22m ²).
4.6 Exceptions to development standards	N/A	Not required for a modification application.
5.1A Land Reservation Acquisition	N/A	
5.10 Heritage Conservation	Yes	The site is not containing any heritage items. However, it is located within the vicinity of 2 heritage items.

Reason: Amended architectural plans were received by Council on 4 December 2018.

6. Under "Holroyd Development Control Plan (HDCP) 2013" on page 11, the HDCP 2013 compliance table (Figure 5) is to be deleted.

Reason: The proposed modification will not result in any new non-compliance with Holroyd DCP 2013, as demonstrated on the amended architectural plans received by Council on 4 December 2018.