

ATTACHMENT 10

Holroyd Development Control Plan 2013

The relevant objectives and provisions of Holroyd Development Control Plan 2013 have been considered in the following assessment table:

No.	Clause	Comment	Yes	No	N/A
PART A – GENERAL CONTROLS					
1	Subdivision				
	Not Applicable		<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.	Two (2) 6m wide driveways proposed, where 5.5m is required to allow for a two way driveway for the residential, visitors, commercial and retail vehicular access; and a separate driveway servicing the loading dock and waste management area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Avoid services/facilities in road reserve, existing trees, pedestrian crossing, pram ramps etc.	The proposed driveway and vehicular crossing avoid existing services and street trees.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Corner sites VC to be min. 6m from the tangent point.	Not a corner site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Corner sites require 3m x 3m (residential) and 4m x 4m (commercial) splay corner to be dedicated.	Not a corner site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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				
	Car Parking Residential: Refer to ADG Commercial: 1/50m ²	Required: 9,350.6m ² /50 = 187 spaces Proposed: Supermarket – 132 Retail/Commercial – 104 Total: 227 spaces (including 9 accessible) and 9 car share Exceedance of 40 spaces does not exceed maximum car parking rate, which is considered acceptable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bicycle Parking - 0.5 per 1 b/r - 0.5 per 2 b/r - 0.5 per 3+ b/r - 0.1 per unit for visitors GF Business - 1 per 300m ² Employee GLFA - 1 per 2500m ² Visitor GLFA FF Business - 1 per 200m ² Employee GLFA - 1 per 750m ² Visitor GLFA	Required – 44 commercial/retail & 314 (including 52 visitor) residential spaces Provided – 44 commercial & 59 spaces The applicant demonstrated that the shortfall in residential bicycle spaces could be accommodated within the residential storage cages, subject to condition.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3	Car Parking, Dimensions & Gradient				

No.	Clause	Comment	Yes	No	N/A
	Council's Traffic Engineer has assessed the submitted plans and documentation and advised the proposal is satisfactory in terms of basement arrangement, dimensions of car spaces and aisle width, physical separation, and access to and from the site subject to conditions.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.5	Access, Manoeuvring and Layout				
	Driveways shall be setback a minimum of 1.5m from the side boundary.	Nil setbacks proposed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.6	Parking for the Disabled				
	1 accessible space shall be provided per adaptable unit.	79 accessible spaces proposed for 79 adaptable units.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Tree and Landscape Works				
	Street tree removal is proposed, which is considered acceptable given that replacement planting within the public domain will be provided.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Biodiversity				
	There is no evidence of any terrestrial biodiversity on the site.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	Soil Management				
6.1	Retaining Walls				
	A condition of consent would be imposed should the application be approved requiring retaining walls >1 metre to be designed by a suitably qualified person, if consent were to be granted.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.2	Site Contamination and Land Filling				
	A detailed site investigation was carried out for the development and a report has been prepared EI Australia Pty Ltd with reference # E24880.E02_Rev0 dated 12 November 2020. Council's Environmental Health Officer has also reviewed the reports and determined that the site is suitable to support such a development as the report has stated and that the site is suitable for the proposed use for a shop top housing development and its ancillary land uses, subject to the DSI recommendations.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.3	Erosion and Sediment Control Plan				
	Subject to conditions.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stormwater Management				
	The proposed stormwater management plans submitted to Council are supported, subject to conditions.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Flood Prone Land				
	Not subject to flooding.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	Managing External Road Noise				
	The development application was referred to Council's Environment and Health Officer for comment who has advised that the development proposal is satisfactory with regard to the noise/acoustic impact.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Safety and Security				
	The design is considered to be satisfactory from a safety and security perspective.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Waste Management				
11.3	Residential Land Use Waste Management				
	Waste storage rooms proposed to be located adjoining to loading bay area, which is considered to be satisfactory subject to conditions. The following shall be provided.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tower 1 (208 Units)	Number and Type of Bins	Collection Frequency per Week		
	Garbage	7 x 1100 L bins 2 x 1100 L spare bins	4		
	Recycling	4 x 1100 L bins 2 x 1100 L spare bins	2		

No.	Clause	Comment	Yes	No	N/A
	Tower 2 (216 units)	Number and Type of Bins	Collection Frequency per Week		
	Garbage	7 x 1100 L bins 2 x 1100 L spare bins	4		
	Recycling	4 x 1100 L bins 2 x 1100 L spare bins	2		
	Tower 3 (53 units)	Number and Type of Bins	Collection Frequency per Week		
	Garbage	2 x 1100 L bins 2 x 1100 L spare bins	4		
	Recycling	1 x 1100 L bins 1 x 1100 L spare bins	2		
	Tower 4 (46 units)	Number and Type of Bins	Collection Frequency per Week		
	Garbage	2 x 1100 L bins 2 x 1100 L spare bins	4		
	Recycling	1 x 1100 L bins 1 x 1100 L spare bins	2		
12	Services				
	<p>The development includes the construction and dedication of 8m deep land facing Dunmore Street to Council. Conditions of consent have been recommended to facilitate stratum below the public domain and above the proposed basement level. The site through link in the middle of the site is to remain in private ownership, with a right of way to be created to facilitate access.</p> <p>Standard conditions of consent have been recommended to ensure that the supply of water, electricity, sewage and the management of stormwater drainage for the development.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PART B – RESIDENTIAL CONTROLS					
1	GENERAL RESIDENTIAL CONTROLS				
1.1	Building Materials				
	The proposed building materials are considered acceptable.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.2	Fences				
	Max 1.5m front	Not proposed.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.3	Views				
	No significant views will be affected by the proposed development.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.4	Visual & Acoustic privacy				
	Refer to ADG assessment above.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.8	Sunlight Access				
	Refer to ADG assessment above.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.9	Cut and Fill				
	The cut controls are not applicable as basement parking is proposed.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Not within easements.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.10	Demolition				
	Approval for demolition was sought under separate application.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.12	Universal Housing and Accessibility				
	15% of units shall be adaptable units Class B.	Required: 523 units x 0.15 = 78.45~79 units Provided: 79 adaptable units provided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.13	Subdivision				
	Strata subdivision of residential flat buildings is permitted.	Not proposed.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PART C – COMMERCIAL, SHOP TOP HOUSING AND MIXED USE CONTROLS					
1.1	Lot Size and Frontage				

No.	Clause	Comment	Yes	No	N/A								
	Min. lot frontage for Zone B2, B4, B5 and B6 is: <ul style="list-style-type: none">Up to 3 storeys – 20m4-8 storeys – 26m≥9 storeys – 32m No minimum lot frontage applicable in Zone B1.	The proposal is 23 storeys in height, min site frontage 90m.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								
	Commercial development is not permitted on battleaxe lots.	Not a battle-axe lot.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								
	Council may require consolidation of more than 1 existing allotment to meet the DCP.	The sites are consolidation of 2 lots.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								
	Proposals that cannot be amalgamated shall: <ul style="list-style-type: none">Provide two written independent valuations representing the affected sites value.Provide evidence that a reasonable offer has been made to the affected owners. Demonstrate how future development on the isolated sites will achieve vehicle access, basement parking and appropriate built form.	Refer to detailed discussions under Part L.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>								
1.2	Floor Area												
	Bulky good development: bulky goods shall occupy min. 60% TFA.	No bulky goods proposed.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>								
	Food and drink premises in Zone B6: Max. GFA 1000m².	No food and drink premises proposed.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>								
	Shops in Zone B1: Max. GFA 1000m².	The site is zoned B2.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>								
	Building Use												
	Commercial development shall be located at street level, fronting the primary street, and where possible the secondary street.	Commercial component located at lower ground, ground and first floor levels.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								
	Residential development is permitted at ground floor in Zone B1 and B6.	No residential units are proposed on ground level.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>								
	Residential development is not permitted at ground floor in Zone B2 and B4.	Site is zoned B2. No residential development is proposed at ground level.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								
	Where residential development is located at ground level and faces the street, they shall be constructed as flexible floor plates to enable future commercial development.	No residential units are proposed on ground level.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>								
1.3	Building Height												
	Min. floor to ceiling height of commercial development / component:	Refer to detailed discussions under Part J.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>								
	<table><tr><th>Floor</th><th>Min. Floor to Ceiling</th></tr><tr><td>Ground Floor</td><td>3.5m</td></tr><tr><td>First Floor (regardless of use)</td><td>3.3m</td></tr><tr><td>All other floors</td><td>2.7m</td></tr></table>					Floor	Min. Floor to Ceiling	Ground Floor	3.5m	First Floor (regardless of use)	3.3m	All other floors	2.7m
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No.	Clause	Comment	Yes	No	N/A																										
	<div>Maximum building height in storeys shall be provided in accordance with the table below:</div> <table><tr><th colspan="2">Permitted Height (storeys)</th></tr><tr><th>Height</th><th>Storeys</th></tr><tr><td>10m</td><td>1</td></tr><tr><td>11m</td><td>2</td></tr><tr><td>12.5m</td><td>2</td></tr><tr><td>14m</td><td>3</td></tr><tr><td>17m</td><td>4</td></tr><tr><td>20m</td><td>5</td></tr><tr><td>23m</td><td>6</td></tr><tr><td>26m</td><td>7</td></tr><tr><td>29m</td><td>8</td></tr><tr><td>32m</td><td>9</td></tr><tr><td>38m</td><td>11</td></tr></table>	Permitted Height (storeys)		Height	Storeys	10m	1	11m	2	12.5m	2	14m	3	17m	4	20m	5	23m	6	26m	7	29m	8	32m	9	38m	11	Refer to detailed discussions under Part J.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Permitted Height (storeys)																															
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10m	1																														
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17m	4																														
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23m	6																														
26m	7																														
29m	8																														
32m	9																														
38m	11																														
1.4	Setbacks, Separation and Depth																														
	Zone B1 shall observe established front setbacks.	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																										
	Zone B2 and B4 are within site specific section of DCP.	The site is zoned B2. Refer to Part L.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																										
	Upper storey setback																														
	Street wall height of 3 storeys (11-14m) is required for all commercial development and mixed use development, unless otherwise stated in site specific controls.	Refer to detailed discussions under Part L.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																										
	Side setback																														
	Where site adjoins a business zone, no side setback requirement, unless otherwise stated in site specific controls.	Refer to detailed discussions under Part L.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																										
	Where site adjoins a residential zone (not separated by road), side setback shall be 3m and shall demonstrate solar access and privacy to adjoining residential development.	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																										
	Development adjoining residential shall have a rear setback of 6m.	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																										
	In Zone B6, 0m setback where access to rear laneway provided.	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																										
	Sunlight and privacy shall be maintained to adjoining residential developments.	Visual privacy and overshadowing impact to adjoining properties are satisfactory.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																										
1.5	Landscaping and Open Space																														
	Landscaped areas not required in business zones, unless stated in site specific controls.	Majority of common open space is at roof level.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																										
2.0	Movement																														
2.1	Rear Laneways and Private Access ways																														
	Vehicular access must be provided where access to existing laneways is possible.	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																										
	Laneways shall be min. 8m in width.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																										
2.2	Pedestrian Access																														



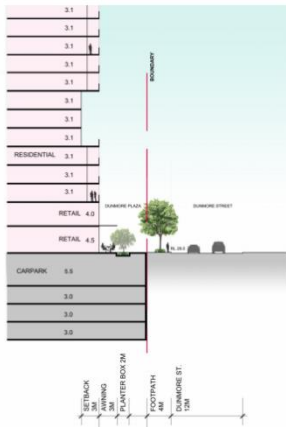
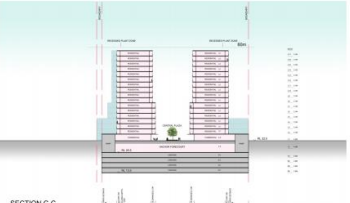

No.	Clause	Comment	Yes	No	N/A
	Direct access shall be provided from the car park to all residential and commercial units.	Lift access to all floors provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Main building entry points shall be clearly visible.	The main building entry is clearly visible from the public domain.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3	Building Entries				
	Separate entries from the street shall be provided for cars, pedestrians, multiple uses and ground floor apartments.	Separate entries have been provided for cars, and pedestrians.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Residential entries must be secure where access is shared between residential and commercial uses.	Provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Multiple cores which access above ground uses shall be provided where the site frontage $\geq 30\text{m}$.	Provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.4	Vehicle Access				
	Driveways shall be provided from laneways, private access ways and secondary streets where possible.	Vehicular access is via Pritchard Street East.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Loading and unloading facilities shall be provided from a rear lane, side street or right of way where possible.	Access is via Pritchard Street East.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	One two-way driveway is permitted per development site up to 10,000m ² .	Provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Driveways are limited to a maximum of 6m or 8m for commercial loading docks and servicing.	Provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pedestrian safety shall be maintained	Satisfactory.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.5	Parking				
	Onsite parking is to be provided underground where possible.	All parking is provided within the basement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Basement parking shall be consolidated to maximise landscaping.	Parking is consolidated under building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parking shall not be visible from main street frontages.	Parking not visible from main frontage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Natural ventilation or ventilation grills shall be provided to basement parking.	Can be conditioned if consent granted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Visitor parking is not to be stacked parking.	No tandem parking proposed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.0	Design and Building Amenity				
3.1	Safety and Security				
	Casual surveillance is to be achieved through active street frontages and creating views of common internal areas.	Satisfactory.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Building entries are to be provided with clear lines of site, should be provided in visually prominent locations and separate residential and commercial entries shall be observed.	Building entry is visible from the street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Adequate lighting shall be provided within the development i.e. pedestrian access ways, common areas and communal open space, car parking areas and all entries.	Subject to conditions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
	Landscaping shall avoid opportunities for concealment.	Satisfactory.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2	Façade Design and Building Materials				
	All walls are to be articulated via windows, verandahs, balconies or blade walls. Articulation elements forward of the building line max. 600mm.	The proposed facades of the development are adequately articulated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.4	Shop Fronts				
	Solid roller shutters and security bars are not permitted.	None proposed.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Open grill (concertina) and transparent grill shutter security devices are permitted.	None proposed.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	All windows on the ground floor to the street frontage are to be clear glazing.	Clear glazing proposed to all street facing ground floor windows.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.5	Daylight Access				
	Design and orientate dwelling to maximise northerly aspect.	The proposed development maximises the northerly aspect.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	1 main living area of existing adjacent dwellings to receive 3 hours direct sunlight between 9am and 4pm, 22 June.	Satisfactory. Refer to ADG assessment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Min. 50% of required POS of existing adjacent dwellings to receive 3 hours direct sunlight between 9am and 4pm.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.6	Visual + Acoustic Privacy				
	Developments shall be designed to minimise the impact of noise associated for uses whose hours may extend outside of normal business hours, including restaurants and cafes.	Subject to conditions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.8	Awnings				
	Awnings: <ul style="list-style-type: none">Should be flat.Must be 3m deep.Setback from the kerb a min. 600mm.Min. soffit height of 3.2m-3.3m.To be located over all building entries.	Refer to detailed discussions under Part L.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Permitted on laneways where active street frontages are required. Shall be retractable and only used in hours of operation.	The subject site does not have frontage to any laneways.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Shall wrap around street corners.	The subject site is not a corner lot.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.10	Flexibility and Adaptability				
	15% of units shall be adaptable units. Required = 78.45~79	79 adaptable units provided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.11	Corner Buildings				
	Corner buildings shall articulate street corners and present each frontage as a main frontage	The subject site is not a corner lot.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.18	Waste Management				

No.	Clause	Comment	Yes	No	N/A
	Garbage/recycling storage areas should be located to be easily accessible	Provided adjoining the loading area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.0	Environmental				
	Wind Mitigation				
	A winds effect report shall be submitted where buildings ≥ 41 m in height.	A wind effect report has been submitted with the proposed development. Satisfactory.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Balconies shall be designed to minimise wind impacts through recessed balconies, openable screens, pergolas and shutters.	Satisfactory.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PART J - SITE SPECIFIC CONTROLS					
10. 42-44 Dunmore Street, Wentworthville (Wentworthville Mall site)					
10.1	Circulation and Access				
	<p>Development includes a through-site link as shown in Figure 4.</p> <p>The through-site link:</p> <ul style="list-style-type: none"> – provides a functionally and visually continuous pedestrian link between Dunmore and Pritchard Streets – has a minimum width of 5m or 2 x 2.5m where stairs and a ramp are required to ensure universal access or where the gradient requires. – is integrated with the on-site plaza spaces – includes mechanisms to enable negotiation of any gradient changes for mobility impaired persons in accordance with relevant legislation <p>The through-site link is open to the sky except for that part closest to Pritchard Street which passes under the Pritchard Street street wall for a maximum distance of 25m and has a minimum vertical clearance of 9m. The through-site link is open to the public at all times.</p>	The through-site link has been provided, with the exception of the part closest to Pritchard Street which passes under the Pritchard Street street wall for a maximum distance of 25m and has a minimum vertical clearance of 9m. The building section between T3 and T4 above the trough-site link has been deleted as part of the amended scheme.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10.2	Open Space				
	<p>The Dunmore Street Plaza:</p> <ul style="list-style-type: none"> – comprises a continuous strip of land having a depth of 8m from the existing footpath boundary along the site's Dunmore Street frontage (to be dedicated to Council) – is a paved, urban plaza that has the flexibility to cater for a range of informal uses, functioning as a promenade and including space for outdoor dining, public seating/gathering and public art – includes zones for unobstructed through pedestrian movement, outdoor dining and street furniture such as seating, lighting and rubbish bins 	A strip of 8m deep land along Dunmore Street frontage is required be dedicated to Council for the purpose of a public open space/ domain plaza. However, the design of this area has not taken consideration the Holroyd DCP 2013 requirements for the land to be continuous and provided with unchanging levels for the flexibility to cater for a range of informal uses, functioning as a promenade and including space for outdoor dining, public seating/gathering and public art. Most parts of the public domain plaza are provided with sunken area into	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
	<ul style="list-style-type: none"> – allows for temporary uses such as markets, stalls and outdoor music – does not include permanent structures, ensuring an open and flexible space – includes large soil volumes capable of sustaining trees – includes adequate landscaping and tree planting – includes extensive, co-ordinated street tree planting – is bordered by active frontages <p>Note: basement car parking for the development may be located beneath the plaza</p> <p>The Northern Plaza:</p> <ul style="list-style-type: none"> – has a minimum width of 20m – includes the establishment of an easement for public open space at the front of the northern plaza having an area of approximately. 200sqm with a minimum width of 12m. <p>Embellishment of this open space is to a specification and finish to be agreed with Council</p> <p>The Central / Southern Plaza:</p> <ul style="list-style-type: none"> – has a minimum width of 20m – provides for informal gathering and seating – accommodates uses that are compatible with adjoining residential uses – may be either paved or a combination of paving and grassed areas – includes raised planting beds and tree planting Note: as the plaza is located on a podium, deep soil areas are not possible – manages any gradient change with Pritchard Street with stairs, as well as a visually unobtrusive complies with disability legislation – incorporates stairs and visually unobtrusive disabled access to address any change in gradient. – is bordered by active uses and / or residential uses that have a high level of engagement with the plaza in accordance with the relevant provisions of this DCP – is publicly accessible at all times – is designed in accordance with CPTED principles' – incorporates lighting that ensures adequate night-time illumination for 	<p>the retail entry via staircases segregating the territory and potentially resulting in the exclusive use of those areas by the adjoining retail premises, instead of the general public. The maximum level difference between the existing footpath and the entry level to the retail shops is 0.7m.</p> <p>The public domain plaza would also not be capable of sustaining large soil volume, as the area between the basement car parking below and the public domain plaza will be subject to a stratum arrangement to accommodate any services and provide a buffer in the event of any future need for excavation.</p> <p>An area with maximum size of 175m² and dimensions of 5m – 10m are proposed within the Northern Plaza, or also known as Wentworthville Square. Minor shortfall of the area proposed by 25m².</p> <p>The design of central/southern plaza considered acceptable, subject to the conditions imposed.</p> <p>Public open space design will be closely reviewed by Council and constructed in accordance with a Landscape and Public Domain Plan to be prepared between the site owner and Council, and approved by Council.</p>			

No.	Clause	Comment	Yes	No	N/A
	<p>safety and security without any light spill or glare to adjoining dwellings</p> <p>– considers the acoustic environment to ensure noise does not create a nuisance for adjoining dwellings</p> <p>Public open space is designed and constructed in accordance with a Landscape and Public Domain Plan to be prepared between the site owner and Council, and approved by Council.</p>				
10.3	Public Art				
	<p>A Public art plan is prepared that identifies the location and type of public art to be provided within the site. Public art is sensitively placed and designed to form part of cohesive public domain outcome, and does not overwhelm the public domain due to bulk, height, colour or other aspect. Public art is located in places of high visibility including Dunmore Street Plaza.</p>	As part of the executed VPA, public art shall be provided throughout the public domain area. Subject to conditions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.4	Land Use				
	<p>Development includes a full-line supermarket having a minimum gross floor area of 4,000sqm. Development includes a minimum of 4,400sqm gross floor area of Commercial Premises above ground level. The following uses are encouraged at the ground floor (Dunmore Street Plaza and Northern Plaza level):</p> <ul style="list-style-type: none"> – café – restaurant – small bar <p>The following uses are encouraged at the first floor (Southern Plaza level):</p> <ul style="list-style-type: none"> – office premises – medical centre 	The proposal will provide gross floor area of 4,401.8m ² for commercial spaces on level 1 and of 4,111m ² for supermarket on the lower ground floor level.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.5	Building Height				
	<p>Building height is generally in accordance with Figure 10 and:</p> <ul style="list-style-type: none"> – creates two landmark towers at the Dunmore Street frontage of the site – creates a continuous street wall building at the Pritchard Street frontage of the site that is of a lower height than the Dunmore Street towers <p>The maximum street wall height fronting Dunmore Street and Pritchard Street is five storeys, with a podium level setback of 3m. The maximum street wall height fronting the through-site link is 7 storeys.</p>	<p>The proposal consists of two landmark towers at the Dunmore Street frontage of the site and a continuous street wall building at the Pritchard Street frontage of the site that is of a lower height than the Dunmore Street towers. The maximum street wall height fronting Dunmore Street and Pritchard Street has been proposed as five storeys, with a podium level setback of 3m. The maximum street wall height fronting the through-site link is proposed for maximum 7 storeys.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
10.6	Setbacks and Building Separation				
	Development is setback from Dunmore and Pritchard Streets in accordance with Figure 11. Non-residential development may be built to side boundaries.	Refer to discussions under section 10.7 below.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10.7	Built Form				
	<p>Building setbacks are in accordance with Figure 11. Built form is in accordance with Figures 12-14.</p>  <p>Figure 11: Setbacks and active frontages</p>  <p>Figure 12 – section/elevation of through-site link</p>  <p>Figure 13 – detail section of Dunmore Plaza</p>  <p>Figure 14 – section/elevation east-west through site</p>	<p>The proposed design of the 4 buildings on the subject site has not strictly complied with the Holroyd DCP 2013 requirements for setbacks, building envelope, built form and ground floor treatment on Dunmore Street. Council adopted a Public Domain Plan for Wentworthville town centre on 15 April 2020, which results in the expansion of Dunmore Street footpath and generally supersedes the Holroyd DCP 2013 ground floor treatment (refer to Figure 18 below).</p>  <p>Figure 18: Dunmore Street Section Through Plaza - Looking West</p> <p>The setbacks and built form of the proposed 4 buildings have also been amended due to the inclusion of 13 Pritchard Street as part of the consolidated site and the redistribution of the gross floor area and building height with the introduction of slender towers for buildings T1 and T2; greater building separation within the site through link; new linkage between buildings T1 and T3, and T2 and T4; and deletion of overhanging building above the Southern Plaza facing Pritchard Street East.</p> <p>The residential levels ceiling height is to be amended from 3.1m to 3.05m with minor non-compliance 0.05m.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10.8	Ground Floor Treatment				
	Development includes an active frontage to Dunmore Street as shown in Figure 11. Building foyers:	As also discussed above, the public domain plaza facing Dunmore Street is subject to	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
	<p>– are not permitted fronting Dunmore Street</p> <p>– are minimised in width</p> <p>– have a minimum of 75% of their street facing edge as transparent glass</p> <p>Non-residential uses at the ground floor:</p> <p>– have a maximum width facing Dunmore Street of 10m</p> <p>– maximise the proportion of their façade that includes transparent glass</p> <p>– where possible, enables areas of highest activity to be readily visible from the adjoining public domain</p> <p>– where possible, incorporate openable elements that facilitate interaction between indoor and outdoor space, in particular where outdoor dining is provided</p> <p>Continuous awnings are provided along the Dunmore Street and Pritchard Street frontages of the site and have a:</p> <p>– minimum depth of 1.5m</p> <p>– minimum vertical clearance of 3m</p> <p>– simple, contemporary design</p> <p>Blank walls are not permitted where they:</p> <p>– are greater than 5m in length where facing Dunmore Street</p> <p>– are greater than 10m in all other locations</p> <p>Roller shutters or bars are not permitted where active frontages are required in accordance with Figure 11.</p> <p>Setbacks are:</p> <p>– a minimum of 1.5m from the edge of the public domain to the outermost project of the building</p> <p>– a minimum of 4m from the edge of the public domain to the glass line enclosing internal space</p> <p>The area between the public domain and the glass line enclosing internal space has a minimum 25% of soft landscaping such as garden beds and turf. Note: as these areas are located on a podium and have small dimensions, deep soil areas are not appropriate.</p> <p>The maximum height difference between the adjoining public domain and the private landscaped open space is 1m.</p> <p>Ground floor dwellings are to have individual entries accessed from the adjoining public domain.</p>	<p>stratum arrangement below. Strict compliance with deep soil/soft landscaping requirement will not be appropriate within this space.</p> <p>The public domain and through-site link have been designed to comply with the ground floor treatment. No residential dwellings, fencing and roller shutter are proposed on the ground floor level. Awning above the public open space facing Dunmore Street is proposed.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


No.	Clause	Comment	Yes	No	N/A
	<p>Where a site boundary fence is included it has a maximum height of 1.2m from the height of the adjoining public domain.</p> <p>Screening vegetation is not to be provided within the private landscaped open space forward of the glass line enclosing the internal space, except where along side boundaries.</p> <p>The main living areas of ground floor dwellings are to be located and oriented to directly face the adjoining public domain.</p> <p>The extent of the ground floor façade enclosed by transparent glass is to be maximised.</p>				
10.9	Towers				
	<p>Towers are located at the Dunmore Street frontage of the site.</p> <p>Towers are inflected away from the Northern and Southern Plazas to direct views outwards. Towers fronting Dunmore Street are angled to facilitate solar access to living rooms and balconies located on their east-facing facades. Buildings are sited with their long axis aligned north-south. Towers fronting Dunmore Street are articulated into three visually distinct but cohesive components:</p> <ul style="list-style-type: none"> – base element – intermediate element – upper tower element <p>The base element:</p> <ul style="list-style-type: none"> – is generally three storeys in height – has a zero setback to the public domain – includes awning or canopies adjoining the public domain <p>The intermediate element:</p> <ul style="list-style-type: none"> – provides a transition between the base and upper tower element – where fronting Dunmore Street, is setback at least 3m from the outermost projection of the preceding floor to provide a visual break to the verticality of the towers <p>The upper tower element:</p> <ul style="list-style-type: none"> – presents a slender form to Dunmore Street – has a zero setback to the public domain – is articulated through the use of slots along its side facades – incorporates a visually interesting roof form that screens plant and other mechanical utility devices 	<p>Towers fronting Dunmore Street have been designed with articulation into three visually distinct but cohesive components of base, intermediate and upper tower elements.</p> <p>The base element has three storeys in height above the commercial level, a zero setback to the public domain and includes awning or canopies adjoining the public domain.</p> <p>The intermediate element has been provided with a transition between the base and upper tower element and where fronting Dunmore Street, is setback at least 3m from the outermost projection of the preceding floor to provide a visual break to the verticality of the towers</p> <p>The upper tower element is presented as a slender form to Dunmore Street with a zero setback to the public domain, is articulated through the use of slots along its side facades and incorporates a visually interesting roof form that screens plant and other mechanical utility devices.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.1	Transport, Access & Parking				

No.	Clause	Comment	Yes	No	N/A
0					
	<p>On-site car parking is provided in basement form. On site car parking in basement form may be located under the Dunmore Street plaza to the edge of the original site boundary.</p> <p>On-site car parking rates for Commercial Premises is 1 space per 50sqm of gross lettable floor area.</p> <p>All development applications are to include a 'Transport Impact Study' addressing the potential impact of the development on surrounding movement systems, where the proposed development comprises: a. non-residential development of more than 1,000m² GFA; b. residential development of 100 or more new dwellings; or c. likely to generate significant traffic impacts according to the consent authority.</p> <p>The development application is to include a site-wide 'Green Travel Plan' to outline initiatives for walking, cycling and the use of public transport. The Green Travel Plan should address different transport needs and patterns for residential and non-residential uses. Where relevant, initiatives are to be implemented prior to the issue of an Occupation Certificate. All development applications are to include a 'Transport Access Guide', and a strategy for its future availability to residents, employees and visitors, where the proposed development comprises: a. Multi-dwelling housing; or b. Non-residential development more than 1,000m² GFA.</p> <p>Lockable on-site bicycle parking is provided for residential and non-residential uses.</p> <p>End-of-trip facilities including showers and lockers must be provided to adequately service the number of bicycle parking spaces required for employees in commercial premises and are to be located close to the bicycle parking area, entry/exit points, and within an area of security camera surveillance.</p>	<p>Compliant car parking spaces have been proposed with the rate of 1 space/50m² for commercial premises.</p> <p>A 'Transport Impact Study' addressing the potential impact of the development on surrounding movement systems have been submitted with the application.</p> <p>Conditions are to be imposed to ensure that the development application is to include a site-wide 'Green Travel Plan' to outline initiatives for walking, cycling and the use of public transport. The Green Travel Plan should address different transport needs and patterns for residential and non-residential uses. Where relevant, initiatives are to be implemented prior to the issue of an Occupation Certificate.</p> <p>9 car share spaces are proposed. Conditions are to be imposed to ensure that car-share spaces must comply with the relevant Australian Standard and that all car-share parking spaces are to be retained as common property by the Owners Corporation of the site. A covenant is to be registered with the strata plan advising of any car-share parking space. The covenant is to include provisions that the car-share parking space(s) cannot be revoked or modified without prior approval of Council.</p> <p>The development proposes lockable on-site bicycle parking, end-of-trip facilities including showers and lockers and 24hour, publicly accessible parking spaces within the site for car-share facility.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
	<p>24hour, publicly accessible parking spaces within the site for car-share vehicles is encouraged. Where a car share scheme operates locally, at least one car-share parking space for every 100 dwellings is provided within the residential parking area for the development.</p> <p>Car-share parking spaces are included in the maximum number of visitor car parking spaces required for a development in the Holroyd DCP 2013.</p> <p>Car-share parking spaces must be publicly accessible at all times, conveniently located, adequately lit and identified with sign-posting and road marking.</p> <p>Car-share spaces must comply with the relevant Australian Standard. All car-share parking spaces are to be retained as common property by the Owners Corporation of the site. A covenant is to be registered with the strata plan advising of any car-share parking space. The covenant is to include provisions that the car-share parking space(s) cannot be revoked or modified without prior approval of Council.</p> <p>Site access is generally in accordance with Figure 4 – Circulation and access.</p> <p>Vehicular access to the site is obtained from Pritchard Street.</p>				
10.1 1	Environmental Performance				
	<p>Rain water is captured, stored and used for non-potable uses such as irrigation of landscaping. Native planting is used as a key element of on-site landscaping, incorporating a diverse selection of locally indigenous plant species (robust, drought-tolerant species are preferred). Note: Species selection should consider appropriate species for an urban environment. Where possible, buildings incorporate a dual water system that recycles grey water for toilet flushing and car washing. Buildings incorporate an articulation zone of 450mm to north and west facades to enable integration of external screening and shading devices to maximise the</p>	<p>The proposal has addressed the matters relating to rain water, landscaping consisting of native planting, water recycling, installation of shading and awning, utilising natural lighting and ventilation, and wind mitigation measures. ESD and wind report have been submitted with the proposal and are considered satisfactory.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
	comfort of those in northern and western facing apartments. Lift lobbies preferably utilise natural lighting and ventilation. The form and arrangement of towers shield the Dunmore Street Plaza and the Northern Plaza from direct westerly winds. Towers are setback from the outer edge of lower levels where fronting the Northern and Southern Plazas to mitigate the impact of wind on the ground level public domain. Wind mitigation measures such as awnings and landscaping are incorporated into the design of both street frontages and the plazas to mitigate any potential wind funnelling effects of northeasterly and southerly winds from the towers and: – are integrated into the overall landscape design – are visually appealing – contribute to the overall character of the public domain – are consistent with CPTED principles – ensure a high level of functionality for the public domain Wind mitigation measures are included in the design of communal recreation areas to ensure a high level of comfort, in particular for highly used areas.				
PART L - TOWN CENTRE CONTROLS					
3. Wentworthville Town Centre					
3.5	Structure Plan				
	<p>The key elements of the preferred built form for the Centre contained in the adopted Wentworthville Planning and Place Making Strategy, are:</p> <p>a) For selected sites fronting the northern side of Dunmore Street, street wall heights are designed to maintain solar access to the proposed linear street plaza during times of peak usage</p> <p>b) A mix of strategically located towers with base heights ranging from 12 to 16 storeys (41 – 53 metre – excluding bonuses) in close proximity to the Wentworthville Railway Station;</p> <p>c) Street wall heights across the majority of the Centre are designed to maintain well proportioned and human scale streetscape, whilst modernising the village atmosphere of the Centre</p> <p>d) Additional building heights and floor space permitted where a public benefit is to be provided e.g. public open space and pedestrian linkages;</p> <p>e) Floor space bonus incentives to</p>	<p>The proposal has addressed the key elements of the Centre contained in the adopted Wentworthville Planning and Place Making Strategy, which are maintaining street wall heights on Dunmore Street to achieve satisfactory solar access to the proposed linear street plaza during times of peak usage and well proportioned and human scale streetscape, whilst modernising the village atmosphere of the Centre, provided with a mix of strategically located towers with base heights in close proximity to the Wentworthville Railway Station, contributing to the provision of public open space and pedestrian linkages, complying with the requirements of design excellence, minimising impact of traffic, and providing articulated skyline that reinforces the Centre with increased height located away from surrounding residential</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
	secure public benefits and design excellence f) An articulated skyline that reinforces the Centre with increased height located away from surrounding residential neighbourhoods g) Limit overshadowing of residential areas and public open spaces h) Solar access controls to achieve a high quality public domain i) Create new public domain spaces and through site links to enhance pedestrian connectivity and amenity j) Manage vehicular traffic within the Centre and extend and improve laneway networks.	whilst maintaining solar access to the adjoining properties.			
3.6	Site Amalgamation				
	In instances where amalgamation cannot be achieved, the following information must be submitted with any development application: a) Two written valuations indicating the value of the remaining sites that were to be developed in conjunction with the applicants properties. These are to be undertaken by two independent valuers registered with the Australian Institute of Valuers, and; b) Evidence that a reasonable offer has been made to the owner(s) of the affected sites to purchase and valuation reports. Where amalgamation (as required) is not achieved, the applicants must show that the remaining sites, which are not included in the consolidation, and the proposed development site, will still be able to achieve the development outcome prescribed in this DCP, including achieving the required vehicular access, basement parking, built form, solar access and connectivity outcomes.	The proposed development will result in the site isolation of 6 Garfield Street Wentworthville that adjoins part of the western side boundary of 13 Pritchard Street East and is currently used by the NSW Fire Brigades as the Wentworthville fire station and a telecommunication tower at the rear.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.7	Minimum Lot Frontage				
	The minimum site frontage width for properties not required to be amalgamated under Section 2.1 is: • Up to three (3) storeys – 20 metres • 4-8 storeys - 26 metres • storeys and greater - 32 metres	90m	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.8	Design Excellence				
	Design excellence applies only to land within the boundaries of the Design Excellence Map that permits development greater than 30 metres in height. Refer to Figure 14. Cumberland Design Excellence Guidelines provide further details on	The application was subject to Design Excellence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
	relevant criteria and procedures when seeking an incentive bonus in building height of up to an additional 10% and additional floor space ratio of up to 0.5:1.				
3.9	Building Height				
	The maximum building height for development within the Wentworthville Town Centre is expressed in metres within the relevant Local Environmental Plan as a written statement and associated maps. Each storey shall comprise a minimum floor to ceiling height as defined in the NSW Department of Planning's Apartment Design Guide.	Refer to ADG and Holroyd LEP 2013 assessment.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.10	Building Setbacks				
	<p>All developments are to provide and maintain building setbacks in accordance with Figure 15.</p>  <p>Figure 15 - Building Setbacks</p>	<p>Provided. The site has nil setbacks to all boundaries, with the exception of the 8m deep land fronting Dunmore Street to be utilised as public domain plaza.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.11	Primary and Secondary Frontages				
	<p>Continuous ground level active uses must be provided along primary active frontages as shown on Figure 16. Primary active frontages include but not limited to:</p> <ul style="list-style-type: none"> • Retail and commercial shopfronts • Food and drink premises including restaurants and cafes • Entrances to public buildings or commercial building foyers • Customer service areas and receptions (where visible from the street) <p>Maximise the use of entries, transparent glazing and display windows to encourage visual engagement. Blank walls, roller shutters and the use of dark or obscured glass are not permitted. Restaurants, cafes and the like are encouraged to consider providing openable shopfronts. Continuous awnings are to be provided on all primary active frontages. Vehicular</p>	<p>The proposal maintains Dunmore Street as the primary active frontages for retail and commercial shopfronts, food and drink premises including restaurants and cafes, and entrances to public buildings or commercial building. Pritchard Street East as secondary frontage has been dedicated for the location of driveways, secondary access, plant rooms and substation. The proposal maintains well articulation throughout and continuous awnings encouraging visual engagement. Blank walls are proposed only to the sections permitted with nil side boundary setbacks.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
	access and parking are not encouraged on primary active frontages where alternate access points are available. Secondary active frontages are preferred locations for vehicle access, car parking, plant and service areas, docks, secondary entrances and the like.				
3.12	Street Wall Heights				
	A street wall height (podium) of 20 metres (5 storeys) applies across the Centre.	Street wall heights not exceeding 5 storeys proposed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.13	Upper Level Setback				
	A three (3) metre upper level setback applies across the Centre for buildings above 20 metres (5 storeys)	Upper level setbacks of 3m proposed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.14	Building Façade Design				
	Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include: <ul style="list-style-type: none"> • well composed horizontal and vertical elements • elements that are proportional and arranged in patterns • public artwork or treatments to exterior blank walls • grouping of floors or elements such as balconies and windows on taller buildings 	The proposal is subject to the Design Excellence process and considered satisfactory.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.15	Solar Access				
	Redevelopment of sites to the north of Friend Park must maintain 3 hours of direct sunlight to minimum 50% of Friend Park on 21st June between 11.00am and 3.00pm.	The proposal has been accompanied with solar access diagrams indicating that 3 hours of direct sunlight to minimum 50% of Friend Park on 21st June between 11.00am and 3.00pm will be provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.16	Awnings				
	Continuous awnings are to be provided on all primary active frontages	Provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.17	Fine Grain Shopfront				
	Development located on Dunmore Street (between Cumberland Highway and Lane Street) and Station Street (between Pritchard St East and The Kingsway) is to provide a fine grain retail shop front character by: <ul style="list-style-type: none"> a) Ensuring ground floor frontages provide for active non-residential uses with at-grade pedestrian access. b) Minimal use of blank walls with frontages divided into discrete sections to maintain a fine grain, human-scale appearance. 	Provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
	Where development adjoins a laneway or through site link, ground level uses should be designed to provide a direct interface to that adjoining laneway or a through site link.				
3.23	Parking				
	On-site car parking rates for all land uses with the exception of Commercial Premises are to be provided in accordance with Part A of Holroyd DCP 2013. On-site car parking rates for Commercial Premises are 1 space per 50sqm of gross leasable floor area. Bicycle parking is to be provided in accordance with Part A, Section 3.1 of Holroyd DCP 2013.	Detailed discussions provided at Part A of Holroyd DCP 2013.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.25	Public Domain				
	Dunmore Street Plaza Included in the redevelopment of 42-44 Dunmore Street (Wentworthville Mall Site) is the construction of a Plaza along the southern side of Dunmore Street. In compliance with the Wentworthville Strategy's Structure Plan this plaza is to be extended in an easterly direction over No. 21 Station Street. This will:- a) Require a dedicated continuous strip of land 8 metres in depth from the existing footpath boundary extending the full length of the site at 21 Station St along the Dunmore Street frontage. b) Be a paved urban plaza with the flexibility to cater for a range of informal uses, functioning as a promenade and including distinct zones for outdoor dining, public seating/ gathering and public art. c) Include zones for unobstructed pedestrian movement, outdoor dining and street furniture such as seating, lighting and rubbish bins. d) Allow for temporary uses such as markets, stalls and outdoor music. e) Include adequate landscaping with large soil volumes capable of sustaining tree planting f) Include extensive, co-ordinated street tree planting, and g) Be an active frontage to promote street activation. h) Be open air with no permanent buildings or structures over the plaza with the exception of awnings.	Previously discussed under Clause 10.2 Open Space, Part J of the Holroyd DCP 2013 above.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.26	Green Walls and Planting on Structures				
	Structures are to be adequately designed with regard to soil weight, appropriate draining and irrigation	Landscape plans submitted with the application has been reviewed by Council's	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
	systems. Plant species are to be suited to local site conditions including seasonal changes and be drought and wind tolerance. A landscape maintenance plan is to be submitted with the development application and include reference to the proposed irrigation and drainage systems. Structures incorporating green walls should be integrated into the overall design of the building including the building facade. Minimum soil standards for plant types and sizes are to adhere to Table 5, Part 4P of the Apartment Design Guide (ADG). The planting design should (where applicable) allow for access and ease of movement from within the development and minimise overlooking of neighbouring properties through use of passive screening or planting.	Landscape Officer and are considered to be satisfactory, subject to conditions.			
3.27	Safety and Security				
	Compliance with Holroyd DCP 2013 Part C Commercial, Shop Top Housing and Mixed Use Development, Section 3.1 – Safety and Security.	Satisfactory.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>