

APPENDIX A – Parramatta Development Control Plan 2011 Compliance Table

| Requirement | Yes | No | N/A | Comments |
|---|-------------------------------------|--------------------------|--------------------------|---|
| PART 2 SITE PLANNING | | | | |
| 2.4.3.1 Sedimentation | | | | |
| P1. Development is to be designed and constructed to integrate with the natural topography of the site so as to minimise the need for cut and fill. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The development results in very minor cut and fill works to achieve the building footprint. |
| P4. Development that is likely to result in erosion and sedimentation is to be accompanied by details of the proposed method of on-site erosion and sediment control. Such details are to follow the guidelines in the NSW Landcom (2004) Managing Urban Stormwater: Soils and Construction and Council's Design and Development Guidelines. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Conditions of consent have been recommended to ensure adequate erosion and sediment control measures are implemented during the demolition and construction phases of the development. |
| 2.4.3.2 Acid Sulfate Soils | | | | |
| P1. Development is to ensure that sites with potential to contain acid sulfate soils are managed in a manner consistent with the provisions contained in the Parramatta LEP 2011. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Refer to the PLEP 2011 discussion in the Report. |
| 2.4.3.3 Salinity | | | | |
| P1. Construction techniques are to be employed that prevent structural damage to the development as a result of salinity. Where the potential risk of salinity is identified by using the Salinity Study Map for Western Sydney 2006, further investigations in accordance with the Western Sydney Salinity Code of Practice 2003 are to be undertaken. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Noted, this is a matter for the construction phase of the development. |
| 2.4.4 Land Contamination | | | | |
| P2. Council under Clause 7 (1) of SEPP No. 55 must not consent to development unless it has considered whether land is contaminated, and if the land is contaminated is suitable for the proposed purpose or is satisfied that the land will be appropriately remediated. Where land is proposed to be subject to remediation, adequate documentation is to be submitted to Council supporting the categorisation. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Refer to discussion at SEPP 55 section of this Report – the site is considered suitable for the development having regard to contamination. Notwithstanding, a condition of consent has been recommended should any unexpected finds be encountered during the demolition or construction phases of the development. |
| 2.4.5 Air Quality | | | | |
| P2. Effective site controls during and after demolition and construction are to ensure that development does not contribute to increased air pollution. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Conditions of consent have been recommended to ensure that measures are implemented to protect air quality during the demolition and construction phases of the development. |
| 2.4.8 Public Domain | | | | |
| P.1 Development is to be designed to address elements of the public domain, including the building interface between private and public domains, circulation patterns and accessways, gateways, nodes, edges, landscape features, heritage items, ground floor activity and built form definition to the street. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The design of the development provides a clear delineation between the public and private domains. |

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| PART 3 DEVELOPMENT PRINCIPLES | | | | |
| 3.1.3 Primary Building Envelope Tables | | | | |
| height refer to the Parramatta LEP 2011 Height of Buildings Map and transition requirements at 3.1.2 11m = 3 storeys | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The existing building is within the maximum building height permitted by PLEP 2011. |
| floor space ratio refer to Parramatta LEP 2011 Floor Space Ratio Map | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The proposed floor area complies with the maximum FSR applicable to the site, pursuant to the ARH SEPP bonus. |
| minimum site frontage 24 metres | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Site maintains a frontage of 27.28m. |
| front setback Primary frontage: 5-9 metres | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Minimum front building setback of 6m provided. |
| side setbacks Section 3F of ADG | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Refer to discussion in ADG section of Report and ADG compliance table at Appendix A. |
| rear setback Min. 15% length of site – 7.7m | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The development maintains a minimum rear building setback of 8.301m, with the exception of the balconies at the upper levels which encroach on this setback by 2.2m. |
| deep soil zone ■ Min. 30% of which at least 50% located at rear of site ■ Min. 4m x 4m dimensions | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The development provides a deep soil figure of 115sqm which equates to a percentage of 8.1%. |
| landscaped area Min. 40% (including deep soil zone) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The development provides a total landscape area of 338sqm, which equates to 24%. |
| 3.2.1 Building Form and Massing | | | | |
| P1. Buildings are to be of a height that responds to the topography and the shape of the site. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The building height complies with the maximum 11m building height and is three storeys in height. |
| P2. The proportion and massing of buildings is to relate favourably to the form, proportions and massing of existing and proposed buildings patterns in the street. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The combination of materials and variations in the facade of the building provide relates favorably to the site topography and adjoining properties. The compliant ADG building separation to the south, provides an adequate setback from the adjoining R3 zoned land. |
| P3. Building height and mass should not result in unreasonable loss of amenity to adjacent properties, open space or the public domain. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A centrally located communal entry point has been provided to the development. |
| P4. The form and massing of buildings is to provide a transition between adjoining land use zones and building types. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| P5. Building form and massing is to support individual and communal entries. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

APPENDIX A – Parramatta Development Control Plan 2011 Compliance Table

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| <p>3.2.2 Building Facades and Articulation</p> <p>P1 Building design and architectural style is to interpret and respond to the positive character of the locality, including the dominant patterns, textures and compositions of buildings</p> <p>P2 Design consideration is to be given to the underlying building elements that contribute to the character of the area. Such things include roof shape, pitch and overhangs; entry porches, verandas, balconies and terraces; materials, finishes, fixtures, patterns, fenestrations, colours and detailing; the location and proportion of windows and doors. The descriptions of housing character types in Appendix 4 – Neighbourhood Character Areas for different areas of the local government area are to be interpreted in the design of residential development to protect and enhance neighbourhood amenity and character.</p> <p>P3 Building facades should be modulated in plan and elevation and articulated to reduce the appearance of building bulk and to express the elements of the building's architecture.</p> <p>P4 The facades of buildings should be designed with a balance of horizontal and vertical elements.</p> <p>P6 Building frontages and entries are to provide a sense of address and visual interest from the street.</p> | <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>The design of the building provides articulation with the provision of balconies and utilises a range of materials to provide a degree of variation to the façade.</p> <p>There is a balance between the horizontal and vertical elements of the building and the entrance to the building is centrally located and easily identifiable from the street. There is a good delineation of the private and public domain through the use of fencing and landscaping.</p> |
| <p>3.2.3 Roof Design</p> <p>P2. Roof form should minimise the appearance of bulk and scale of a building.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>The reduced pitch of the roof assists in providing visual relief of the building when viewed from Pegler Avenue.</p> |
| <p>3.2.4 Energy Efficient Design</p> <p>P1. Where applicable, development is to demonstrate compliance with the design principles embodied in the Building Sustainability Index (BASIX). All commitments listed on a BASIX certificate must be marked on all relevant plans and specifications.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>The application was accompanied by a BASIX Certificate and a condition of consent has been recommended requiring compliance with the BASIX Certificate.</p> |

APPENDIX A – Parramatta Development Control Plan 2011 Compliance Table

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| <p>3.2.5 Streetscape</p> <p>P1 Development is to respond and sensitively relate to the broader urban context including topography, block patterns and subdivision, street alignments, landscape, views and vistas and the patterns of development within the area.</p> <p>P2 Building design and landscaping are to be in harmony with the form, mass and proportions of the streetscape.</p> <p>P4 Building setbacks from the street boundary are to be consistent with prevailing setbacks of adjoining and nearby buildings.</p> <p>P8 Buildings are to be constructed of suitably robust and durable materials which contribute to the overall quality of the streetscape.</p> <p>C9. Mail boxes are to be:</p> <ul style="list-style-type: none"> • visually integrated with the development and have regard to the amenity of the streetscape. Design and location details are to be provided with the development application; • located for convenient access by residents and deliverers on main pathways; and • in compliance with Australia Post requirements for positioning and dimensions. | <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>The development is consistent with the streetscape envisaged for the area, whilst not offending the established streetscape pattern.</p> <p>The landscaping harmonises the built form with the streetscape and the retention of the existing street tree at the site's Pegler Avenue frontage maintains the established street tree pattern along Pegler Avenue.</p> <p>The front setback of the development is consistent with established setbacks along Pegler Avenue and the materials chosen contribute to the overall quality of the streetscape.</p> <p>The mailboxes are integrated into the development and are accessible via the main pedestrian path into the building. A condition of consent has been recommended requiring the provision of a mail box in accordance with relevant Australia Post requirements.</p> |
| <p>3.2.6 Fences</p> <p>P10. Front fences are to be a maximum height of 1.2m.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>Front fencing maintains a maximum 800mm height.</p> |
| <p>3.3.1 Landscaping</p> <p>P15. A landscape plan, prepared by a suitably qualified person, is to be submitted for development that, in Council's opinion, will significantly alter the landscape character. In all cases, a landscape plan will be required to accompany applications for RFBs.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>The application was accompanied by a Landscape Plan. A condition of consent has been recommended for this plan to be amended to provide screen planting along the southern site boundary to assist with visual impacts to the adjoining development to the south.</p> |
| <p>3.3.2 Private and Communal Open Space</p> <p>C7. A minimum of 10m² of private open space per dwelling is to be provided with minimum dimensions of 2.5m.</p> <p>C8. A minimum of 10m² of communal open space per dwelling is to be provided.</p> | <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> | <p>Each dwelling is provided with a minimum POS area of 10sqm in the form of either a courtyard on the ground level or a balcony on upper levels.</p> <p>The development provides a total COS area of 230sqm, above the minimum 180sqm required.</p> |
| <p>3.3.3 Visual and Acoustic Privacy</p> <p>C4. Building separation is to provide generous courtyard spaces for optimum visual and acoustic privacy, communal open space and significant landscaping.</p> <p>C5. Landscaping should be used along boundaries to obscure sight lines for optimum visual privacy.</p> | <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> | <p>Generous courtyard spaces are provided at the ground level.</p> <p>A condition of consent has been recommended requiring amendments to the Landscape Plan to ensure adequate screening is provided along the southern boundary.</p> |

APPENDIX A – Parramatta Development Control Plan 2011 Compliance Table

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| <p>3.3.5 Solar Access and Cross Ventilation</p> <p>P2. Detached single and two storey, dual occupancy and townhouse dwellings within the development site and adjoining properties are to receive a minimum of 3 hours sunlight in the primary living area, and in at least 50% of the private open space between 9am and 3pm on 21 June. Where existing development currently receives less sunlight than this requirement, this should not be unreasonably reduced.</p> <p>C8. The minimum floor to ceiling height is 2.7m.</p> <p>C9. 80% of dwellings are to be naturally cross ventilated. Single aspect dwellings are limited in depth to 8m from a window.</p> <p>C10. The maximum building depth is 18m.</p> | <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>Refer to discussion in body of Report.</p> <p>Each floor provides a minimum floor to ceiling height of 2.7m.</p> <p>Dwellings are naturally cross ventilated.</p> <p>Each dwelling maintains a depth of less than 18m.</p> |
| <p>3.3.6.1 Stormwater Drainage</p> <p>P6. Adequate provision is to be made for the control and disposal of stormwater run-off from the site to ensure that it has no adverse impact on Council's stormwater drainage systems, the development itself, or adjoining properties. Stormwater drainage design criteria are to be in accordance with Council's Stormwater Disposal Policy and current Design and Development Guidelines.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>Council's Development Engineer has endorsed the proposed stormwater design, including the provision of an easement and OSD. Conditions of consent have been recommended accordingly.</p> |
| <p>3.3.7 Waste Management</p> <p>Applicants are required to prepare a Waste Management Plan in accordance with the requirements detailed in City of Parramatta Council's Waste Management Plan template 2016 and Waste Management Guidelines for new Development Applications 2016.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>Council's waste management officer has endorsed the proposed bin room and on-going waste management arrangements proposed. Conditions of consent have been recommended to address waste management during the demolition and construction phases of the development.</p> |
| <p>3.4.2 Access for People with Disabilities</p> <p>P1. The siting, design and construction of premises available to the public are to ensure an appropriate level of accessibility, so that all people can enter and use these premises. Access is to meet the requirements of the Disability Discrimination Act, 1992 (DDA), the relevant Australian Standards and the Building Code of Australia (BCA).</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>Conditions of consent have been recommend to address compliance with the DDA and BCA.</p> |
| <p>3.4.3 Safety and Security</p> <p>C1. Buildings should contain multiple stair/ lift cores which limit the number of dwellings with access from the circulation core.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>Due to the number of dwellings in the development, one lift core is adequate. The development complies with the ADG provisions, with 6 dwellings off the one lift core – below the maximum 8 dwellings off one lift core provision.</p> |

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| <p>3.4.4 Housing Diversity and Choice</p> <p>P1. The following mix is to be used as a guide for residential flat buildings, the residential component of mixed use developments:</p> <p>3 bedroom 10% - 20%</p> <p>2 bedroom 60% - 75%</p> <p>1 bedroom 10% - 20%</p> <p>This mix may be refined having regard to:</p> <ul style="list-style-type: none"> whether the development is for the purpose of public housing or the applicant is a community housing or non-profit organisation. <p>P2. Adaptable housing complying with AS 4299 is to be provided in multi-dwelling housing, residential flat buildings, and the residential component of mixed use developments in accordance with the following:</p> <p>10-20 dwellings 2 adaptable dwellings</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>The development provides a mix of 1 bed (8 dwellings) and 2 bed (10 dwellings). Given that the development is affordable housing provided by a social housing provider, this mix is considered acceptable.</p> <p>The development provides two (2) adaptable dwellings.</p> |
| <p>3.6.2 Parking and Vehicular Access</p> <p>Car parking rates</p> <p>Residential flat buildings 1 space per 1 or 2 bedroom unit</p> <p>Plus 0.25 space per dwelling for visitor parking</p> <p>A car wash bay which may also be a visitor space</p> <p>Total – 18 spaces for residents</p> <p>4.5 visitor spaces</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>The development provides a total of 11 car parking spaces within the basement. SEPP ARH requires the provision of a minimum 9 car parking spaces. The provisions of SEPP ARH take precedent over the provisions of the PDCP 2011.</p> <p>On this basis, the parking provided is acceptable.</p> |

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| PART 4 SPECIAL PRECINCTS | | | | |
| 4.1.10 South Granville Precinct | | | | |
| <p>New pedestrian connections should be provided in accordance with Figure 4.1.10.2. Where a development provides for public access connections, a variation to Council's floor space ratio control can be sought in accordance with Principle 1 in Section 4.1 of this DCP.</p> <p>New pedestrian links are to have a minimum width of 3 metres, being consistent in width for its full length.</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Figure 4.1.10.2 identifies a section of a desired new pedestrian link along the northern side boundary of 69 Pegler Avenue. The link provides an east-west pedestrian linkage from Clyde Street through to Blaxcell Street, where there is an existing bus stop.</p> <p>Whilst the strategic intention of this control is appreciated, given that there is no legal mechanism, i.e. the 3m wide strip of land is not identified as land for acquisition in the PLEP 2011, the provision of this pedestrian link is not feasible.</p> <p>Further, a child care centre development has recently been approved by the Land and Environment Court at 331 Blaxcell Street, South Granville, without the provision of the 3m wide pedestrian path. The approval of this development prevents the provision of the link through to the bus stop at Blaxcell Street and negates the strategic intention of the control.</p> <p>On this basis, a variation to this control is considered acceptable.</p> |