

ATTACHMENT 4 - Holroyd Development Control Plan 2013 compliance table

No.	Clause	Comment	Yes	No	N/A
PART A – GENERAL CONTROLS					
1	Subdivision				
	Subdivision not proposed.		<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.	Not Applicable	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Avoid services/facilities in road reserve, existing trees, pedestrian crossing, pram ramps etc.	No services affected	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Corner sites VC to be min. 6m from the tangent point.	Not Applicable	<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 Applicable	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.7	Road Widening				
	The subject site is not affected by any road widening indicated in Appendix K.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Car Parking				
3.1	Minimum Parking Spaces				
	Car Parking - Residential Flat Buildings Minimum spaces required: Studio/1 bedroom = 0.8 2 bedroom = 1 3 bedroom = 1.2 4+ bedroom = 1.5 Visitor/dwelling = 0.2	Residential spaces required = 318 spaces 18 x 0.8 = 14.4 (15) 281 x 1 = 281 18 x 1.2 = 21.6 (22) Visitor spaces required = 64 spaces (rounded up from 63.4) <u>Provided:</u> 334 residential spaces (including 44 accessible spaces) 67 visitor spaces (including 4 accessible spaces) 7 car wash bays <i>Basement L3</i> Block G = 30 residential spaces (including 7 accessible spaces) + 2 car wash bays <i>Basement L2</i> Blocks A-D = 86 residential spaces (including 12 accessible) + 2 car wash bays Blocks E-G = 91 residential spaces (including 21 accessible) + 1 car wash bay <i>Basement L1</i> Blocks A-D = 95 residential spaces (including 14 accessible)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

		+ 33 visitor spaces (including 2 accessible) + 2 car wash bays Blocks E-G = 32 residential spaces (including 11 accessible spaces) + 34 visitor spaces (including 2 accessible)			
	Bicycle Parking - Residential Minimum residential spaces required: <ul style="list-style-type: none"> • Studio / 1 bed. unit = 0.5 • 2 bed unit = 0.5 • 3+ bed unit = 0.5 • Visitor = 0.1 per unit. 	Total required = 191 (rounded up to 190.2) Residential = 317 x 0.5 = 158.5 Visitor = 317 x 0.1 = 31.7 <u>Provided:</u> 189 bicycle spaces + 42 visitor bicycle spaces Blocks A-D = 105 bicycle spaces (15 racks x 7 bikes) + 28 bicycle visitor spaces (4 racks x 7 bikes) Blocks E-G = 84 bicycle spaces (12 racks x 7 bikes) + 14 bicycle visitor spaces (2 racks x 7 bikes)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3	Car Parking, Dimensions & Gradient				
	Council's Development Engineer reviewed the application and advised that the modified car parking design and basement layout is satisfactory subject to the imposition of recommended 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 boundary.	Not Applicable	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.6	Parking for the Disabled				
	2 spaces per 100 spaces up to 400, and 1 per 100 thereafter, or part thereof. Required: 8 accessible spaces	44 accessible residential car space and 4 accessible visitor car parking spaces provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Tree and Landscape Works				
	No changes are sought to the approved tree planting and landscaping works with the exception of the proposed roof top landscaping, which is consistent with that approved under DA2016/381/1. and communal open space in the location of the previously approved internal roads.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Biodiversity				
	The subject site is not identified on the Environmentally Sensitive Land Map and is not within an E2 - Environmental Conservation zone.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	Soil Management				
6.1	Retaining Walls				
	Retaining walls associated with basement and terraced landscaping. Considered satisfactory given topography. Conditions are imposed within the original approval requiring full details of any retaining walls greater than 1m in height to be provided prior to the issue of a construction certificate.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.3	Erosion and Sediment Control Plan				
	The applicant has submitted an erosion and sediment control plan which is satisfactory.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stormwater Management				
	Council's Development Engineer has reviewed the proposal and recommended the imposition of conditions requiring an amended stormwater plan to be submitted prior to the issue of a construction certificate.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Flood Prone Land				

	The site is not identified as flood prone in Council's mapping.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	Managing External Road Noise			
	The site is not affected by road or rail noise.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10	Safety and Security			
	Design new development to reduce the attractiveness of crime by minimising, removing or concealing crime opportunities.	Modified design minimises crime opportunities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Incorporate and/or enhance opportunities for effective natural surveillance by providing clear sight lines between public and private places, installation of effective lighting, and the appropriate landscaping of public areas.	Design provides for passive surveillance with clear sightlines between public domain, building entrances and internal road.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Minimise opportunities for crime through suitable access control. Use physical or symbolic barriers to attract, channel and/or restrict the movement of people. Use landscaping and/or physical elements to direct people to destinations, identify where people can and cannot go and restrict access to high crime risk areas such as car parks.	Suitable access control is proposed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Clearly define the boundaries between public and private spaces as a method of territorial reinforcement. Methods other than gates, fences and enclosures are encouraged.	Private spaces are defined by fencing.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	When incorporating crime prevention measures in the design of new buildings and spaces, apply subtle design techniques to blend into facades and places, and to be sympathetic with the quality of the streetscape.	Proposal provides for adequate crime prevention measures whilst being sympathetic to the quality of the streetscape.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Waste Management			
	Council's Waste Management Officer has reviewed the proposal and advised that the waste arrangements are satisfactory.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Services			
	Conditions are imposed within DA2016/381/1 with requiring consultation with relevant service providers.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
PART B – RESIDENTIAL CONTROLS				
1	GENERAL RESIDENTIAL CONTROLS			
1.1	Building Materials			
	Acceptable materials and finishes proposed.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
1.2	Fences			
	No changes to approved fencing proposed.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
1.3	Views			
	The applicant has provided amended elevation and view plans which show Prospect Hill as viewed from key vantage points above and below the site, and from a distance. The plans show a significant improvement in the visual impact of the development as previously proposed which are a direct result of the lowered floor levels, which has in turn also		<input checked="" type="checkbox"/>	<input type="checkbox"/>

	<p>lowered the height of buildings.</p> <p>Whilst subjective, the amended plans show that the modified development will not detrimentally impact upon the views to Prospect Hill, even from the lowest point, being the round-about at the bottom of the hill on Butu Wargun Drive.</p> <p>The landscaped roofs have also been continued to the proposed additional units to ensure views from Prospect Hill to the east (with the Sydney CBD in the distance) is maintained. The addition of the landscaped roofs enables the development to blend into the landscape.</p> <p>There is potential for views to the north to be obstructed, however, it is noted that the proposed residential flat buildings are set into the site, meaning that the lower portion of each building is below Butu Wargun Drive, with the upper levels protruding above the road level. Each building is orientated north-south, so that views to the north between buildings is still achievable.</p>				
1.4	Visual Privacy				
	<p>To provide a high level of visual and acoustic privacy for residents and neighbours in dwellings and private open spaces.</p> <p>Comment: Minimum building separations provided as per ADG requirements.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1.5	Landscaped Area				
	<p>25% of site area to be provided as landscaped area (2m min. width) Required = 7,729.9m² Provided = 11,306m² (36.6%)</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1.8	Sunlight Access				
	<p>1 main living area of existing adjacent dwellings to receive 3 hours direct sunlight between 9am and 4pm, 22 June.</p>	<p>Shadow diagrams submitted demonstrate that over shadowing of neighbouring properties is reduced in comparison to the original approval due to the lowered floor levels proposed.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>Min. 50% of required POS of existing adjacent dwellings to receive 3 hours direct sunlight between 9am and 4pm, 22 June.</p>	<p>The approved west-facing apartments at 38-42 Winnima Cct will receive a minimum of 2 hours solar access between 9am-Noon, mid-winter.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.9	Cut and Fill				
	<p>Cut is permitted to a maximum of 1 metre</p>	<p>This site has a significant longitudinal fall and cross-fall. The site is benched in accordance with previous approvals for earth works, however cut and fill would be significantly more than allowable under Part A of the DCP. The additional excavation sought is considered satisfactory based on the topography of the site.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<p>Cut is to be limited to 450mm where it is within 900 mm of rear or side boundaries</p>	<p>As above. Considered satisfactory.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1.10	Demolition				

	Approval for demolition is required from Council.	Not Applicable	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>										
	Photographic record capturing the external configuration of the building proposed to be demolished is required.	Not Applicable	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>										
1.11	Vehicular Access and Driveways														
	VCs to be a minimum width of 3 m and maximum width of 5m at the boundary	As per original approval.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
	All new driveways should be located at least 1.5m from side property boundaries	Not Applicable	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>										
	Council favours the use of a central under-building access with arrangement for cars to exit the property in a forward direction.	Not Applicable	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>										
	Maximum gradient to be 20%	Driveway gradients less than 20%.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
	Basement parking is mandatory for all residential flat buildings and multi-dwelling developments within the R4 zone.	All parking is located in the basement.	<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 317 = 47.55 (48) units	64 adaptable units proposed (20.2%)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
6.0	Residential Flat Buildings														
6.1	Lot Size and Frontage														
	Minimum lot frontage for residential flat buildings is 24m or 28m	As per Part P of HDCP 2013.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
	Residential flat buildings are not permitted on battleaxe lots	Site is not a battle-axe lot.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>										
6.2	Site Coverage														
	Maximum site coverage of any residential flat development shall not exceed 30%	Unchanged from original approval (27%)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
6.3	Setbacks														
	Front setback from principal street minimum 6m	The additional floors are setback >6m to Butu Wargun Drive.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
	Front setback from secondary street minimum 4m	Not Applicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>										
	Minimum rear setback required: Up to four storeys – 20% (Min. 6.4m) Five storeys or more – 30%	8m provided as per Part P of HDCP 2013.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
	Side setback minimum 3m	East: Blocks B & C provide min. 6m	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
6.4	Building Height														
	Maximum building height in storeys shall be provided in accordance with the table below: <table border="1" data-bbox="284 1877 671 2040"> <tr> <th colspan="2">Permitted Height (storeys)</th></tr> <tr> <th>Height</th><th>Storeys</th></tr> <tr> <td>9m</td><td>1</td></tr> <tr> <td>11m</td><td>2</td></tr> <tr> <td>12.5m</td><td>3</td></tr> </table>	Permitted Height (storeys)		Height	Storeys	9m	1	11m	2	12.5m	3	Part P contains maximum RL heights.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Permitted Height (storeys)															
Height	Storeys														
9m	1														
11m	2														
12.5m	3														

	15m	4				
	18m	5				
	21m	6				
	24 m	7				
	Minimum Floor to ceiling heights shall be: <ul style="list-style-type: none">2.7 metres for habitable rooms.2.4 metres for non habitable rooms.2.4 metres for the second storey section of two storey units if 50% or more of the apartment has a 2.7 metre minimum ceiling height.		<ul style="list-style-type: none">All floor to ceiling heights are 2.7m	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.5	Building Depth					
	Maximum internal depth of a RFB shall be 18m		<18m	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.6	Open Space					
	Communal Open Space Min. 30%		Total communal open space = 10,121.8m ² or 32.7%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Private Open Space Balconies shall be a min. area of 10m ² , with min. 2m dimensions for studios and 1 bedroom units, and min. 2.4m dimensions for 2+bedroom units.		Refer to ADG compliance table.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.7	Building appearance					
	Facades to be composed with an appropriate scale, rhythm and proportion		Design response is generally appropriate in the context of the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.8	Building entry and pedestrian access					
	Building entries shall be visible from the street, sheltered and well lit		Considered satisfactory	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Main building entry is to be separate from car park entry		Separate pedestrian paths provided from the street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Only basement car parking is permitted for residential flat buildings		All parking spaces are in the basement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Where possible, vehicular parking entries shall be located off secondary streets.		As per original approval.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Part E – Public Participation						
	Notification Requirements		<p>The application was publicly notified to adjoining and opposite owners, a notice was placed in the local press and a notice placed on the site for 21 days from 27 November 2020 to 18 December 2020. In response, 66 individual submissions were received, in which 40 were unique submissions.</p> <p>The grounds of objections raised in the submissions have been addressed in the body of this Report.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Part P – Pemulwuy Residential Controls			
Standard	Required/Permitted	Provided	Compliance
4.1	Architectural Character		

	<ul style="list-style-type: none"> - Provide a variety of building types and housing types throughout Pemulwuy in accordance with Figures 23 [Pemulwuy North] and 24 [Pemulwuy South]. - Accommodate a range of innovative dwelling types including single dwellings, home offices and home/work spaces. - Design, model and articulate dwellings with a consistent relationship to the street and to each other. - Design with a simplicity of building elements that create a contemporary façade. Avoid historical reproduction styles. - Modulate side boundary setbacks and incorporate courtyards, atria, toplights and the like to maximise solar access to dwellings. - Prefer elevated finished floor levels and entries, balconies and street elevations to improve outlook and surveillance of streets and open spaces. - Ensure all dwelling entries are clearly visible from the street by day and night. - Ensure a maximum 500mm cut and 500mm fill for allotments unless otherwise stated elsewhere. 	<p>The subject site is identified as being for multi-unit housing (which includes apartments) and an area for increased density. The proposed RFBs supports this.</p> <p>All dwellings are either 1, 2 or 3 b/r units. The Pemulwuy Estate (which this control is relating to) provides a range of dwelling types and styles.</p> <p>The proposed RFBs are articulated and has a consistent relationship with each other.</p> <p>Satisfactory contemporary building elements proposed.</p> <p>Side boundary setbacks satisfactorily modulated.</p> <p>Elevated floor levels are provided where possible. Satisfactory surveillance is provided to the street, communal areas and public open space areas.</p> <p>Dwelling entries are visible from the street or internal pathways.</p> <p>Cut and fill exceeds 500mm. However, this is a significantly sloping site. There are no privacy concerns at ground level, and as such, proposed cut and fill is considered satisfactory.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Considered satisfactory</p>
4.2	Elevated Sites (Steep Land)	<p>Whilst the site is elevated and has a significant slope, the controls in 4.2 relate to the erection of detached dwellings.</p> <p>Notwithstanding, the proposal has been designed to respond to the site topography.</p>	N/A
4.4	Building articulation and street address	<p>Satisfactory architectural character provided.</p> <p>Articulation provided.</p>	<p>Yes</p> <p>Yes</p>

	<ul style="list-style-type: none"> - Accommodate a range of roof forms in order to provide variety and reduce the bulk and scale of the streetscape. 	Satisfactory roof forms provided.	Yes
4.5	<p>Setbacks</p> <ul style="list-style-type: none"> - Front of building – 3m - Rear setback – <ul style="list-style-type: none"> A. North-South Lots: <ul style="list-style-type: none"> * Lot depth max. 35m = 6m. * Lot depth >35m = 8m. B. East-West Lots: <ul style="list-style-type: none"> * Little Streets = 3m from garage to dwelling. - * Other streets = 4.5m - Side setback – <ul style="list-style-type: none"> Type C low density townhouse/rowhouse = 0m to both. Type D Apartments + higher density townhouses = 3m 	<p>6m provided to Butu Wargun</p> <p>Lot depth is >35m, so 8m rear setback required. 8m provided</p> <p>N/A</p> <p>The proposal provides a setback greater 3m required, min 6m provided.</p>	<p>Yes</p> <p>Yes</p> <p>N/A</p> <p>Yes</p>
4.6	Solar Access	Compliance with ADG achieved	Yes
4.7	<p>External Private open space</p> <p>Provide useable private open space, directly accessible from living and/or dining areas to each dwelling.</p> <p>Type A, B and C dwellings are required to provide an area equivalent to 20% for Pemulwuy South and 30% for Pemulwuy North of the total site area as a pervious (soft) surface.</p> <p>Type D dwellings (and Type M in the case of Pemulwuy South) are required to provide an area equivalent to 20% of the total site area as external private open space, at ground level or in the form of a balcony;</p> <p>All private open space (excluding balconies) is to have a minimum dimension of 3 metres which is to be accessible from living or dining areas, and be suitable for outdoor living;</p> <p>Balconies are to have a minimum dimension of 2.4 metres where they are accessible from living or dining areas. In such cases, they can be used in the private open space calculation. This dimension may be reduced to 1.8 metres where functionality can be demonstrated;</p> <p>Balconies should be located to provide active street frontages.</p>	<p>POS is provided directly from living or dining areas.</p> <p>Complies with ADG</p> <p>Complies with ADG</p> <p>Complies with ADG</p> <p>Balconies activate the streets and internal pathways and communal</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

	<p>A minimum of 20% for Pemulwuy South and 30% for Pemulwuy North of the total site area shall remain as a pervious (soft) surface, unless otherwise noted on Figures 39 and 40.</p> <p>Where impervious areas exceed 80% for Pemulwuy South and 70% for Pemulwuy North of the total site area, Council will require an on-site detention system.</p>	<p>open space.</p> <p>Total communal open space = 10,121.8m² or 32.7%</p> <p>N/A</p>	<p>Yes</p> <p>N/A</p>
4.9	<p>Privacy</p> <p>Dwellings are to maximise visual privacy through consideration of the layout of internal rooms and external living spaces, design of openings, screens, walls and choice of materials</p>	Complies with ADG.	Yes
4.12	<p>Materials and Colours</p> <p>Provide a mix of materials and colours to create visual interest and variety in the streetscape.</p>	Satisfactory colours, finishes and materials proposed.	Yes
4.13	<p>Water and Energy Efficiency</p> <p>Ensure all new residential development complies with the requirements of the Building Sustainability Index (BASIX) for energy efficiency. Obtain BASIX Certification prior to the final design submission.</p>	Refer to BASIX Certificate submitted. Considered Satisfactory.	Yes
4.14	<p>Garages, Car Parking and Driveways</p> <p>On street parking should be designed to be consistent with the design principles and dimensional requirements of Australian Standards AS2890 and AS1742.</p> <p>Off street parking shall be consistent with the design principles and dimensional requirements of Australian Standards AS 2890.1.</p> <p>Parking may be provided in basements under building footprints. Naturally ventilated semi-basement car parks extending to 1.2 metres above adjacent ground level are preferred in any under-building parking.</p> <p>Driveway crossings of between 5.0 and 6.0 metres in width for double garages are permitted.</p>	<p>On-street visitor parking complies.</p> <p>Reviewed by Council's Development Engineer as satisfactory, subject to conditions.</p> <p>Basement parking proposed. Ventilation details to be provided at CC stage – Conditions contained in DA2016/381/1.</p> <p>N/A</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>N/A</p>
4.15	<p>Fencing</p> <p>The front fence piers and base are to be constructed of rendered, bagged or face</p>	No changes to approved fencing proposed.	Yes

	<p>brickwork to match the style of the home, with a light weight see-through infill.</p> <p>Front fencing must return along the boundary to the front building facade.</p> <p>Maximum height of 1.2 metres from natural ground on the street side of the fence, except where slopes exceed 1:8.</p> <p>Side and rear fencing is to be 1.8m high lapped and capped timber fencing, or must be reduced to 1.5m high when built on top of a retaining wall. Colorbond fencing or similar is not permitted. Where the retaining wall exceeds 1.2m, the combined wall plus fence should not exceed 2.4m.</p> <p>On sloping land, the height of fencing must step to follow the slope of your allotment as shown in Figure 50 The low wall plinth must be no greater than 0.6m at the highest step.</p>		
4.16	<p>Adaptable and Affordable Housing</p> <p>Ensure that 20% of multi-unit housing, shop-top housing and mansion house apartments are compliant with Class C – Adaptable Housing Features as set out in Australian Standard AS4299.</p> <p>Ensure that 100% of adaptable housing is compliant with Adaptable Housing Class A or B.</p>	64 adaptable units proposed (20.2%)	<p>Yes</p> <p>Condition 28 of DA2016/381/1.</p>
4.17	<p>Safety, Security And Lighting</p> <p>Identify lots edging open spaces as suitable for increased densities, thereby maximising the number of dwellings which overlook open spaces. Incorporate passive open space surveillance into lot layout and design of residences, including balconies, porches, etc.</p> <p>Ensure all dwelling entries are clearly visible from the street by day and night.</p> <p>Design first floor uses to overlook the street and car parking areas.</p> <p>Ensure private landscaping does not provide opportunities for concealment e.g. along pathways or adjacent to service areas.</p>	<p>Increased density provided on the site. Surveillance over the communal and public space provided.</p> <p>Dwelling entries are visible from the street and internal pathways.</p> <p>Dwellings overlook public and semi-public spaces.</p> <p>Landscaping is satisfactory.</p> <p>Standard condition to be imposed regarding lighting of pathways.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Condition 110 of DA2016/381/1.</p>

4.18	Bushfire Protection Development must comply with Planning for Bushfire Protection (NSW Rural Fire Service: 2006) or subsequent amendments.	N/A	N/A
4.20	Servicing Provide each dwelling with a secure external clothes drying area with access to sunlight and breezes, screened from the public domain. Locate adequate rubbish and recycling areas where they are convenient and accessible. In addition to garages, the adequate storage of bulky goods in multi-unit housing is required at a rate of: a) 7.5 cubic metres for a studio/one bedroom unit; b) 10 cubic metres for a two bedroom unit; and c) 12.5 cubic metres for units with three or more bedrooms. Antennae, satellite dishes, water tanks, service metres and solar heating should be sited to minimise their impact on the public domain.	It is envisaged that external drying areas would be provided on balconies. Considered satisfactory by Council's Waste Section. Satisfactory	Condition 109 requires screening of clothes drying areas. Yes Yes
6.1	Height Limits – Pemulwuy South Prospect Hill Zone – RLs apply Maximum external wall height is to be 10 metres. Height limits – 3 storey zone	The subject site is located within the Prospect Hill zone. Minor building elements, such as parapet walls, lift cores and roof slabs exceed the respective RLs. The modified proposal is generally compliant with the maximum RL heights with the exception of the abovementioned encroachments. The modified proposal exceeds the 10m external wall height and 3 storey height limit. It is noted that the approved development is part 3, 4 and 5 storey in height. An additional storey is proposed to Blocks A, D, E, F & G to increase all 3 storey Blocks A, D, E & G to 4 storey, and Block G to 5 storey in its	No, but considered satisfactory Considered satisfactory

		<p>entirety.</p> <p>The additional storey is proposed to western end of blocks to fall within the 12.5m building height plane and respond to the topography of the land. The location of the additional floors does not result in adverse visual impacts on surrounding properties.</p> <p>Having regard to the above, the additional storeys proposed are considered acceptable as the modified proposal complies with the building height, deep soil zone, communal open space and the landscape area. The modified design ensures to maintain historic views to/from the Ridgeline and Prospect Hill.</p>	
6.2	<p>Setbacks – Pemulwuy South</p> <p>Provide a minimum 3 metre front setback to dwellings.</p> <p>Provide a minimum 5.5 metre setback to garages from the street frontages.</p> <p>Provide the following rear landscaped set backs to north-south lots: a) up to 35 metre depth requires a minimum of 6 metres from rear boundary; and b) greater than 35 metres depth requires a minimum of 8 metres from the rear boundary.</p> <p>Provide the following rear set backs to east-west lots: a) lots accessible from little streets require a minimum of 3 metres from rear of garage zone; and b) lots accessible from public streets require a minimum of 4.5 metres from the rear boundary.</p>	<p>6m</p> <p>N/A</p> <p>8 metre rear setback provided to western boundary.</p> <p>N/A</p>	<p>Yes</p> <p>N/A</p> <p>Yes</p> <p>N/A</p>
8.0	<p>Heritage</p> <p>Whilst the site is not heritage listed, the state-listed Prospect Hill adjoins the site to the north.</p>	<p>The proposed development is in the vicinity of Prospect Hill - State Heritage Item. The accompanying SEE and Clause 4.6 variation addresses the maintenance of views to/from the Ridgeline and Prospect Hill.</p> <p>It is considered that the modified proposal will not adversely impact the heritage significance of the item. Refer to earlier discussion in Part B,</p>	<p>Yes</p>

		Section 1.3 and HLEP compliance table.	
10.0	Stormwater and Flooding Management	Council's Development Engineering Section considers the development to be satisfactory, subject to conditions.	Yes
11.1	Site Contamination and Remediation	Remediation works have been approved as part of DA2016/381/1.	Yes
11.3	Waste Management	Council's Waste Section considers the development to be satisfactory.	Yes
11.4	Soil Erosion & Sediment Control	A detailed sediment & erosion control plan was submitted & is considered to be acceptable.	Yes