

ATTACHMENT 6 - ALEP 2010 Assessment Table

DEVELOPMENT STANDARD	COMPLIES	DISCUSSION
4.1 Minimum Lot Size No minimum lot size applicable	N/A	N/A
4.3 Height of Buildings Maximum 45 metres, 48 metres and 55 metres	Partial compliance	<p>Buildings and A (42.87 metres) and D (8.2 metres) are compliant with the applicable maximum 45 metre building height.</p> <p>Building B maintains a maximum building height of 57.8 metres to the top of the lift overrun, where a maximum building height of 55 metres is applicable. This equates to a numerical variation of 2.8 metres to the maximum 55 metre building height (5% variation).</p> <p>There is also a building height exceedance of the maximum 45 metre building height applicable to the western portion of Building B. A maximum building height of 54.09 metres is proposed comprising unenclosed balconies. The variation equates to an exceedance of 9.09 metres (20% variation).</p> <p>No portions of Building B that exceed the maximum building height comprise habitable floor space space.</p> <p>Building C maintains a maximum building height of 48.35 metres to the top of the lift overrun, where a maximum building height of 48 metres is applicable. This equates to a numerical variation of 0.35 metres to the maximum 48 metre building height (0.7% variation).</p> <p>There is also a building height exceedance of the maximum 45 metre building height applicable to the western portion of Building C. A maximum building height of 48 metres is proposed comprising unenclosed balconies. The variation equates to an exceedance of 3 metres (6.6% variation).</p> <p>No portions of Building C that exceed the maximum building height comprise habitable floor space space.</p>
4.4 Floor space ratio 5:1 maximum floor space ratio 4.4(2E) For development on land in Zone B4 Mixed Use, as shown edged blue on the Floor Space Ratio Map— (a) the floor space ratio for the part of the buildings used for non-residential	Y	<p>The development provides a total non-residential gross floor area (GFA) of 3,460m², which equates to a total FSR of 0.6:1.</p> <p>The development maintains a total gross floor area of 29,763m².</p> <p>The total GFA equates to an FSR of 5.21:1.</p>

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<p>purposes is not to be less than 0.4:1, and</p> <p>(b) despite subclause (2), the maximum floor space ratio may exceed the floor space ratio shown on the map for the land by 0.3:1 if the floor space ratio for the part of the buildings used for non-residential purposes is not less than 0.6:1.</p> <p>Total permitted maximum FSR – 5.3:1</p>		
4.6 Exceptions to development standards	-	Refer to the following Clause 4.6 variation discussion in relation the building height departures of Buildings B and C and the Clause 4.6 request at Attachment 8 to this Report.
5.1A Development on land intended to be acquired for public purposes	Y	It is acknowledged that Lots 7 and 8 in DP 397 are to be dedicated for public open space in accordance with the executed Voluntary Planning Agreement; consistent with the RE1 zoning of the land.
5.10 Heritage Conservation	Y	<p>The subject site is not heritage listed and is not within a heritage conservation area. The site is located in proximity to Rookwood Cemetery and Necropolis to the east, which is listed on the State Heritage Register (Listing No. 00718) and the Lidcombe Signal Box at Railway Street, between Mark and East Streets (south side of railway lines) which is of local heritage significance (Item No: A56).</p> <p>The application has been accompanied by a Heritage Impact Statement (HIS) prepared by Urbis, which was also considered at the Planning Proposal stage. The HIS relevantly concluded that the height, density and general form, proposes a height uplift on the site from 32m to 45m and some at 55m, does not adversely and unacceptably impact upon the identified heritage significance of the nearby State Heritage Register listed item of Rookwood Cemetery.</p>
5.21 Flood planning	-	The site is not identified as flood affected.
6.1 Acid Sulfate Soils	Y	The site comprises Class 5 acid sulfate soils. A standard condition of consent to address the management of the acid sulfate soil affectation of the site has been recommended.