

ATTACHMENT 7 – ALEP 2010 Assessment Table

DEVELOPMENT STANDARD	COMPLIES	DISCUSSION
4.3 Height of Buildings 22m – Building A 32m – Building B 40m – Buildings C & D	N	<p>Building A – 22.3 metres Building B – 33.22 metres Building C – 43.12 metres Building D – 42.42 metres</p> <p>A Clause 4.6 variation request has been submitted for the building height departure of a portion of Building B, which does not constitute part of the remaining architectural roof feature of the building. The portions of Buildings A, C and D over the maximum building height comprise architectural roof features, refer to the discussions in the following sections of this Table.</p>
4.4 Floor space ratio 3.2:1	Y	<p>The development provides a total gross floor area of 32,399sqm, which equates to a floor space ratio of 3.2:1.</p>
4.6 Exceptions to development standards	-	<p>There is a portion of Building B which comprises rooftop mechanical plant, that is separate from the architectural roof feature component of the development. The portion of the mechanical plant exceeding the maximum building height is 780mm above the 32 building height, at 32.78 metres. This equates to a 2.4% departure from the development standard. Accordingly, a Clause 4.6 variation request has been submitted to seek to vary the maximum 32 metre building height development standard applicable to Building B.</p> <p>Refer to the following Clause 4.6 variation discussion in relation the building height departure and the Clause 4.6 request at Attachment 8 to this Report.</p>
5.4 Controls relating to miscellaneous permissible uses If development for the purposes of a neighbourhood shop is permitted under this Plan, the retail floor area must	Y	<p>The propose development includes three (3) neighbourhood shops within Building D, comprising the following areas 78.44m², 73.3m² and 44.29m². Each neighbourhood shop is less than 80sqm in area.</p>

ATTACHMENT 7 – ALEP 2010 Assessment Table

not exceed 80 square metres.		
5.6 Architectural roof features	Y	<p>The portions of Buildings A, B, C and D that are over the maximum building heights applicable to the site comprise architectural roof features.</p> <p>These portions of the building comprise decorative elements on the uppermost portions of the building, which add visual interest and articulation to the development. These portions do not comprise advertising structures and do not include any floor space area capable of being modified to include floor space area. These portions of the buildings do not contribute to an increase in overshadowing of the building. These elements have been supported by the CDEP.</p> <p>It is noted that the rooftop mechanical plant on Building B has not been integrated into the design of the roof feature of Building B and as such a Clause 4.6 variation request has been submitted for this portion of the building.</p>
5.10 Heritage Conservation	Y	<p>The subject site is not a Heritage item and is not located in a Heritage Conservation Area, in accordance with the provisions of the Auburn Local Environmental Plan 2010.</p> <p>A number of heritage items are located within the vicinity of the site, being Rookwood Cemetery (State significance); Lidcombe Railway Station Group (local significance) and Lidcombe Signal Box (local significance). A Heritage Impact Statement (HIS) has been prepared by Weir Phillips which concludes that the alterations and additions will have an acceptable impact on heritage items in the vicinity, where they are sufficiently separated from the subject site. The increased height will not block any significant view corridors to/from these</p>

ATTACHMENT 7 – ALEP 2010 Assessment Table

		heritage items and will not overshadow any part of the Rookwood Cemetery.
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.