

Attachment 4 – Holroyd Development Control Plan 2013 compliance table

The following table provides an assessment of the proposed development against the relevant controls under Holroyd Development Control Plan 2013

Part A – General Controls			
Standard	Required/Permitted	Provided	Compliance
2.4	<p>Access: Vehicular Crossing , Splay Corners, Kerb & Guttering VC to be reconstructed if in poor condition, damaged or design doesn't comply</p> <p>Avoid services/facilities in road reserve, existing trees, pedestrian crossing, pram ramps etc or condition their relocation</p> <p>Corner sites VC to be min. 6m from the tangent point</p>	<p>Existing VC to be demolished and new VC proposed. No objection from Council's Development Engineer subject to conditions.</p> <p>Standard services located in road reserve. No critical facilities or services obstructing new driveway location.</p> <p>Driveway not located at the corner</p>	<p>To condition</p> <p>Satisfactory. Impose standard conditions</p> <p>Yes</p>
2.7	Road Widening	The subject site is not impacted by road widening	N/A
3.1	<p>Car Parking</p> <p>1 bedroom: 0.8 space x 16 units = 12.8 2 bedroom: 1 space x 13 units = 13 3 bedroom: 1.2 space x 5 units = 6 Dual key apartments (1 bedroom) – 0.8 x 24 units = 19.2 Visitor: 0.2 space x 46 units = 9.2 Wash bay: 1 Total = 62 spaces (including 1 car wash)</p>	Refer to ARH compliance table.	Yes
	<p>Bicycle Parking</p> <p>Studio None 1 bedroom 0.5 spaces 2 bedroom 0.5 spaces 3+ bedroom 0.5 spaces Visitor/dwelling 0.1 spaces</p>	<p>1 bedroom: 0.5 space x 16 units = 8 2 bedroom: 0.5 space x 13 units = 6.5 3 bedroom: 0.5 space x 5 units = 2.5 Visitor: 0.1 space x 46 units = 4.6</p> <p>Total = 22</p> <p>Provided = 28 Racks</p>	Yes
3.3	<p>Dimensions of Car Parking Facilities, Gradients, Driveways, Circulation and Manoeuvring.</p>	Satisfactory	Yes
3.5	<p>Driveways Driveways shall be setback a minimum of 1.5m from the side boundary.</p>	Yes	Yes
3.6	<p>Accessible parking</p> <p>- 1 space per adaptable dwelling - 2 spaces per 100 spaces for visitors</p>	<p>Yes</p> <p>7 adaptable units provided, in accordance with Part B of the</p>	Yes

		DCP – Min. 15% of dwellings shall be adaptable.	
6.1	Retaining walls - Generally <1m in height.	Retaining walls primarily provided along property's rear and section of side boundary associated with the OSD basin. 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.	Yes
6.3	Erosion and Sediment Control	Erosion and Sediment Control Plan considered satisfactory.	Yes
7.4	Stormwater Management	Considered satisfactory by Council's Development Engineer	Yes
9	External Road Noise & Vibration	Acoustic report considered satisfactory by EHU subject to conditions	Yes
11	Site Waste Minimisation and Management Plan (SWMMP)	Considered satisfactory by Council's Traffic Engineer and Waste Management section, subject to condition	Yes
Part B – General Residential Controls			
1.1	Building Materials Schedule of Colours & Finishes to be submitted.	Considered satisfactory	Yes
1.2	Fences Front fences to be solid ≤1m and be ≥50% transparent to 1.5m. 1.8m allowable along busy roads, such as GWH	Fencing is setback behind the building line. No front fencing proposed	Yes
1.3	Views Minimise obstruction of views	No significant views are blocked by the development	Yes
1.4	Visual Privacy To provide a high level of visual and acoustic privacy for residents and neighbours in dwellings and private open spaces.	Building separation is considered acceptable with respect to the ADG.	Yes
1.5	Landscaping Min. 20% of total floor area for each dwelling; 3m wide; at rear or side. (1397m ²) Max. 50% of provided landscaped area shall be forward of the front building line. Majority of landscaped area to be at the rear of the building. Principal private open space shall have a minimum dimension of 4 metres, have direct access from a major living area of the dwelling and be clear of all structures, including posts. Ground level; max. 1:8 grade; can consider decks etc. <0.5m high on merit.	Refer to ARH SEPP <50% provided forward of the building line. Balconies and courtyards provided.	Yes, on merit Yes Yes

	Directly accessible from a main living area of the dwelling (lounge/dining/rumpus room)	Yes	Yes
1.6	Safety and Security The front door of a development should either be visible from the street or internal roadway, or overlooked by a window, and should be clearly visible from the driveway. Blank walls along street frontages are prohibited. Landscaping that may allow would-be intruders to hide shall be avoided.	Front entry foyers are visible. N/A Landscaping design is considered satisfactory from a CPTED perspective.	Yes N/A Yes
1.8	Sunlight Access 1 main living area of new dwelling to receive 3 hours direct sunlight between 9am and 4pm, 22 June 1 main living area of existing adjacent dwellings and 50% of their POS to receive 3 hours direct sunlight between 9am and 4pm, 22 June. Min. 50% of required POS of new dwelling to receive 3 hours direct sunlight between 9am and 4pm, 22 June.	Complies to ADG. Given the orientation of the site, the adjoining development to the east and west achieve the minimum 3 hours. The impact of the proposal on a future residential flat building would only be limited to a few units and would not preclude compliance with the ADG requirement of 70% of units to achieve 2 hours solar access; The private open space areas of existing and approved developments will receive 3 hours of direct sunlight between 9am and 4pm, midwinter, to 50% of the required area.	Yes Yes Yes
1.9	Cut & Fill Cut: max. 1m; max. 0.45m within 0.9m of side/rear boundary. Cut controls are not applicable where basement parking is proposed. Fill: max. 0.3m within 0.9m of side/rear boundary; ≥0.6m to be contained within the building envelope; if > 0.15m shall occupy max. 50% of the landscaped area.	Excavation for 2 levels of basement Minimum fill outside building envelope	Yes Yes
1.11	Car Parking & Roads Garages max. 6m wide or 50% of the buildings street elevation; integrate into design; if dwelling >12m wide garage can protrude max. 1.5m. At-grade garages/carports to be min.1m behind front wall of dwelling or 5.5m from street boundary, whichever is greater. Garages max. 20m2 (single); max. 40m2	N/A N/A	N/A N/A

	(double); include excess in floor space. Vehicle crossing/s shall be a minimum width of 3 metres (5 metres for single dwellings and dual occupancies that propose double or adjacent garages) and a maximum width of 5 metres at the boundary line.	N/A 5.5m	N/A Yes
1.12	Universal Housing & Accessibility Developments should be designed to minimise any barriers to less mobile persons. All two storey residential dwellings (including single dwellings, dual occupancies, attached housing and multi dwelling housing) should provide one room capable of being used as a bedroom, kitchen, bathroom/toilet and living areas on the ground level. For multi dwelling development and residential flat buildings, 15% of dwelling units shall comply with AS4299- 1995- Adaptable Housing Class B.	Satisfactory N/A 15% = 7units 7 units provided as adaptable	Yes N/A No
1.13	Subdivision Strata subdivision of residential flat buildings is permitted	Strata subdivision not proposed	N/A
Part 6 – Residential Flat Buildings			
6.1	Lot Size and Frontage The minimum lot frontage for residential flat buildings at the property line is as follows: • 24 metres if the property is located in the highlighted area in maps 1-8 (see Appendix 1), or • 28 metres for all other properties, or • 45 metres for all development 6 storeys or more. Council does not permit individual properties being left between two developments in a manner that would limit its future development potential for flat development and/or otherwise impact on its value.	A frontage of 73.16m provided to Joyner Street The combined frontage of the 4 adjoining properties (11-17 Joyner Street – also zoned R4) does not result to land locking.	Yes Yes
6.2	Site Coverage The maximum site coverage of any residential flat development shall not exceed 30% of the site area.	Site area = 2200.4m ² 30% = 660.12m ² Provided = 902.9m ² (41%)	No
6.3	Setbacks and Separation The minimum setback for residential flat buildings from the principal street frontage shall correspond to the existing prevalent building setback, but be no less than 6 metres. The area between the street alignment and building setback is to be landscaped except for areas used for driveways and paths for vehicles and	Western Elevation – Level 1 -4 = Faces the street front. 6m setback and does not create any privacy impact. Level 5 = 9m setback Eastern Elevation – Level 1 – 4 = 6m separation to	Yes

	<p>pedestrians, gaining access to the site.</p> <p>The minimum rear setback for a residential flat building shall be:</p> <ul style="list-style-type: none">• up to four storeys- 20% the length of the site, or 6 metres, whichever is greater.• five storeys or more - 30% the length of the site. <p>Side setbacks shall be a minimum of 3 metres.</p> <p>Side and rear boundary setbacks shall be landscaped and may include private courtyards, communal open space and clothes drying facilities.</p> <p>A minimum upper storey setback of 3m is required for all floors above 4 storeys.</p>	<p>the rear and does not create any privacy impact. Level 5 – 9m setback</p> <p>Northern Elevation – Level 1 – 4 = 8.1m separation. The driveway is along this boundary and does not create any privacy impact. Level 5 = 10.6m setback</p> <p>Southern Elevation – 6m separation from level 1 – 4. Level 5 = 9m setback.</p>													
6.4	<p>Building Height The minimum floor to ceiling heights shall be:</p> <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.• Attic spaces shall have 1.5 metre minimum wall height at the edge of room with a 30 degree minimum ceiling slope. <p>Maximum building height in storeys shall be provided in accordance with the table below: Permitted Height (storeys)</p> <table><tr><td>9</td><td>1</td></tr><tr><td>11</td><td>2</td></tr><tr><td>12.5</td><td>3</td></tr><tr><td>15</td><td>4</td></tr><tr><td>18</td><td>5</td></tr><tr><td>21</td><td>6</td></tr></table>	9	1	11	2	12.5	3	15	4	18	5	21	6	<p>3.05m for all levels</p> <p>5 storeys proposed</p>	<p>Yes</p> <p>No</p>
9	1														
11	2														
12.5	3														
15	4														
18	5														
21	6														
6.6	<p>Open Space Communal open space shall be located where it is highly visible and directly accessible to the maximum number of dwellings. Excessively long paths of travel to and from communal open space must be avoided.</p> <p>Communal open space should be located adjacent to surrounding public open spaces such as reserves and public through site links where appropriate.</p> <p>Communal open space shall be integrated with the site and designed with uses such as circulation, BBQ or play areas or passive amenity.</p>	<p>The communal open space is well located and visible from all units.</p> <p>Not applicable in this instance.</p> <p>COS is designed for passive recreation.</p>	<p>Yes</p> <p>N/A</p> <p>Yes</p>												

	Communal open space shall be appropriately landscaped and ensure active and passive recreation through the provision of facilities such as seating, pergolas, barbeque facilities and the like	Appropriate facilities provided.	Yes
6.7	<p>Building Appearance Facades are to be composed with an appropriate scale, rhythm and proportion, which responds to the building's use and desired contextual character.</p> <p>All walls to the street shall be articulated by either/or windows, verandas, balconies or blade walls. Such 'articulation' elements may be forward of the required building line up to a maximum of 600mm.</p> <p>Roofs shall be designed to relate to the desired built form and context and character of the street.</p>	<p>The architectural treatment provided to all facades is acceptable.</p> <p>No street front for the subject building.</p> <p>Considered satisfactory</p>	<p>Yes</p> <p>N/A</p> <p>Yes</p>
6.8	<p>Building Entry and Pedestrian Access The main building entry is to be separate from car parks or car entries.</p> <p>The accessibility standard set out in Australian Standard AS 1428 (parts 1 and 2) is to be followed as a minimum.</p> <p>Entries and circulation space shall be designed to allow movement of furniture between public and private spaces.</p>	<p>Vehicle access is separate from pedestrian entries.</p> <p>Access to all units is considered to be satisfactory</p> <p>Entry areas and circulation space are considered to be of an acceptable size.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
6.9	<p>Parking and Vehicular Access</p> <p>Only basement car parking will be permitted for residential flat buildings.</p> <p>Vehicle access points shall be limited to a minimum.</p> <p>Driveways associated with residential flat buildings shall be arranged to facilitate safe and efficient vehicular access. Vehicles shall be able to enter and leave the site in a forward direction with minimal on-site manoeuvring. (i.e. Maximum of a three point turn)</p> <p>Car parking spaces allocated to dwellings that are built to the Adaptable Housing Standard – AS 4299 must comply with the dimensions specified in that standard.</p> <p>Access to resident parking areas shall be restricted via a security gate or door with an intercom, code or lock system. Visitor parking will be permitted in this area subject to intercom access being provided</p>	<p>Yes, basement provided</p> <p>Only 1 vehicle access point proposed.</p> <p>Yes</p> <p>Yes</p> <p>Access control provided</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

	<p>to each dwelling.</p> <p>One car wash bay shall be provided for all developments having 10 or more dwellings. The car wash bay shall be a common, independent area and not serve as a visitor parking space.</p>	Provided	Yes
6.11	<p>Internal Circulation All common facilities within a development must be accessible.</p> <p>All staircases within a development shall be located internally.</p> <p>The location of sensitive noise rooms adjoining less sensitive noise rooms, corridors and stairwells shall be minimised.</p> <p>Locate habitable rooms with windows overlooking communal/public areas.</p>	<p>Provided via the provision of pedestrian pathways.</p> <p>Complies</p> <p>The proposed design is considered appropriate.</p> <p>All living areas overlook the communal open area to the north of the building.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
6.12	<p>Facilities and Amenities Each dwelling shall be provided with individual laundry facilities located within the dwelling unit.</p> <p>Open air clothes drying facilities should be provided in a sunny, ventilated and convenient location, which is adequately screened from streets and other public places. 7.5 metres of line per dwelling shall be provided.</p> <p>Mailboxes shall be designed and provided so that they are convenient for residents, shall not be at 90° to the street, does not require a postal employee to enter the site and shall not clutter the appearance of the development from the street.</p> <p>A master antenna should be provided for any development of more than two dwellings.</p>	<p>Yes</p> <p>Individual clothes drying facilities are provided to each unit within the balcony that is suitably screened from public view.</p> <p>N/A</p> <p>N/A</p>	<p>Yes</p> <p>Yes</p> <p>N/A</p> <p>N/A</p>
6.15	<p>Waste Management Bin storage areas shall:</p> <ul style="list-style-type: none"> • be located behind the building line and screened from the street and any public place; • be accessible and in relatively close proximity to each dwelling; • allow for unobstructed access that does not exceed a grade of 1:8 for bins to be wheeled to the collection point; • not impact upon the amenity of adjoining premises or dwellings within the development, i.e. odour. 	Council's Waste Officer has advised that the waste management arrangements proposed are considered to be satisfactory subject to conditions	Yes
7	<p>Landlocked Sites Residential R4 zoned lots should not result</p>	Proposal does not result in the landlocking of adjoining	Yes

	in the creation of landlocked sites.	properties.	
	Existing Landlocked Sites Existing landlocked sites shall be assessed on their merits.	N/A	N/A
	Proposals shall achieve a satisfactory level of amenity, privacy, solar access, landscaping and setbacks and shall not detract from the streetscape.	N/A	N/A
Part N – Transitway Station Precinct Controls			
1.3	Building Height The maximum building storey limit is 4 storey for the subject site.	5 Storey proposed	No