

ATTACHMENT 7
Holroyd Development Control (HDCP) 2013 Compliance Table

Holroyd DCP 2013 does not contain specific controls for senior living. In this regard, the building controls for general residential and multi dwelling housing in the R2 zone have been considered as a guide for establishing the building envelope for the proposed development. These following controls are relevant to assessment of environmental impacts of the development in the locality and suitability of the site for the proposal.

Relevant Control		Compliance Requirements with	Consistency Objectives
Part A - General Controls			
2.4 & 2.7 Road Widening, Closures and splay corners	Corner sites VC to be min. 6m from the tangent point	N/A	N/A
	Corner sites require 3m x 3m splay corner to be dedicated	N/A	N/A
	Roads, access, road widening, check maps in Appendix K	N/A	N/A
3.1 Car Parking	Relies on SEPP 2004	See above assessment	N/A
3.3 Dimensions and Gradients	Parking length – 5.5m, Parking width – 2.4m, 3m for enclosed single garages, 5.5m for double garages	No single garages proposed.	N/A
4.1 Tree and Landscape Works	Council approval is required for following prescribed trees/vegetation: <ul style="list-style-type: none"> - height of over 3.6m - Table 1 & 2 trees are not prescribed trees - Not including noxious weeds 	The proposed development is accompanied by an Arboricultural Impact Assessment and an Addendum Arborist Report prepared by an AQF Level 5 arborist – Peake Arboriculture. The report provides an assessment of all trees within and adjacent to the site that may be affected by the proposed development. Where trees are proposed to be retained, a Tree Protection Plan is provided. This is supported by Council's Tree Management Officer subject to conditions.	Yes, subject to conditions
4.2 Development Works including existing trees and landscaping	<ul style="list-style-type: none"> - Conserve and retain trees where possible. - Vehicular driveways shall be located a minimum of 3 metres from the outside edge of the trunk. 	Yes	Yes
	Discourage the removal of the following trees: <ul style="list-style-type: none"> - significant height, size, portion or age - part of the streetscape - part of a wildlife habitat - indigenous, rare or endangered species 	In accordance with the arborist report the following recommendations are made: <ul style="list-style-type: none"> • 3 x neighbouring trees will not be impacted by the proposal and do not 	Yes

	<ul style="list-style-type: none"> - visual screening - remnant or riparian vegetation 	<p>require protection during construction.</p> <ul style="list-style-type: none"> • 10 x trees at the rear boundary have no encroachments from the proposed development but will require protection fencing during construction and will be retained. 2 x street trees will have no encroachment and can be retained. • 6 x trees will have less than 10% encroachments from the proposed development and will not be detrimentally impacted by the development but will require tree protection during construction and will be retained. • 1 x tree will have a major encroachment from the proposed stormwater installation. Tree protection fencing will be required to retain the tree. • 7 x trees will have major encroachments and a further 10 trees are located within the development area and are therefore required to be removed, subject to approval. • Where trees are proposed to be removed, replacement trees of an appropriate species are proposed, demonstrated on the accompanying Landscape Plan 	
5.0 Biodiversity	Refer to HLEP Biodiversity map. Tree and Landscape Works	N/A	N/A
6.4 ESCP	Soil Management	Yes - Satisfactory	Yes
7.0 Stormwater Management	Stormwater Management	Yes, the proposed stormwater system is supported by Council's Development Engineer subject to conditions.	Yes, subject to conditions
9.0 External Noise and Vibration	External Road Noise and Vibration	N/A	N/A
11 Waste Management	Waste Management Plan	Yes - Satisfactory	Yes
Part B Residential Controls			
1.1 Building Materials	Building appearance, materials, articulation, garage projection	The proposed building materials are considered	Yes

		acceptable and external colour schedule presents well to the street, subject to conditions.	
1.2 Fences	Front Fences max 1.5m, max 1m solid	No front fences proposed. However courtyard fences of the front units are proposed with a height of 1.2-1.5m. 1.8m high side boundary fencing proposed.	Yes
	Side/rear Fences min 1.8m max 2.4m		
	Corner sites, fences and landscaping must be max 900mm at the street corner of the allotment in an area measuring 1.5 metres x 1.5 metres from the corner.	N/A	N/A
1.3 Views	Significant or district views should be retained (at least in part).	N/A – There are no significant or district view corridors in the vicinity.	N/A
1.4 Privacy	Visual Privacy	Proposed fencing with height of 1.8m will prevent any overlooking from the yard areas and no openings to living area have been proposed facing the adjoining residential properties. Further, privacy screens have been installed to first floor balconies on the first floor.	Yes
	Acoustic Privacy	Yes - Acceptable	Yes
1.5 Landscaping and Open Space	Min. landscaping area: - lots >600m ² – min. 25% - Required = 1123.2m ² ,	Yes – 1718m ² , or 38.2%	Yes
	Max. 50% of provided landscaped area shall be forward of the front building line	Yes – Minimum width of 2m calculated.	Yes
	Total Private Open Space (POS) min 15% site area & min 3m wide	N/A, within existing seniors housing development	N/A
	Only hard paved areas for driveways/pathways to be in front setback area. Not to cover entire area.	Yes, the only paved areas within the front setback are driveways and pathways	Yes
	1 metre landscape strip to be provided along the sides of driveway	N/A	N/A
	Min.20% of total floor area for each dwelling; 3m wide; at rear or side.	N/A	N/A
	Principal area 16sqm; 4m dimension; clear of all structures/posts	Yes, all units comply with 16m ² POS 4m and clear of structures and posts.	Yes
	Ground level; max. 1:8 grade; can consider decks etc <0.5m high on merit	Yes, all alfresco's are <0.5m above NGL	Yes
	Directly accessible from a main living area of the unit/ Must have external access	Yes, all units have external access to POS areas.	Yes
	Clothesline	Yes provided	Yes
1.6 Safety and Security	Check Safer by Design principles: - Surveillance - Front door faces street	Provided	Yes

	<ul style="list-style-type: none"> - Access Control - Ownership 		
1.8 Sunlight and Access	Design and orientate dwelling to maximise northerly aspect.	The proposed development is designed to generally maintain the northerly aspect.	Yes
	1 main living area of new dwelling to receive 3 hours direct sunlight between 9am and 4pm, 22 June	Complies	Yes
	1 main living area of existing adjacent dwellings to receive 3 hours direct sunlight between 9am and 4pm, 22 June	All surrounding properties will continue to receive 3 hours of solar access from 9am to 4pm on the 22 June.	Yes
	Min. 50% of required POS of new dwelling to receive 3 hours direct sunlight between 9am and 4pm	Complies	Yes
	Min. 50% of required POS of existing adjacent dwellings to receive 3 hours direct sunlight between 9am and 4pm	50% POS to the neighboring property receives 3 hours of solar access from 9am to 4pm.	Yes
1.9 Cut and Fill	Maximum 300mm fill outside building envelope	Considering the site topography with a fall of approx. 4.5m, any proposed cut and fill will be retained by means of retaining walls. Standard conditions have been imposed	Yes
	Maximum 450mm cut outside building envelope		
1.11 Carparking and Roads	Maximum garage projection 1.5m	N/A	N/A
	Driveway setback min 1m from side boundary	N/A	N/A
	Basement max 1m projection	N/A	N/A
	Basement forward in forward out	N/A	N/A
1.12 Universal Housing and Accessibility	<ul style="list-style-type: none"> • Design to minimise any barriers to less mobile persons. • All 2 storey dwellings to provide 1 room capable of being used as a bedroom, kitchen, bathroom/toilet and living areas on ground level. • For multi dwelling development and residential flat buildings, 15% of dwelling units shall comply with AS4299- 1995- Adaptable Housing Class B. (14x0.15=2.1~3) 	The proposal is accompanied with a Disability Access Report which confirms that the proposal is generally compliant with the relevant accessibility requirements. Refer to discussion under the SEPP compliance table.	Yes
5.1 Lot Size and Frontage	Site area min 900m ²	Yes – 4492.8m ²	Yes
	Lot frontage min 24m, basement parking proposed min 20m	A combined frontage of 95m	Yes
	Not permitted in roads with carriageway less than 6.5m, additional parking on 'bulb' of cul-de-sac	N/A	N/A
5.2 Setbacks	Front: 6m Corner lot: secondary street 4m	6m	N/A
	Basement carpark not extend beyond building envelope into front setbacks	N/A	N/A

	Side: 900mm Rear: 3m Second storeys and above: 4m Main living area openings: <3m	4m side setbacks provided from the building line. GF and FF rear setback is 4m. The DCP requires a 7m FF rear setback for the dwellings. However Part 5 – Multi Dwelling Controls require a 4m rear setback with which the proposal complies. Refer to discussion in the body of the report.	Yes No
	POS intrusion front setback: max 50%	Within existing seniors housing development.	N/A
5.3 Height	Min floor to ceiling height 2.4m	Provided 2.7m	Yes
	Max 2 storey (9m); 1 storey (7m)	2 storey proposed	Yes
	A row of townhouses that predominately faces the side boundary rather than the street, for that part of the building that is not within the first 20m of building length (i.e. the first 20m is permitted to be 2 storeys and the building is then required to step down to 1 storey)	2 storey proposed	Yes
	Secondary 2 storey: primary access, POS, sunlight, not heritage item & 2 storey allowed	N/A	N/A
	Attics: comply with height & floor to ceiling height requirements, not increase bulk and height of roof, dormer windows not exceed roof height, max 1.5m in width and high sill windows	No attics proposed.	N/A
5.4 Building Appearance	Bulk and scale: Max. 10m blank wall on first floor side; min. 1m wide indent from ground floor external wall	N/A	N/A
	Design: Have regard to the size/shape/orientation of lot; style not to be in strong visual contrast to locality Comment on streetscape.	The proposed scale of the proposal is considered to accord with the scale envisaged for the existing and desired future character of the area .	Yes
	Front Façade (Dwellings with street frontage) • Front door and a window of a habitable room on the ground floor to face Principal Street.	The proposal is considered to be acceptable with regard to street presentation.	Yes
	Multi dwelling housing on steep sites shall be split level construction; incorporate cross ventilation; non-living areas to be orientated to the sides and rear of the dwelling house	Acceptable method proposed.	Yes