

Holroyd Development Control Plan 2013				
No.	Required/Permitted	Provided	Comply	
<b>Part A - General Controls</b>				
<b>1</b>	<b>Subdivision</b>			
	Subdivision is not proposed as a part of this application.		N/A	
<b>2</b>	<b>Roads and Access</b>			
<b>2.4</b>	<b>Vehicular Crossings, Splay Corners, Kerb &amp; Guttering</b>			
	VC to be reconstructed if in poor condition, damaged or design doesn't comply (check on site)	No changes are proposed.	N/A	
	Avoid services/facilities in road reserve, existing trees, pedestrian crossing, pram ramps etc. or condition their relocation (check on site and survey plan)	No changes are proposed.	N/A	
	Corner sites VC to be min. 6m from the tangent point	No changes are proposed.	N/A	
	Corner sites require 3m x 3m (residential) and 4m x 4m (commercial) splay corner to be dedicated.	No changes are proposed.	N/A	
<b>2.7</b>	<b>Guidelines For Road Widening, Road Closures And Splay Corners in and Adjacent to Residential R4 Zones</b>			
	Check maps in Appendix K	Not Applicable.	N/A	
<b>3</b>	<b>Car Parking</b>			
<b>3.1</b>	<b>Minimum Parking Spaces</b>			
	Refer to commentary under the ADG regarding car parking.		N/A	
	<b>Residential Flat Buildings</b>		Yes, with Condition	
	<b>Control</b>	<b>Required</b>		<b>Provided</b>
	Studio                      None	0.5 x 311 = 155.5 spaces		Inadequate information is provided to determine the number of bicycle parking spaces proposed
	1 bedroom                  0.5 spaces			
	2 bedroom                  0.5 spaces			
	3 bedroom                  0.5 spaces			
	4 bedroom                  0.5 spaces			
	Visitor / dwelling        0.1 spaces	0.1 x 311 = 31.1 spaces		
	<b>Total</b>	186.6 spaces		
<b>3.3</b>	<b>Dimensions &amp; Gradient</b>			
	Council's Development Engineer has raised no concerns.		Yes	
<b>3.5</b>	<b>Access, Maneuvering and Layout</b>			
	Driveways shall be setback a minimum of 1.5m from the side boundary.	No changes are proposed.	N/A	
<b>3.6</b>	<b>Parking for the Disabled</b>			
	2 spaces per 100 spaces up to 400, and 1 per 100 thereafter, or part thereof.	Nine (9) accessible parking spaces are required. Seventy-four (74) accessible parking spaces are provided.	Yes	
<b>4</b>	<b>Tree and Landscape Works</b>			
	No changes are proposed.		N/A	
<b>5</b>	<b>Biodiversity</b>			
	No changes are proposed.		N/A	
<b>6</b>	<b>Soil Management</b>			
<b>6.1</b>	<b>Retaining Walls</b>			
	Generally <1m in height (If >1m, engineering detail to be provided)	No changes are proposed.	N/A	
<b>6.3</b>	<b>Erosion and Sediment Control</b>			
	No changes are proposed.		N/A	
<b>7</b>	<b>Stormwater Management</b>			
<b>7.4</b>	<b>Stormwater Management – Easements</b>			
	No changes are proposed.		N/A	
<b>8</b>	<b>Flood Prone Land</b>			
	No changes are proposed.		N/A	
<b>9</b>	<b>Managing External Road Noise</b>			
	No changes are proposed.		N/A	
<b>10</b>	<b>Safety and Security</b>			

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	No changes are proposed.		N/A
<b>11</b>	<b>Waste Management</b>		
	Council's Resource Recovery Officer has raised no concerns.		Yes
<b>12</b>	<b>Services</b>		
	Previously Conditioned.		Previously Conditioned
<b>Part B – Residential Controls</b>			
<b>1</b>	<b>General Residential Controls</b>		
<b>1.1</b>	<b>Building Materials</b>		No changes are proposed.
<b>1.2</b>	<b>Fences</b>		
	Max. 1.5m	No changes are proposed.	N/A
	Front fences solid ≤1m and be ≥50% transparent to 1.5m		N/A
<b>1.3</b>	<b>Views</b>		No changes are proposed.
<b>1.5</b>	<b>Landscape Area</b>		
	Min. 30% for a residential flat building.	No changes are proposed.	N/A
	Max. 50% of provided landscaped area shall be forward of the front building line.		N/A
	Majority of landscaped area to be at the rear of the building.		N/A
<b>1.8</b>	<b>Sunlight Access</b>		
	1 main living area of existing adjacent dwellings to receive 3 hours direct sunlight between 9am and 4pm, 22 June.	No changes are proposed which would affect the extent of solar access achieved to adjoining properties.	N/A
	Min. 50% of required POS of existing adjacent dwellings to receive 3 hours direct sunlight between 9am and 4pm, 22 June.		
	The living rooms and private open spaces for at least 70% of dwellings within a residential flat development shall receive a minimum of 3 hours of direct sunlight between 9.00am and 4.00pm at the winter solstice (22 June).		
<b>1.9</b>	<b>Cut and Fill</b>		
	Cut: max. 1m; max. 0.45m within 0.9m of side/rear boundary. Cut controls are not applicable where basement parking is proposed.	Basement parking is proposed, and therefore the controls related to cut are not applicable.	N/A
	Fill: max. 0.3m within 0.9m of side/rear boundary; ≥0.6m to be contained within the building; if > 0.15m shall occupy max. 50% of the landscaped area.	No changes are proposed.	N/A
	Not within easements.		N/A
<b>1.11</b>	<b>Vehicular Access and Driveways</b>		
	VC min. 3m wide and max. 5m wide at boundary.	No changes are proposed.	N/A
	Council favours the use of a central under-building access driveway.	No changes are proposed.	N/A
<b>1.12</b>	<b>Universal Housing and Accessibility</b>		
	15% of units shall be adaptable units Class B.	Not Applicable. Refer to Part M of the DCP.	N/A
<b>1.13</b>	<b>Subdivision</b>		
	Strata subdivision of residential flat buildings is permitted.	Not Applicable.	N/A
<b>6</b>	<b>Residential Flat Buildings</b>		
<b>6.1</b>	<b>Lot Size and Frontage</b>		
	Min. lot frontage is: <ul style="list-style-type: none"> <li>• 24m (if highlighted lot in Appendix I); or</li> <li>• 28m for all other properties; or</li> <li>• 45m for all development ≥ 6 storeys.</li> </ul>	No changes are proposed.	N/A
	Not permitted on battleaxe lots.		N/A
	The proposal shall not limit future development	The proposed changes to the	N/A

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	potential of adjoining lots i.e. land locking	approved development do not limit the future development potential of adjoining lots.																			
<b>6.2</b>	<b>Site Coverage</b>																				
	Max. 30% of the site area. (Calc. excludes basement, awnings, eaves, unenclosed balconies, decks, pergolas)	No changes are proposed.	N/A																		
<b>6.3</b>	<b>Setbacks</b>																				
	Principal St: 6m and correspond with existing building setback. May be reduced where site specific controls detail otherwise.	No changes are proposed.	N/A																		
	Secondary St: 4m.	No changes are proposed.	N/A																		
	Side: 3m.	No changes are proposed.	N/A																		
	Rear: <ul style="list-style-type: none"> <li>≤ 4 storeys – 20% of the site length or 6m, whichever is greater.</li> <li>≥ 5 storeys – 30% of the site length.</li> </ul>	No changes are proposed.	N/A																		
	Basement: 3m to side and rear boundaries.	No changes are proposed.	N/A																		
	All floors >4 storeys to be setback 3m.	No changes are proposed.	N/A																		
<b>6.4</b>	<b>Building Height</b>																				
	Maximum building height in storeys shall be provided in accordance with the table below: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th colspan="2" style="text-align: center;">Permitted Height (storeys)</th> </tr> <tr> <th style="text-align: center;">Height</th> <th style="text-align: center;">Storeys</th> </tr> </thead> <tbody> <tr><td style="text-align: center;">9m</td><td style="text-align: center;">1</td></tr> <tr><td style="text-align: center;">11m</td><td style="text-align: center;">2</td></tr> <tr><td style="text-align: center;">12.5m</td><td style="text-align: center;">3</td></tr> <tr><td style="text-align: center;">15m</td><td style="text-align: center;">4</td></tr> <tr><td style="text-align: center;">18m</td><td style="text-align: center;">5</td></tr> <tr><td style="text-align: center;">21m</td><td style="text-align: center;">6</td></tr> <tr><td style="text-align: center;">24m</td><td style="text-align: center;">7</td></tr> </tbody> </table>	Permitted Height (storeys)		Height	Storeys	9m	1	11m	2	12.5m	3	15m	4	18m	5	21m	6	24m	7	No changes are proposed.	N/A
Permitted Height (storeys)																					
Height	Storeys																				
9m	1																				
11m	2																				
12.5m	3																				
15m	4																				
18m	5																				
21m	6																				
24m	7																				
	The minimum floor to ceiling heights shall be: <ul style="list-style-type: none"> <li>2.7 metres for habitable rooms.</li> <li>2.4 metres for non habitable rooms.</li> <li>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.</li> </ul>	No changes are proposed.	N/A																		
	Attics are permissible in RFBs.	Not Applicable.	N/A																		
	Min. wall height of 1.5m with min 30° ceiling slope.	Not Applicable.	N/A																		
<b>6.5</b>	<b>Building Depth</b>																				
	No changes are proposed.		N/A																		
<b>6.6</b>	<b>Open Space</b>																				
	COS to be behind BL, in one unbroken parcel.	No changes are proposed.	N/A																		
	Minimum dimension of 4m.		Noted																		
<b>6.7</b>	<b>Building Appearance</b>																				
	Appropriate scale, rhythm and proportion, responding to the building use and contextual character.	Minor changes to the articulation of the south-eastern and south-western elevations of Building 3. Appropriate visual interest will continue to be provided.	Yes																		
	Walls to street to be articulated by windows, verandahs, balconies or blade walls. Max. projection of 600mm forward of building line.																				
	Buildings on corner sites to address both frontages.		N/A																		
	Roofs shall relate to the built form, context and character of the street.	No changes are proposed.	N/A																		
	Pitched roofs will not be permitted:- <ul style="list-style-type: none"> <li>Where it doesn't relate to the urban context.</li> </ul>	Not Applicable.	N/A																		

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No.	Required/Permitted	Provided	Comply
	<ul style="list-style-type: none"> <li>Where it increase the visual bulk of the building.</li> <li>Where land has been rezoned high density.</li> </ul>		
	Max. 3m height for roofs from ceiling line to ridge.	Not Applicable.	N/A
<b>6.8</b>	<b>Building Entry and Pedestrian Access</b>		
	Shall be clearly identifiable, sheltered, well lit and visible from the street.	No changes are proposed.	N/A
	Main entry to be separate from car parks or car entries.	No changes are proposed.	N/A
<b>6.9</b>	<b>Parking</b>		
	Shall be maintained to a basement.	Parking has been maintained to the basement.	Yes
	Vehicle entries shall be setback from the main façade and security doors shall be provided to car park entries to improve the appearance of vehicle entries	No changes are proposed.	N/A
	One car wash bay shall be provided for all developments having 10 or more dwellings	A car wash bay is maintained to the development.	Yes
<b>6.11</b>	<b>Internal Circulation</b>		
	All common facilities must be accessible.	No changes are proposed.	N/A
	All staircases are to be internal.	No changes are proposed.	N/A
	Sensitive noise rooms shall be located away from less sensitive noise rooms, corridors and stairwells.	No changes are proposed.	N/A
<b>6.12</b>	<b>Facilities and Amenities</b>		
	Each unit shall be provided with a laundry within the unit.	Each unit maintains internal laundry facilities.	Yes
	Open air clothes drying facilities shall be provided in a sunny, ventilated area, screened from the public domain.	An area for clothes drying is maintained to each unit.	Yes
	Clothes drying areas shall be screened by 1.5m high walls.		
	A master antenna shall be provided.	Previously Conditioned.	Previously Conditioned
	Mailboxes shall not be at 90° to the street and shall be integrated with the overall design.	No changes are proposed.	Not Applicable
<b>6.15</b>	<b>Waste Management</b>		
	Bin storage must: <ul style="list-style-type: none"> <li>Be located behind the building line and screened from the street and any public place.</li> <li>Be accessible and relatively close to each dwelling.</li> <li>Not impact upon the amenity of adjoining premises or dwellings within the development, i.e. odour.</li> </ul>	Council's Resource Recovery Officer has raised no concerns.	Yes
	Allow for unobstructed access that does not exceed a grade of 1:8 for bins to be wheeled to the collection point.		
<b>7</b>	<b>Controls for Landlocked Sites</b>		
	Residential R4 zoned lots should not result in the creation of landlocked sites.	The proposed changes to the approved development do not limit the future development potential of adjoining lots.	Yes
	Where adjacent sites are developed concurrently, amalgamation or integration of public domain / open spaces shall be explored.	Not Applicable.	N/A
	Proposals that create landlocked sites shall: <ul style="list-style-type: none"> <li>Provide two written independent valuations representing the affected sites value.</li> <li>Provide evidence that a reasonable offer has</li> </ul>	Not Applicable.	N/A

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No.	Required/Permitted	Provided	Comply
	<p>been made to the affected owners.</p> <ul style="list-style-type: none"> <li>Demonstrate how future development on the isolated sites will achieve a high quality streetscape.</li> </ul>		
	Existing landlocked sites shall be assessed on their merits.	Not Applicable.	N/A
	Proposals shall achieve a satisfactory level of amenity, privacy, solar access, landscaping and setbacks and shall not detract from the streetscape.	Not Applicable.	N/A
<b>Part E – Public Participation</b>			
	<p><b>Comment:</b> The Section 4.56 Application was publicly notified to occupants and owners of the adjoining properties for a period of 21 days between 16 May 2018 and 6 June 2018.</p> <p style="text-align: center;"><b>Nil submissions</b> were received during this period.</p>		
<b>Part H – Heritage and Conservation</b>			
	<p>The site is located adjacent to a heritage item to the north being the former brickworks site known as Item I53 - Goodlet &amp; Smith (brick-making plant and chimney, Hoffman kiln &amp; chimney). The subject site is known as the Millmaster Feeds site and is identified as a potential Archaeological site.</p> <p>The proposed changes do not impact upon the heritage significance of the item.</p>		Yes
<b>Part M – Merrylands Centre Controls</b>			
<b>3</b>	<b>Public Domain</b>		
<b>3.1</b>	<p><b>Roads and Circulation</b> New Road 2 - between Dressler Court and New Road 1 (between Terminal Place and Sheffield Street Extension).</p>	No changes are proposed.	N/A
<b>3.2</b>	<p><b>Pedestrian and Bicycle Network</b> Required footpaths, new pedestrian access and crossings and bicycle access.</p>	No changes are proposed.	N/A
<b>3.3</b>	<p><b>Landscaping and Open Space</b> Swale, public open space and deep soil required for the site.</p>	No changes are proposed.	N/A
<b>3.4</b>	<p><b>Indicative Street Sections</b> The DCP requires the provision of a 34.5 metres wide laneway and drainage swale identified as Section E-E.</p>	No changes are proposed.	N/A
<b>4</b>	<b>Building Envelope</b>		
<b>4.1</b>	<p><b>Site amalgamation and Minimum Frontage</b> Amalgamation of lots in accordance with Figure 5 is required for redevelopment. The minimum site width achieved shall determine the height of buildings (in storeys) Site width shall be measured at the primary frontage. <b>Width (m) / Max. Height (storeys)</b> 20m / Maximum 3 storeys 26m / Maximum 8 storeys 32m / Maximum 20 storeys</p>	No changes are proposed.	N/A
<b>4.2</b>	<p><b>Building and Ceiling Height</b> Maximum permitted building height in storeys shall be in accordance with the following table (refer DCP for full table).  <b>Permitted Height (storeys)</b> <b>Height (m)      Storeys</b> 23                    6 26                    7 29                    8</p>	No changes are proposed.	N/A

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No.	Required/Permitted	Provided	Comply
	Ceiling Heights – refer to SEPP 65 ADG requirements	No changes are proposed.	
4.3	<b>Street Setbacks, Road Widening and Street Frontage Heights</b> Street setbacks in accordance with Figure 6 are required for redevelopment.  Street wall height: 3 storey (11-14m) podium	No changes are proposed.	N/A
4.4	<b>Building Depth and Length</b>	Minimum building depth and length remain compliant as approved.	Yes
4.5	<b>Setbacks and Separation</b>	Minimum building setbacks and separation remain compliant as approved.	Yes
4.6	<b>Active Frontage, Street Address and Building Use</b> Provide Active frontages at street level, orientating onto streets, laneways and public places, as identified on Figure 9.  Street address in the form of entries, lobbies and/or habitable rooms with clear glazing are required at ground level, in accordance with Figure 9.	No changes are proposed.	N/A
4.7	<b>Landscaping and Open Space</b> Public Open Spaces for passive recreation and for overland flow paths shall be provide as identified in Figure 4.  Streetscape planting shall be provided in accordance with Figure 4.  Deep soil zones shall be provided in accordance with Figure 4.	No changes are proposed.	N/A
<b>5</b>	<b>Block by Block Controls Neil Street Precinct</b>		
5.5	<b>Building Height</b> - Along Railway Line and corner of Pitt and Neil - max 8 storeys - Other (along Neil Street) - max 7 storeys	No changes are proposed.	N/A
	<b>Building Use</b> - Ground and first floor - commercial/retail/residential - All floors above first floor - Residential	No changes are proposed.	N/A
	<b>Building Depth</b> Max 18m (max 15m glass line to glass line).	No changes are proposed.	N/A
	<b>Setbacks</b> Various setback requirements	The development satisfies the building separation requirements under the SEPP 65 ADG.	Yes
	<b>Landscaping</b> Development is to comply with all open spaces, deep soil zones and planting on structures indicated in the building envelope plan and the sections.	No changes are proposed.	N/A
	<b>Other Controls</b> A Heritage Impact Statement is to be submitted to Council prior to the approval of any Development Application on this block (see HLEP 2013).	No changes are proposed.	N/A
<b>6</b>	<b>Movement</b>		
6.1	<b>Rear laneways and private accessways</b> Rear laneways and private accessways are to be provided in accordance with Figure 2.	No changes are proposed.	N/A

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6.2	<b>Pedestrian access</b> Pedestrian site through links shall be provided in accordance with Figures 2 and 3.	No changes are proposed.	N/A
6.3	<b>Vehicle Access</b> Driveways shall be provided from laneways (existing or proposed), private accessways and secondary streets (as indicated in Figure 2).  Vehicular access in the Neil Street precinct shall comply with Figure 2.	No changes are proposed.	N/A
6.4	<b>Parking</b> On-site parking is to be accommodated underground wherever possible.	On-site parking is maintained to the basement levels.	Yes
<b>7</b>	<b>Design and Building Amenity</b>		
7.2	<b>Managing External Noise and Vibration</b>	No changes are proposed.	N/A
7.3	<b>Awnings</b> Continuous awnings are required to be provided to all active street frontages (except laneways).	No changes are proposed.	N/A
7.4	<b>Adaptable Housing</b> - 20% of dwellings to be provided as adaptable, as follows: - 10% Class A; 10% Class B  <b>Required: 20% x 311 units = 62.2 units</b>	The number and allocation of adaptable units is not proposed to change.	Yes
7.5	<b>Corner Buildings</b> Generally, Corner building shall be designed to: i) Articulate street corners by massing and building articulation, ii) to add variety and interest to the street, iii) Present each frontage of a corner building as a main street frontage, iv) reflect the architecture, hierarchy and characteristics of the streets they address, and v) align and reflect the corner conditions.	No changes are proposed.	N/A
<b>8</b>	<b>Environmental</b>		
8.1	<b>Flood and Stormwater Management</b>	No changes are proposed.	N/A
<b>9</b>	<b>General</b>		
9.1	<b>Public Art</b> Public Art is encouraged to be provided within the centre, in accordance with Council's Public Art Policy 2012-2015	No changes are proposed.	N/A
9.2	<b>Interim Development</b>		N/A
	No changes are proposed.		N/A