

Attachment 3 – Holroyd Development Control Plan 2013 compliance table

No.	Clause	Comment	Yes	No	N/A
PART A – GENERAL CONTROLS					
1	Subdivision				
	Subdivision not proposed.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	Roads and Access				
2.4	Access: Vehicular Crossings, Splay Corners, Kerb & Guttering				
	VC to be reconstructed if in poor condition, damaged or design doesn't comply.	New VC proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Avoid services/facilities in road reserve, existing trees, pedestrian crossing, pram ramps etc.	Proposal complies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Corner sites VC to be min. 6m from the tangent point.	Not a corner site	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Corner sites require 3m x 3m (residential) and 4m x 4m (commercial) splay corner to be dedicated.	Not a corner site	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.7	Road Widening				
	The subject site is affected by 1.5 m road widening. If consent were to be granted, a condition could be imposed requiring the dedication of the 1.5 m wide strip at the Cardigan Street frontage.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Car Parking				
3.1	Minimum Parking Spaces				
	Car Parking – Residential Minimum spaces required: <ul style="list-style-type: none"> • 1 bed. unit = 0.8 • bed unit = 1 • bed unit = 1.2 • 4+ bed unit = 1.5 • Visitor = 0.2 per unit 	Refer to commentary provided under the SEPP (ARH) section of this report	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Bicycle Parking Minimum spaces required: <ul style="list-style-type: none"> • Studio / 1 bed. unit = 0.5 • bed unit = 0.5 • 3+ bed unit = 0.5 • Visitor = 0.1 per unit 	Refer to commentary provided under the SEPP (ARH) section of this report	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.3	Car Parking, Dimensions & Gradient				
	Council's Traffic Engineer reviewed the application and considers the proposed car park access and layout satisfactory.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The parking assessment submitted with the application recommends that Council impose a condition for a convex mirror to be installed on the northern side of the driveway (facing south) to ensure that vehicles exiting the site can see pedestrians walking north along Cardigan Street. If consent were to be granted, such a condition could be imposed.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.5	Access, Maneuvering and Layout				
	Driveways shall be setback a minimum of 1.5m from the side boundary.	The amended plans provide for a 1.2 m setback from the driveway to the southern boundary. This is considered satisfactory as the site has limited frontage and there are no opportunities for amalgamation with adjacent sites. The setback provided is suitably landscaped	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

		with screening trees.			
3.6	Parking for the Disabled				
	2 spaces per 100 spaces up to 400, and 1 per 100 thereafter, or part thereof.	The NCC requires 15% of the proposed parking spaces (1 space) to be accessible. The proposal provides for 1 accessible space which complies.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Tree and Landscape Works				
	All existing trees are to be assessed for their retention value and retained with adequate setbacks where possible.	Council's Landscaping and Tree Management Officer advised that the proposed tree removal is satisfactory.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Provide landscaping that enhances the streetscape and setting of development, incorporating a mix of trees, shrubs and ground covers planted appropriately and where necessary, providing essential screening or solar access roles.	The proposed landscaping is considered unsatisfactory as it does not provide appropriate screening to the northern or southern side setbacks. This is included as a reason for refusal in the draft determination.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Biodiversity				
	The subject site is not identified on the Environmentally Sensitive Land Map and is not within an E2 - Environmental Conservation zone.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	Soil Management				
6.1	Retaining Walls				
	Full details of retaining walls to be provided by condition prior to the issue of a construction certificate.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.3	Erosion and Sediment Control Plan				
	A detailed erosion and sediment control plan was not submitted with the application. This is included as a reason for refusal in the draft determination.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Stormwater Management				
	The application was reviewed by Council's Development Engineer and is considered satisfactory subject to conditions.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Flood Prone Land				
	The site is located above the flood planning level.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	Managing External Road Noise				
	The subject site is not within 60 m of a rail corridor and does not have frontage to a classified road.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10	Safety and Security				
	Design new development to reduce the attractiveness of crime by minimising, removing or concealing crime opportunities.	Proposed design minimises crime opportunities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Incorporate and/or enhance opportunities for effective natural surveillance by providing clear sight lines between public and private places, installation of effective lighting, and the appropriate landscaping of public areas.	Design provides for passive surveillance with clear sightlines between public domain and proposed building entrance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Minimise opportunities for crime through suitable access control. Use physical or symbolic barriers to attract, channel and/or restrict the movement of people. Use landscaping and/or physical elements to direct people to	Access to the basement parking area could easily be restricted to residents.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	destinations, identify where people can and cannot go and restrict access to high crime risk areas such as car parks.				
	Clearly define the boundaries between public and private spaces as a method of territorial reinforcement. Methods other than gates, fences and enclosures are encouraged.	Private spaces are clearly defined.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	When incorporating crime prevention measures in the design of new buildings and spaces, apply subtle design techniques to blend into facades and places, and to be sympathetic with the quality of the streetscape.	Proposal provides for adequate crime prevention measures whilst being sympathetic to the quality of the streetscape.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Waste Management				
	The amended plans provide for a bin tug to transfer bins from the basement to the collection point – satisfactory.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Services				
	If consent were to be granted, conditions of consent could be imposed requiring that the applicant consult with the relevant service providers.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PART B – RESIDENTIAL CONTROLS					
1	GENERAL RESIDENTIAL CONTROLS				
1.1	Building Materials				
	Acceptable materials and finishes proposed.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.2	Fences				
	Proposed fencing is satisfactory subject to standard conditions.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.3	Views				
	No significant views will be affected by the proposed development.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.5	Landscape Area				
	Min. 30% for a residential flat building. Required: 422.5 m ² x 30% = 126.75 m ²	8.7% (36.9 m ²) with 2 m dimensions <i>19.9% (84.2 m²) if no min dimensions</i> This is significantly less than the required minimum and is included as a reason for refusal in the draft determination.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Max. 50% of provided landscaped area shall be forward of the front building line.	10.1 m ² forward of the building line. This is equal to 27% of the total landscaping.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.8	Sunlight Access				
	1 main living area of existing adjacent dwellings to receive 3 hours direct sunlight between 9am and 4pm, 22 June.	The proposal will overshadow the living areas of the ground and first floor units of the adjacent development at 72-78 Cardigan Street such that they receive no solar access at mid-winter.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Min. 50% of required POS of existing adjacent dwellings to receive 3 hours direct sunlight between 9am and 4pm, 22 June.	The proposal will overshadow the POS of ground and first floor units of the adjacent development at 72-78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

		Cardigan Street such that they receive no solar access at mid-winter.			
1.9	Cut and Fill				
	Cut is permitted to a maximum of 1 metre	Minimal cut proposed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fill 600 mm or greater is to be contained within the building envelope.	The proposal involves up to 1 m of fill directly adjacent to the northern side boundary and within the front setback. This is considered excessive and is included as a reason for refusal in the draft determination.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1.10	Demolition				
	Approval for demolition is required from Council.	Application seeks consent for demolition.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Photographic record capturing the external configuration of the building proposed to be demolished is required.	Satisfactory photographic record provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.11	Vehicular Access and Driveways				
	VCs to be a minimum width of 3 m and maximum width of 5m at the boundary	Per conditions from Engineer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All new driveways should be located at least 1.5 m from side property boundaries	VC is 1.2 m from the side boundary which is less than the required minimum.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Council favours the use of a central under-building access with arrangement for cars to exit the property in a forward direction.	Proposal complies.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Maximum gradient to be 20%	Maximum gradient is 25%	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Basement parking is mandatory for all residential flat buildings and multi-dwelling developments within the R4 zone.	Basement parking provided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.12	Universal Housing and Accessibility				
	15% of units shall be adaptable units Class B.	This control does not apply to boarding houses. The proposal includes 2 accessible rooms as required by the BCA.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.0	Residential Flat Buildings <i>Whilst there are no specific DCP controls for boarding houses in HDCP 2013, the controls for residential flat buildings in Part B are relevant to the assessment in that they establish the desired future character of the area with regard to building form and the relationship of buildings to the site.</i>				
6.1	Lot Size and Frontage				
	Minimum lot frontage for residential flat buildings is 24m or 28m	Cardigan Street frontage is 13.41 m	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Residential flat buildings are not permitted on battleaxe lots	Subject site is not a battleaxe lot	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Maximum site coverage of any residential flat development shall not exceed 30%	The proposal has a site coverage of 35% (148.4 / 422.5)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.3	Setbacks and Separation				
	Front setback from principal street minimum 6m	6 m proposed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Front setback from secondary street minimum 4m	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Minimum rear setback required: Up to four storeys – 20%	Required = 6.406 m Proposed = 6 m	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Five storeys or more – 30%		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Side setback minimum 3m	3 m to residential floors.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.4	Building separation				
	<p>Minimum building separation For residential up to 4 storeys</p> <ul style="list-style-type: none"> • 12m between habitable rooms and balconies • 9m between habitable rooms and balconies and non-habitable rooms • 6m between non-habitable rooms <p>For residential between 5-8 storeys</p> <ul style="list-style-type: none"> • 18 m between habitable rooms and balconies • 13 m between habitable rooms and balconies and non-habitable rooms • 9 m between non-habitable rooms. 	<p><u>East</u> Existing 4 storey RFB at 71-75 Clyde Street has a setback to the common boundary of approximately 4 m. As such, building separation is 10 m which does not comply. This is considered satisfactory as the proposal provides for its share of building separation in this case.</p> <p><u>South</u> Existing 4 storey RFB at 72-78 Cardigan Street has setback of approximately 4.5 m to the common boundary. The resultant building separation is 7.5 m which does not comply with the control. Given the lack of landscaping provided within the setback, and the adverse overshadowing impacts detailed above, this is considered unsupportable and is included as a reason for refusal in the draft determination.</p> <p><u>North</u> Existing RFB at 64-68 Cardigan Street has setback of approximately 4 m to the common boundary. The resultant building separation is 7 m which does not comply with the control. Given the lack of landscaping provided within this setback and resultant visual and acoustic privacy impacts, the non-compliance is not considered supportable.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Side and rear boundary setbacks shall be landscaped and may include private courtyards, communal open space and clothes drying facilities	The amended plans provide for a suitably landscaped rear setback. However, there is no screen planting provided to either of the side setbacks.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	One side setback may be used for access and parking if required, provided that a landscape buffer with a minimum width of 1m is provided to the side boundary	1 m landscaped buffer provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The minimum setback for basement and semi-basement levels to side and rear boundaries of an allotment is 3 m	2.166 m setback provided between basement and rear boundary. Side setbacks range from 410 mm and 1 m.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	A minimum upper storey setback of 3m is required for all floors above 4 storeys.	4 storeys proposed.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																		
	Building height																						
	Maximum building height in storeys shall be provided in accordance with the table below: <table border="1" data-bbox="300 439 691 725"> <thead> <tr> <th colspan="2">Permitted Height (storeys)</th> </tr> <tr> <th>Height</th> <th>Storeys</th> </tr> </thead> <tbody> <tr> <td>9m</td> <td>1</td> </tr> <tr> <td>11m</td> <td>2</td> </tr> <tr> <td>12.5m</td> <td>3</td> </tr> <tr> <td>15m</td> <td>4</td> </tr> <tr> <td>18m</td> <td>5</td> </tr> <tr> <td>21m</td> <td>6</td> </tr> <tr> <td>24 m</td> <td>7</td> </tr> </tbody> </table>	Permitted Height (storeys)		Height	Storeys	9m	1	11m	2	12.5m	3	15m	4	18m	5	21m	6	24 m	7	4 storey building proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Permitted Height (storeys)																							
Height	Storeys																						
9m	1																						
11m	2																						
12.5m	3																						
15m	4																						
18m	5																						
21m	6																						
24 m	7																						
	Maximum 4 storeys permitted in 15m height limit area	4 storeys proposed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
	Maximum internal plan depth of 18m	7.39 m proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
	Communal open space to be provided behind the building line in one unbroken parcel with minimum dimensions of 4m	Proposal complies with communal open space requirements under SEPP ARH	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																		
	COS to have minimum area of 10m ² per dwelling or 30% of site area	Proposal complies with communal open space requirements under SEPP ARH	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																		
	The minimum floor to ceiling heights shall be: <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.	The proposal will not achieve 2.7 m ceiling heights as the allowance between floors is only 2.95 m. This will result in inadequate internal amenity for occupants.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																		
	Attics are permissible in RFBs	No attics proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																		
6.7	Building appearance																						
	Facades to be composed with an appropriate scale, rhythm and proportion	The design is not in harmony with the existing residential flat buildings on adjacent sites, being significantly higher and lacking in articulation to the façade.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																		
	Roof design is to respond to the orientation of the site through using eaves and skillion roofs to respond to sun access.	Parapet roof form proposed which does not provide any protection from northerly or westerly solar access.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																		
6.8	Building entry and pedestrian access																						
	Building entries shall be visible from the street, sheltered and well lit	Building entry is visible from the street, sheltered and well lit.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																		
	Main building entry is to be separate from car park entry	Separate pedestrian path provided, however there is no allowance for disabled access.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																		
	Only basement car parking is permitted for residential flat buildings	Basement level parking provided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
	Where possible, vehicular parking	No secondary street	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																		

	entries shall be located off secondary streets.				
7.0	Controls for landlocked sites				
	<i>Developing existing land locked sites</i>				
	<p>Development proposals involving existing land locked and isolated sites shall be assessed on their merit. Proposals shall achieve a satisfactory level of amenity, privacy, solar access, landscaping and setbacks and shall not detract from the character of the streetscape.</p> <p>Note:</p> <ul style="list-style-type: none"> • It is likely that development of existing isolated sites may not achieve the maximum FSR & height potential. • An existing landlocked site is a site that is limited in its development potential by either an existing higher density development or an existing, current development consent for higher density development and is unable to be consolidated with adjoining properties for residential flat development due to such development or consents. 	<p>The proposed development does not achieve a satisfactory level of solar access, privacy or amenity for either the existing adjacent dwellings or the proposed development. The proposed development does not respect the character of the streetscape. This is included as a reason for refusal in the draft determination.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>