

Attachment 4 – Holroyd Development Control Plan compliance table

An assessment against the relevant Holroyd DCP 2013 clauses is provided in the table below:

HOLROYD DEVELOPMENT CONTROL PLAN 2013

Part A – General Controls

2.4 Access: Vehicular Crossing , Splay Corners, Kerb & Guttering

Control	Provided	Complies (Yes/No)
VC to be reconstructed if in poor condition, damaged or design doesn't comply	Existing VCs (x4) to be removed and new crossing proposed from Bransgrove St frontage.	To condition
Avoid services/facilities in road reserve, existing trees, pedestrian crossing, pram ramps etc or condition their relocation	Standard services located in road reserve. No critical facilities or services obstructing new driveway location.	Satisfactory Impose std. conditions
Corner sites VC to be min. 6m from the tangent point	Driveway not located at the corner	Yes
Corner sites require 3m x 3m (residential) and 4m x 4m (commercial) splay corner to be dedicated	Council's Development Engineer has advised that the existing splay corner is adequate.	N/A

2.7 Road Widening:

Comment: N/A – The subject site is not impacted by road widening.

3.1 Minimum Parking Spaces

Residential flat buildings, dwellings in B1, B2 and B6 business zones (including shop top housing)

Control	Required	Provided	Complies (Yes/No)
1 bedroom 0.8 spaces	7 x 0.8 space = 5.6 spaces		No, however complies with ARH SEPP.
2 bedroom 1.0 space	36 x 1 space = 36 spaces		
3 bedroom 1.2 spaces	5 x 1.2 space = 6 spaces		
Total	48 spaces (rounded up from 47.6 spaces)		
Visitor / dwelling 0.2 spaces	48 x 0.2 space = 9.6 spaces		
Total	58 spaces	47 spaces + 1 car wash bay	

Bicycle Parking

Residential Flat Buildings

Control	Required	Provided	Complies (Yes/No)
Studio None	Residents = 48 x 0.5 = 24 spaces Visitor = 48 x 0.1 = 4.8 spaces Total requires = 29 bicycle spaces	29 bicycle spaces provided in basement	Yes
1 bedroom 0.5 spaces			
2 bedroom 0.5 spaces			
3+ bedroom 0.5 spaces			
Visitor / dwelling 0.1 spaces			

3.3 Car Parking, Dimensions & Gradient

Controls	Complies (Yes/No)
Min. clear length 5.5m (5.4m AS2890.1-2004)	Yes – 5.4m
Min. clear width 2.4m for open space; 3m for between walls.	Yes – 2.4m
Min. clearance height 2.3m	No – 2.25m

	Acceptable – complies with AS requiring min. 2.2m
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3.5 Access, Maneuvering and Layout

Controls	Complies (Yes/No)
Minimum 1.5m setback from side property boundaries	Min. 1.5m provided to northern boundary.

3.6 Parking for the Disabled

Control	Required	Provided	Complies (Yes/No)
2 spaces per 100 spaces up to 400, and 1 per 100 thereafter, or part thereof	Min. 2 spaces		Yes
Unofficial rate – 1 per adaptable unit	8 adaptable units	8 accessible parking spaces	Yes

Comment:

8 adaptable units provided, in accordance with Part B of the DCP – Min. 15% of dwellings shall be adaptable. Complies.

6.1 Retaining Walls: max. 1m (if >1m need engineering detail)

Comment: Retaining walls primarily surrounding perimeter/property boundary associated with OSD, varying heights 0.25m-0.64m.

6.3/6.4 Erosion and Sediment Control Plan

Comment: Erosion and Sediment Control Plan considered satisfactory.

7.4 Stormwater Management - Easements

Comment: Considered satisfactory by Council's Development Engineer.

9 External Road Noise & Vibration

Comment: Acoustic report considered satisfactory by EHU.

11 Site Waste Minimisation and Management Plan (SWMMP)

Comment: Considered satisfactory by Council's Waste Section.

Part B – Residential

1 General Residential Controls

1.1 Building Materials

Comment: Considered satisfactory

1.2 Fences

Controls	Complies (Yes/No)
Max. 1.5m	Courtyard fencing - Varying height of 1.5m-2.1m (including slats above) – for private courtyards. Fencing is setback behind the building line.
Front fences solid ≤1m and be ≥50% transparent to 1.5m	No front fencing proposed.

1.3 Views

Comment: No significant views are blocked by the development.

1.4 Visual Privacy

Control	Provided	Complies (Yes/No)
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
	Privacy at ground level is discussed below: <u>East / Bransgrove St frontage:</u> Min. 1.5m high fencing and landscaping provides adequate privacy for residents, and restricts overlooking of courtyards from the street, and common areas (corridors and COS).	Yes
	<u>North:</u> FFL of ground floor units of the proposal is RL 22.3. FFL of adjacent development at 1-3 Bransgrove St (DA2016/79) is RL21.9 & RL20.88. The driveways of both developments are adjacent to each other. The courtyards of Units 7 & 8 provide landscaping to the boundary to restrict direct overlooking to the courtyards of the neighbouring property.	Satisfactory
	<u>West:</u> Landscaping and fencing is provided to the edge of the courtyards to maintain privacy for residents, and restrict overlooking from the communal open space areas.	Satisfactory
	<u>South / Irwin Place:</u> Min. 1.5m high fencing and landscaping provides adequate privacy for residents, and restricts overlooking of courtyards from the street.	Yes

1.5 Landscape Area

Control	Required	Provided	Complies (Yes/No)
25% of site area to be provided as landscaped area. (2m min. width)	25% x 2,395m ² = 598.75m ²	606.8m ² (25.3%) provided.	Yes
Max. 50% of provided landscaped area shall be forward of the front building line.			Yes
Majority of landscaped area to be to the rear of the building.			Yes

1.8 Sunlight Access

Control	Provided	Complies (Yes/No)
1 main living area of existing adjacent dwellings to receive 3 hours direct sunlight between 9am and 4pm, 22 June.	To the south of the site is the Irwin Place frontage. Given orientation, adjoining dwellings receive minimum sunlight.	Yes

Min. 50% of required POS of existing adjacent dwellings to receive 3 hours direct sunlight between 9am and 4pm, 22 June	Given orientation, adjoining dwellings receive minimum.	Yes
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1.9 Cut & Fill

Control	Provided	Complies (Yes/No)
Cut: max. 1m; max. 0.45m within 0.9m of side/rear boundary. Cut controls are not applicable where basement parking is proposed	Excavation for one level of basement – approx. 3m.	Yes
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.	Minimum fill outside building envelope.	Yes
Not within easements	N/A	N/A

1.11 Vehicular Access and Driveways

Control	Provided	Complies (Yes/No)
VC min. 3m wide and max. 5m wide at boundary.	New VC – to be conditioned max. 5m wide.	To condition
Council favours the use of a central under-building access driveway.	Driveway access to the side.	Considered satisfactory

1.12 Universal Housing and Accessibility

Control	Provided	Complies (Yes/No)
15% of units shall be adaptable units.	8 out of 48 units (16.7%) adaptable units provided.	Yes

- 1.13 **Subdivision:** Strata subdivision of residential flat buildings is permitted
Comment:
 Strata subdivision not proposed.

6 Residential Flat Buildings

6.1 Lot Size and Frontage:

Control	Provided	Complies (Yes/No)
Min. lot frontage is: <ul style="list-style-type: none"> • 24m (if a highlighted lot in Appendix I); or • 28m for all other properties; or • 45m for all development ≥ 6 storeys. 	Irwin Place – 45.525m Bransgrove Street – 50.29m	Yes
Not permitted on battleaxe lots.		N/A
The proposal shall not limit future development potential of adjoining lots i.e. landlocking	Proposal would result in the landlocking of No. 5 Irwin Place.	No – Refer to further discussion below.

- 6.2 **Site Coverage:** Max. 30% of the site area (718.5m²)
Comment: Measured as being 929.25m² / 2,395m² = 38.8% - Considered satisfactory as the proposal complies in other areas such as FSR, landscaping and provides adequate amenity for residents and neighbouring sites.

6.3 Setbacks

Control	Provided	Complies (Yes/No)
Principal St: 6m and correspond with existing building setback.	Bransgrove St – Min. 6m	Yes

Secondary St: 4m.	Irwin PI – Min. 4m	Yes
Side: 3m.	3m minimum	Yes
<p>Rear:</p> <ul style="list-style-type: none"> • ≤ 4 storeys – 20% of the site length or 6m, whichever is greater. • ≥ 5 storeys – 30% of the site length. 	<p>Rear = western boundary</p> <p>Required setback up to 4 storeys = Min. 7.699m</p> <p><u>Provides:</u> Ground floor – Min. 7.4m to edge of courtyard, min. 10.2m to external wall. Level 1 to 3 – Min. 10.2m</p> <p>5th storey setback required = Min. 11.5485m</p> <p>Level 4 (5th storey) – 10.2m to edge of balcony, 13.7m to external wall. Condition imposed requiring a fixed privacy screen to be installed to alleviate privacy concerns resulting from non-compliance with the required rear setback.</p>	Yes
Basement: 3m to side and rear boundaries.	Varying setbacks to side and rear boundaries, however, deep soil, landscaped area and COS exceed minimum, as such the basement setback is considered acceptable.	Considered satisfactory
All floors >4 storeys to be setback 3m.	<p>Level 4 – external wall setback 3.5m from Level 3.</p> <p>However, balcony of Level 4 units in line with Level 3.</p>	No – considered acceptable as appropriate measures are in place to ensure amenity is maintained between properties.

6.4

Building Height

Control	Provided	Complies (Yes/No)																		
<p>Maximum building height in storeys shall be provided in accordance with the table below:</p> <table border="1" data-bbox="406 1668 794 1960"> <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	<p>Required – 15 metres – 4 storeys</p> <p>The proposal is 5 storeys in height, and exceeds the maximum number of storeys permitted, with also minor encroachments (max. 0.85m exceedance) to the maximum 15m building height permitted.</p> <p>The departure to the number of storeys is considered acceptable as the proposal presents a built form of an appropriate bulk and scale for the site, noting that the area is undergoing transition.</p>	<p>No – Acceptable in this instance.</p>
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24 m	7																			

	The building is adequately articulated along all street frontages, with the 5 th storey recessed, to reduce the visual bulk when viewed from both neighbouring properties and the street, and as such considered to be compatible with the existing and changing streetscape. In this regard, noting the context and constraints of the site, the departure sought to the maximum number of storeys is considered acceptable in this instance.	
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. 	All ceiling to floor heights are 2.7m	Yes

Attics

Control	Provided	Complies (Yes/No)
Attics are permissible in RFBs.	N/A	N/A
Min. wall height of 1.5m with min 30° ceiling slope.	N/A	N/A

6.7

Building Appearance - Facade

Control	Provided	Complies (Yes/No)
Appropriate scale, rhythm and proportion, responding to the building use and contextual character.	Considered satisfactory.	Considered satisfactory.
Walls to street to be articulated by windows, verandahs, balconies or blade walls. Max. projection of 600mm forward of building line.	Bransgrove St & Irwin PI – articulated by recessed balconies, landscaping, external walls.	Satisfactory
Buildings on corner sites to address both frontages.		Yes

Building Appearance – Roof Design

Control	Provided	Complies (Yes/No)
Roofs shall relate to the built form, context and character of the street.	Considered satisfactory	Yes
Pitched roofs will not be permitted:- <ul style="list-style-type: none"> • Where it doesn't relate to the urban context. • Where it increase the visual bulk of the building. • Where land has been rezoned high density. 	Flat roof proposed	N/A
Max. 3m height for roofs from ceiling line to ridge.	Max. 3m	Yes

6.8

Building entry and pedestrian access

Control	Provided	Complies (Yes/No)
Shall be clearly identifiable, sheltered, well lit and visible from the street.	Building entry is centrally located along the Bransgrove St frontage. Entry is	Yes

	easily identifiable, provides weather protection and well lit.	
Main entry to be separate from carparks or car entries.	Pedestrian and vehicular access is separate.	Yes

6.9 Parking

Control	Provided	Complies (Yes/No)
Shall be maintained to a basement.	Parking provided within basement level.	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	Basement entry and security roller door is well setback and not visible from the street.	Yes Condition
One car wash bay shall be provided for all developments having 10 or more dwellings (not a visitor space).	1 car wash bay space	Yes

Vehicular access

Control	Provided	Complies (Yes/No)
Shall be located off secondary streets, where possible.	Vehicular access provided from principal street – Bransgrove St	No – Acceptable
Direct access shall be provided between the car park to the lobby.	Direct access provided from central lift core.	Yes
Access to resident parking areas shall be restricted via a security gate or door.	Security roller door provided.	Yes

6.11 Internal circulation

Control	Provided	Complies (Yes/No)
All common facilities must be accessible.		Yes
All staircases are to be internal.	Complies	Yes
Sensitive noise rooms shall be located away from less sensitive noise rooms, corridors and stairwells.	Considered satisfactory as discussed above.	Yes

6.12 Facilities and amenities

Control	Provided	Complies (Yes/No)
Each unit shall be provided with a laundry within the unit.	Each unit provided with laundry room.	Yes
Open air clothes drying facilities shall be provided in a sunny, ventilated area, screened from the public domain.	Balcony clotheslines to be screened.	To condition
Clothes drying areas shall be screened by 1.5m high walls.	To be conditioned	To condition
A master antenna shall be provided.	To be conditioned	To condition
Mailboxes shall not be at 90° to the street and shall be integrated with the overall design.	Provided at the entry area of the building (Bransgrove St frontage).	To condition

6.15 Waste Management – Bin Storage

Control	Provided	Complies (Yes/No)
Bin storage must: <ul style="list-style-type: none"> Be located behind the building line and screened from the street and any public place. 	A garbage room and bulky waste room is provided in the basement.	Yes – subject to conditions

<ul style="list-style-type: none"> • Be accessible and relatively close to each dwelling. • Not impact upon the amenity of adjoining premises or dwellings within the development, i.e. odour. 	The garbage room is accesible for residents and does not pose adverse impacts on neighbouring properties.	
Allow for unobstructed access that does not exceed a grade of 1:8 for bins to be wheeled to the collection point.	An accessible path of travel is provided for the bin tug to be wheel bins to the temporary bin storage area adjacent to the ramp on collection day.	Yes

7

Landlocked Sites

Control	Provided	Complies (Yes/No)
Residential R4 zoned lots should not result in the creation of landlocked sites.	Proposal results in the landlocking of No. 5 Irwin Place.	No
Where adjacent sites are developed concurrently, amalgamation or integration of public domain / open spaces shall be explored.	A residential flat building has been approved at 1-3 Bransgrove Street (DA2016/79), and as such there is no opportunity for amalgamation with this site.	N/A
<p>Proposals that create landlocked sites shall:</p> <ul style="list-style-type: none"> • Provide two written independent valuations representing the affected sites value. • Provide evidence that a reasonable offer has been made to the affected owners. • Demonstrate how future development on the isolated sites will achieve a high quality streetscape. 	<p>Two valuation reports prepared by two independent valuers registered with the Australian Institute of Valuers:</p> <ul style="list-style-type: none"> • Access Valuations Pty Ltd, 22 Feb 2018, \$1,550,000.00. • Blueprint Property, 2 March 2018, \$1,500,000.00. <p>An offer of \$1,550,000.00 was made to the owner of 5 Irwin Place to purchase the property.</p> <p>It has been confirmed that the owner has received the offer, including the 2 valuation reports. In response, the owner outlined to the developer that an offer of \$2,000,000.00 to purchase of 5 Irwin Place would be accepted. There was no evaluation reports by the owner to substantiate and/pr support the value outlined by the owner.</p> <p>The Applicant has submitted concept plans (prepared by Zhinar Architects, dated February 2018) indicating height (with exceedance similar to the proposed development), setbacks, site coverage, landscaped areas and the built form of potential redevelopment of No. 5 Irwin Place. The concept plans has also taken into consideration vehicular access, basement design, deep soil zones, building separation in accordance with the ADG. In this regard, it is considered that likely impacts resulting from the redevelopment of the adjoining property</p>	Yes

	<p>has been adequately addressed given that the concept has been premise on compliance with development controls prescribed within HLEP 2013 and HDCP 2013.</p> <p>It was requested that the Applicant consider the provision for a basement connection from the proposal to 5 Irwin PI for future development of the site. Following further investigation on the matter, it was deemed not to be a feasible solution having regard to location of the existing sewer line which transverses between Nos. 3 & 5 Irwin PI.</p>	
<p>Where a proposed development/amalgamation is likely to result in an isolated site then the applicants for the development site are to demonstrate how a future development on the isolated site can be achieved to ensure a high quality streetscape. The following should be addressed:</p> <ul style="list-style-type: none"> • Height • Car parking access • Site coverage • Constructability • Envelope separation • Open Space 	<p>5 Irwin PI = 627.97m²</p> <p>Concept plans have been submitted showing:</p> <p>Height – 5 storeys, with exceedance of HLEP 15m height limit, similar to subject proposal.</p> <p>Parking – vehicular access along eastern boundary, 2 levels of basement, 13 residential spaces, 2 visitor spaces.</p> <p>Communal open space and deep soil to rear of site (north facing).</p> <p>Total of 9 units</p>	Yes

Existing Landlocked Sites

Control	Provided	Complies (Yes/No)
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

2. Finlayson Transitway Station Precinct

2.1 Site Consolidation

Control	Provided	Complies (Yes/No)
Amalgamation of lots in accordance with Figure 13.	<p>Figure 13 identifies 1-5 Irwin PI & 3 Bransgrove St to be amalgamated for redevelopment.</p> <p>DA2016/79 granted approval for the a residential flat building at 1-3 Irwin PI.</p> <p>In this regard, the ideal pattern of amalgamation for redevelopment would be the remaining sites being 1-5 Irwin PI & 5-7 Bransgrove St.</p> <p>The proposal has made reasonable attempts to purchase 5 Irwin PI in order to achieve a consolidated redevelopment of the remaining sites, however has been unsuccessful. In this regard, the proposed development of the subject site is considered acceptable.</p>	No, however satisfactory
Minimum lot frontage is 30m	<p>Irwin Place = 45.525m</p> <p>Bransgrove Street = 50.29m</p>	Yes
Properties not identified in Figure 13 shall redevelop in accordance with the development controls detailed in Part C of this DCP.	The subject site is identified in Figure 13.	N/A

2.2 Private Accessway, Land Dedication and Vehicular Entries

N/A

2.3 Building Height

Control	Provided	Complies (Yes/No)
Maximum no. of storeys: 5 storeys	4 storeys	No – Refer to discussion in body of Report

2.4 Building Setbacks

Control	Provided	Complies (Yes/No)
<p>Setbacks shall be in accordance with Figures 17 & 18</p> <p>3m front setback</p>	Min. 3m front setback to both Bransgrove Street and Irwin Place provided	Yes