

ATTACHMENT B - Assessment of the application against provision of State Environmental Planning Policy (Affordable Rental Housing) 2009, and against the provisions of Bankstown Development Control plan 2005.

<p>SEPP (Affordable Rental Housing) 2009</p> <p>Clause 5 - equivalent land use zones, and</p> <p>Division 1 - 'In-fill affordable housing'</p>	
STANDARDS	PROPOSED COMPLIANCE
<p>5 Interpretation—references to equivalent land use zones</p> <p>(1) A reference in this Policy to a land use zone that is equivalent to a named land use zone is a reference to a land use zone under an environmental planning instrument that is not made as provided by section 33A (2) of the Act:</p> <p>(a) that the Director-General has determined under clause 1.6 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is a land use zone in which equivalent land uses are permitted to those permitted in that named land use zone, or</p> <p>(b) if no such determination has been made in respect of the particular zone, is a land use zone in which (in the opinion of the relevant authority) equivalent land uses are permitted to those permitted in that named land use zone.</p> <p>(2) An assessment made by a relevant authority under subclause (1) (b) applies only in respect of the particular development that is proposed to be carried out and more than one such assessment may be made in respect of the same land use zone.</p> <p>(3) In this clause, <i>relevant authority</i> means:</p> <p>(a) the public authority proposing to carry out the development, or on whose behalf the development is proposed to be carried out, or</p> <p>(b) if the development is to be carried out by or on behalf of a person other than a public authority, the consent authority.</p> <p>Note. Land use zones that are named in this Policy are those set out in the standard instrument.</p>	<p>Refer to discussion below, at the end of this table</p> <p>No determination has been made by the Director General.</p> <p>No determination has been made by Council, as relevant authority.</p> <p>Refer to discussion below, at the end of this table.</p>
<p>10 Land to which Division applies</p> <p>(1) This Division applies to a development site on land if the development site is within any of the following land use zones or within a land use zone that is equivalent to any of those zones, but only if development for the purposes of dwelling houses, multi-dwelling housing or residential flat buildings is permissible within the zone:</p> <p>(a) Zone R1 General Residential,</p> <p>(b) Zone R2 Low Density Residential,</p> <p>(c) Zone R3 Medium Density Residential,</p> <p>(d) Zone R4 High Density Residential.</p>	<p>The development site is within the Residential 2(a) zone under Bankstown LEP 2001.</p> <p>The applicant considers that this zone is equivalent to Zone R2 Low Density Residential</p> <p>Under both the Residential 2(a) zone and the R2 zone, residential flat buildings are prohibited. Dual occupancy development and villas/multi dwelling housing is permissible within consent in the 2(a) zone but prohibited in the R2 zone. Boarding houses are permissible with consent in the R2 zone but prohibited in the 2(a) zone.</p> <p>Council is of the view that the application fails the test of equivalent land use zones under clause 5 of the SEPP.</p> <p>The Director-General has not made a determination of equivalent zones, by means of an order in the NSW Gazette,</p> <p>No, refer to the adjacent discussion and more detailed discussion below, regarding equivalent land use zones</p>

<p>SEPP (Affordable Rental Housing) 2009</p> <p>Clause 5 - equivalent land use zones, and</p> <p>Division 1 - 'In-fill affordable housing'</p>	
STANDARDS	PROPOSED COMPLIANCE
<p>(2) Despite subclause (1), this Division does not apply to a development site in the Sydney region unless all or part of the development site is within:</p> <ul style="list-style-type: none"> (a) 800 metres walking distance of a public entrance to a railway station or a wharf from which a Sydney Ferries ferry service operates, or (b) 400 metres walking distance of a public entrance to a light rail station or in the case of a light rail station with no entrance, 400 metres walking distance of a platform of the light rail station, or (c) 400 metres walking distance of a bus stop used by a regular bus service (within the meaning of the Passenger Transport Act 1990) that has at least one bus per hour servicing the bus stop between 06.00 and 18.00 each day from Monday to Friday (both days inclusive). <p>(3) Despite subclauses (1) and (2), this Division does not apply to land identified in an environmental planning instrument as being within a scenic protection area unless development with a building height of 8.5 metres or more is permitted on the land.</p> <p>(4) In this clause:</p> <p><i>walking distance</i> means the shortest distance between 2 points measured along a route that may be safely walked by a pedestrian using, as far as reasonably practicable, public footpaths and pedestrian crossings.</p>	<p>No determination of equivalent land use zones has been made by Council.</p> <p>There are bus stops on Boronia Road immediately in front of the site and on the opposite side of Boronia Road. The M90 and 913 bus service (Veolia) stops at these bus stops and operates Mondays to Fridays, inclusive between the hours specified in the SEPP.</p> <p>Yes</p>
<p>11 Development to which Division applies</p> <p>This Division applies to the following development on land to which this Division applies:</p> <p>(a) development for the purposes of dual occupancies, multi dwelling housing or residential flat buildings where at least 50 per cent of the dwellings in the proposed development will be used for affordable housing, but only if:</p> <ul style="list-style-type: none"> (i) the development does not result in a building on the land with a building height of more than 8.5 metres, and (ii) in the case of development for the purposes of a residential flat building—residential flat buildings are not permissible on the land otherwise than because of this Policy, <p>(b) development for the purposes of residential flat buildings where at least 20 per cent of the dwellings in the building will be used for affordable housing, but only if:</p> <ul style="list-style-type: none"> (i) residential flat buildings are permissible on the land otherwise than because of this Policy, and (ii) the land does not contain a heritage item that is identified in an environmental planning instrument or an interim heritage order or on the State Heritage Register. 	<p>50% of dwellings in development are to be managed as affordable housing.</p> <p>The building heights will be within the maximum 8.5m.</p> <p>Residential flat buildings are not permissible on the land otherwise than because of the SEPP.</p> <p>N/A</p> <p>Yes</p>
<p>12 Development may be carried out with consent</p> <p>Development to which this Division applies may be carried out with consent.</p>	<p>Consent the proposed development is the subject of the application under consideration in this assessment report.</p> <p>Noted</p>

SEPP (Affordable Rental Housing) 2009		
Clause 5 - equivalent land use zones, and		
Division 1 - 'In-fill affordable housing'		
STANDARDS	PROPOSED	COMPLIANCE
13 Residential flat buildings where such buildings permissible (1) This clause applies to development referred to in clause 11 (b). Note. This clause does not apply if the percentage of dwellings in the residential flat building that are used for affordable housing is less than 20 per cent.	N/A Clause 11(b) does not apply to the proposed development, as residential flat buildings are not permissible on the land otherwise than because of the SEPP.	N/A
14 Standards that cannot be used to refuse consent (1) Low rise development A consent authority must not refuse consent to development referred to in clause 11 (a) on any of the following grounds: (a) density and scale in respect of a development application lodged before 30 June 2011—if the density and scale of the buildings when expressed as a floor space ratio are not more than the higher of: (i) the existing maximum floor space ratio for any form of residential accommodation permitted on the land on which it is proposed to carry out the development, or (ii) 0.75:1, and in respect of a development application lodged on or after 30 June 2011—if the density and scale of the buildings when expressed as a floor space ratio are not more than the higher of: (iii) the existing maximum floor space ratio for any form of residential accommodation permitted on the land on which it is proposed to carry out the development, or (iv) 0.5:1, (b) site area if the site area on which it is proposed to carry out the development is at least 450 square metres, (c) landscaped area if: (i) in the case of a development application made by a social housing provider—at least 35 square metres of landscaped area per dwelling is provided, or (ii) in any other case—at least 30 per cent of the site area is to be landscaped, (d) deep soil zones if, in relation to that part of the site area (being the site, not only of that particular development, but also of any other associated development to which this Policy applies) that is not built on, paved or otherwise sealed: (i) there is soil of a sufficient depth to support the growth of trees and shrubs on an area of not less than 15 per cent of the site area (the <i>deep soil zone</i>), and (ii) each area forming part of the deep soil zone has a minimum dimension of 3 metres, and (iii) if practicable, at least two-thirds of the deep soil zone is located at the rear of the site area, (e) solar access if living rooms and private open spaces for a minimum of 70 per cent of the dwellings of the development receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter.	Clause 11(a) applies to the proposed development The development application was lodged prior to 30 June 2011. The applicant has advised that the FSR of the proposed development is within the maximum 0.75:1, being 0.676:1 based on the definition of GFA in the standard instrument, or 0.7457:1 based upon the definition of GFA in Bankstown LEP 2001. The site area is 11, 479sqm. The applicant has indicated that the total landscaped area = 3981sqm, approx 34.7% of the site area Based upon the above estimate of total landscaped and subtracting the areas above basement parking, deep soil zones will be approx. 3310.5sqm of 28.8% of site area. minimum 1721.85sqm Applicant has advised that the living rooms and open space of 109 of approximately 75.7% of the dwellings will achieve a minimum 3 hours of direct sunlight	N/A Yes Yes Yes Additional information required

<p>SEPP (Affordable Rental Housing) 2009</p> <p>Clause 5 - equivalent land use zones, and</p> <p>Division 1 - 'In-fill affordable housing'</p>	
STANDARDS	PROPOSED COMPLIANCE
<p>(2) General A consent authority must not refuse consent to development to which this Division applies on any of the following grounds:</p> <p>(a) parking if:</p> <ul style="list-style-type: none"> (i) in the case of a development application made by a social housing provider—at least 1 car space is provided for each 5 dwellings, or (ii) in any other case—at least 0.5 car spaces are provided for each dwelling, <p>(b) dwelling size if each dwelling has a gross floor area of at least:</p> <ul style="list-style-type: none"> (i) 35 square metres in the case of a bedsitter or studio, or (ii) 50 square metres in the case of a dwelling having 1 bedroom, or (iii) 70 square metres in the case of a dwelling having 2 bedrooms, or (iv) 95 square metres in the case of a dwelling having 3 or more bedrooms. <p>(3) A consent authority may consent to development to which this Division applies whether or not the development complies with the standards set out in subclause (1) or (2).</p>	<p>between 9am and 3pm in mid winter. Further information is required, to verify compliance, refer to discussion below, at the end of this table</p> <p>147 spaces are proposed.</p> <p>The applicant has provided a schedule of all dwellings and their gross floor area (GFA) based upon the definition contained within the standard instrument</p> <p>Only 13 units have GFA at or above the nominated areas. The dwelling sizes include dwellings down to:</p> <p>30.01sqm for studios 43.53sqm for 1 bedroom units 61.32sqm for 2 bedroom units 87.1sqm for 3 bedroom units</p> <p>The applicant has provided justification for the lower dwelling sizes which is discussed below</p> <p>Yes</p> <p>No, refer to discussion below, at the end of this table.</p>
<p>15 Design requirements</p> <p>(1) A consent authority must not consent to development to which this Division applies unless it has taken into consideration the provisions of the <i>Seniors Living Policy: Urban Design Guidelines for Infill Development</i> published by the Department of Infrastructure, Planning and Natural Resources in March 2004, to the extent that those provisions are consistent with this Policy.</p> <p>(2) This clause does not apply to development for the purposes of a residential flat building if State Environmental Planning Policy No 65—Design Quality of Residential Flat Development applies to the development.</p>	<p>The development is residential flat development to which SEPP 65 applies.</p> <p>It is noted that the development is partly two storey, to which SEPP 65 does not apply, however the development includes 3 storey development and therefore SEPP 65 will apply.</p> <p>N/A</p>
<p>16 Continued application of SEPP 65</p> <p>Nothing in this Policy affects the application of State Environmental Planning Policy No 65—Design Quality of Residential Flat Development to any development to which this Division applies.</p>	<p>State Environmental Planning Policy No 65 applies to the development and that applicant has provided a design statement prepared by Mode Design, registered architects, who directed the design of the development.</p> <p>Yes, subject to certification being provided and additional information required under schedule 1 of the Regulations</p>
<p>17 Must be used for affordable housing for 10 years</p>	

<p>SEPP (Affordable Rental Housing) 2009</p> <p>Clause 5 - equivalent land use zones, and</p> <p>Division 1 - 'In-fill affordable housing'</p>	
STANDARDS	PROPOSED COMPLIANCE
<p>(1) A consent authority must not consent to development to which this Division applies unless conditions are imposed by the consent authority to the effect that:</p> <p>(a) for 10 years from the date of the issue of the occupation certificate:</p> <p>(i) the dwellings proposed to be used for the purposes of affordable housing will be used for the purposes of affordable housing, and</p> <p>(ii) all accommodation that is used for affordable housing will be managed by a registered community housing provider, and</p> <p>(b) a restriction will be registered, before the date of the issue of the occupation certificate, against the title of the property on which development is to be carried out, in accordance with section 88E of the Conveyancing Act 1919, that will ensure that the requirements of paragraph (a) are met.</p> <p>(2) Subclause (1) does not apply to development on land owned by the Land and Housing Corporation or to a development application made by, or on behalf of, a public authority.</p>	<p>The applicant has advised that 50% of the dwellings within the proposed development will be used for affordable housing. The specific units to be managed by a community housing provider have not been specified.</p> <p>Yes, subject to details of the dwellings to be managed as affordable housing.</p>
<p>18 Subdivision</p> <p>Land on which development has been carried out under this Division may be subdivided with the consent of the consent authority.</p>	<p>The application includes strata subdivision of the development</p> <p>Noted</p>

Bankstown Development Control Plan 2005 - Part D2 - Residential Zones

STANDARDS	REQUIRED/PERMITTED	PROPOSED	COMPLIANCE
Subdivision and density	1500sqm site area and minimum 30m frontage (90sqm -120sqm site area per dwelling in 2(b) zones for dwellings in residential flat buildings 300sqm per dwellings in the 2(a) zone for villa developments)	11,479sqm site area and 114.1sqm frontage Approximately 1 dwelling per 80sqm site area	Yes No, ARH SEPP applies
FSR	0.5:1	0.676:1 based on the definition of GFA in the standard instrument, (0.7457:1 based upon the definition of GFA in Bankstown LEP 2001).	No, ARH SEPP applies
Height	Max 9.5m wall height. Min 2.7m floor to ceiling height.	Wall height up to approximately 8.4m Floor to ceiling heights from 2.55m to 2.7m	Yes No, ARH SEPP applies
Setbacks (for residential flat buildings) Front Side	Minimum 7.5m front setback, provided there is an average 9.5m. Up to 2 storeys = Min 0.6m x wall height 3 or more storeys = Min 4.5m provided average 0.6 x wall height.	Front setback = generally 6.5m, portions at 6m. Side & rear setbacks min 5m provided to building walls, with average required side setback up to 5.04m. Balconies and decks project beyond building walls and are setback 3m to 4m from side and rear boundaries.	Front setback does not comply No, balconies and decks protrude into minimum side and rear setbacks, otherwise setbacks to building walls will comply.
Urban Design Facade Roof design Front fences	Consider Residential Flat Design Code. Reduce visual bulk by introduction of breaks or gaps every 35m 25-35 degrees pitch, with Non reflective materials Incorporate high quality roof design that achieves a unique & contemporary architectural appearance, and combines high quality materials and finishes. Max height is 1.8m A landscape buffer zone should appear as part of the public domain with the front fence not to be erected forward of the landscape buffer zone. Where natural ground level of an allotment (measured at the primary and secondary frontages) rises more than 600mm above the public footway, a front fence must: not exceed a height of 1m if the fence has nil setback may reach a fence height above 1m provided setback 1.5m from primary and secondary frontages.	Design Code considered above. Appropriate breaks or gaps provided Low pitched /flat roof No details provided regarding roofing materials, applicant advises materials are to be non reflective. Fencing is to be lower than 1.8m Front setback is to be landscaped N/A	Yes Yes No, Yes Yes

STANDARDS	REQUIRED/PERMITTED	PROPOSED	COMPLIANCE
Access to Sunlight	<p>70% of dwellings in residential flat building must received at least 3 hours of sunlight to windows of at least one living area between 9am and 5pm on 21 June.</p> <p>Windows to at least one living area in dwelling/s adjoining the development must received at least 3 hours of sunlight between 9am and 5pm on 21 June.</p> <p>A minimum 50% of required private open space for each proposed dwelling and each dwelling on an adjoining allotment must receive at least 3 hours of sunlight between 9am and 5pm ay the equinox (21 March/September)</p> <p>Avid overshadowing any existing solar hot water system, photovoltaic panel, or other solar collector</p>	<p>Inadequate information has been submitted wit the application to justify that 70% of dwellings in the development will receive adequate solar access</p> <p>Adequate solar access is expected for neighbouring dwellings.</p>	<p>Refer to discussion of solar access in relation to ARH SEPP and SEPP 65.</p> <p>Yes</p>
Energy Efficiency	Erection of a dwelling must comply with the BASIX	BASIX certificates have been submitted with the application	Yes
Visual privacy	<p>Where a development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must:</p> <ul style="list-style-type: none"> (a) offset the windows between dwellings to minimise overlooking; or (b) provide the window with a minimum sill height of 1.7 metres above floor level; or (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.7 metres above floor level; or (d) use another form of screening to the satisfaction of Council. <p>Where a development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where:</p> <ul style="list-style-type: none"> (a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or (b) the window has a minimum sill height of 1.7 metres above floor level; or (c) the window has translucent glazing to a minimum height of 		No

STANDARDS	REQUIRED/PERMITTED	PROPOSED	COMPLIANCE
	1.7 metres above floor level; or (d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.		
Acoustic Privacy	<p>Where an allotment adjoins an arterial road, a development must ensure the siting and design of any dwellings:</p> <p>(a) comply with AS 3671–Acoustics–Road Traffic Noise Intrusion;</p> <p>(b) consider a combination of acoustic treatments such as building design, dual aspect dwellings, setbacks, and landscaping; and</p> <p>(c) Council does not allow the erection of a noise attenuation wall.</p> <p>A shared common wall between dwellings must comply with the noise transmission and insulation requirements of the Building Code of Australia.</p>	Acoustic report submitted with the application, addressing potential road traffic noise. Further details will be required with any construction certificates.	Yes
Adaptable Housing	<p>A minimum 25% of dwellings in a multi-unit development must have an internal layout adaptable to a range of family types.</p> <p>A residential flat building with 10 or more dwellings must provide:</p> <p>(a) at least one adaptable dwelling plus an adaptable dwelling for every 50 dwellings; and</p> <p>(b) must comply with AS 4299–Adaptable Housing.</p> <p>An accessible and continuous path of travel should connect the street to the common lobby in a residential flat building.</p> <p>A circulation area in a residential flat building should be clear of obstacles so as not to impede the mobility of people with disabilities.</p> <p>A car parking space for an adaptable dwelling must:</p> <p>(a) comply with AS 4299–Adaptable Housing; and</p> <p>(b) link to the dwelling by an unobstructed path of travel with a suitable gradient for wheelchair access.</p>	<p>The proposed development will include 14 adaptable dwellings, which will be located within buildings A and L.</p> <p>These dwellings are to be designed in accordance with relevant Australian Standards</p>	Yes
Open Space	A residential flat building on all other land within Zone 2(b) Residential must provide open	3981sqm, approximately 34.7% of the site area	No, ARH SEPP applies

STANDARDS	REQUIRED/PERMITTED	PROPOSED	COMPLIANCE
	<p>space to the sum of:</p> <p>(a) a minimum 40m² of open space for each dwelling that has a gross floor area less than 55m²; and</p> <p>(b) a minimum 55m² of open space for each dwelling that has a gross floor area between 55m² and 95m²; and</p> <p>(c) a minimum 70m² of open space for each dwelling that has a gross floor area greater than 95m².</p> <p>[62 dwellings less than 55m² 40 x 62 = 2480m² 82 dwellings between 55m² and 95m² 82 x 55 = 4510m² Total required = 6990m²]</p> <p>A residential flat building must designate a minimum 40% of the required open space as communal open space. The communal open space must be provided as a single space with a minimum width of 10 metres throughout.</p> <p>6990 x 40% = 2796m²</p> <p>A residential flat building may locate up to 50% of the communal open space above the basement level provided the roof of the basement level is equal in height to the ground surface of any adjoining communal open space.</p> <p>At least one balcony to each dwelling must achieve a minimum area of 15m² and a minimum width of 3 metres.</p> <p>Despite clause 10.13, Council may reduce the minimum area or width of a balcony to improve solar access to the internal living areas of a dwelling.</p> <p>A development must:</p> <p>(a) retain and protect any significant trees on an allotment and adjoining allotments; and</p> <p>(b) must not change the natural ground level within 3 metres of the base of the trunk or within the dripline of a tree, whichever is the greatest; and</p>	<p>6990m² required under DCP2005</p> <p>Communal open space = approx 900m²</p> <p>Most balconies less than 3m width and less than 15m²</p> <p>No significant trees</p>	

STANDARDS	REQUIRED/PERMITTED	PROPOSED	COMPLIANCE
	(c) to achieve this clause, a development may require a design alteration or a reduction in the size or number of dwellings on an allotment.		
Landscaping of Open Space	<p>Any landscaping on an allotment must use hardy species with preference given to native vegetation endemic to the City of Bankstown (refer to Appendix 3 for a list of suitable species).</p> <p>A development must landscape the following areas on an allotment by way of trees, shrubs, ground cover, and grass planting:</p> <ul style="list-style-type: none"> (a) a minimum 45% of the area between a building and the primary frontage; and (b) a minimum 45% of the area between a building and the secondary frontage; and (c) ensure the landscaping adjacent to a driveway comprises shrubs with a 600mm mature height, or single trunk trees; and (e) for rowhouses, villas, and a residential flat building, plant more than one 75 litre tree between a building and the primary frontage (refer to Appendix 4 for a list of suitable trees). <p>A multi-unit development must provide a minimum 1 metre wide garden bed along the perimeter of any communal open spaces.</p> <p>A development should landscape a podium level using planter boxes or on-grade landscaping.</p> <p>A planter box must:</p> <ul style="list-style-type: none"> (a) contain a minimum width of 500mm, a minimum length of 500mm, and a minimum depth of 600mm; and (b) fully waterproof and line the structure with a filter fabric equivalent to Bidum PF1; and (c) line the base and sides with drainage cell membrane; and (d) use soil described as 'planter box mix' that meets 	<p>The application is accompanied by a detailed concept landscape plan which includes some species which are unsuitable for the soil types of Greenacre.</p> <ul style="list-style-type: none"> • <i>Angophora costata</i> - delete and replace with <i>Syncarpia glomulifera</i> • <i>Anigozanthos</i> - delete and replace with <i>Eriostemon</i> sp. <p>A final detailed plan would be required prior to issue a construction certificate, which can include suitable species.</p> <p>A minimum 45% of the area between the building and primary frontage will be landscaped.</p> <p>Appropriate landscaping can be provided adjacent to driveways.</p> <p>6 x 75 litre tree are proposed</p> <p>A garden bed is proposed surrounding the central open space area.</p> <p>Appropriate irrigation measures are to be included as part of the landscaping.</p>	Yes

STANDARDS	REQUIRED/PERMITTED	PROPOSED	COMPLIANCE
	<p>AS 4454–Compost, Soil Conditioners, and Mulches. The mix must be lightweight, free draining, and contain organic material.</p> <p>A multi-unit development must install a commercial grade sub-surface, automatic, self-timed irrigation system with any garden bed or planter box, and regularly check the system for continued successful operation.</p> <p>A garden bed must use an organic mulch cover that meets AS 4454–Compost, Soil Conditioners, and Mulches and achieves a minimum depth of 75mm.</p>		
Cut and Fill	<p>The siting of a development and landscaping works must complement the existing slope and contours of an allotment and any adjoining property. Council does not allow any development that involves:</p> <p>(a) elevated platforms on columns; or</p> <p>(b) excessive or unnecessary terracing, rock excavation, retaining walls, and reclamation.</p> <p>Any reconstituted ground level on an allotment must not exceed a height of 600mm above or below the natural ground level of an adjoining property.</p>	Reconstituted ground levels will not exceed 600mm.	Yes
Safety and Security	<p>The front porch to the common lobby of a residential flat building should face the street.</p> <p>A residential flat building should provide street access and external entrances to each dwelling on the ground floor.</p> <p>A window to the living area or bedroom of a dwelling in a residential flat building should overlook the communal open space.</p> <p>A structure (such as a carport, outbuilding, fence, and downpipe) that may act as a 'ladder' and provide an intruder with easy access to an upper floor of a building should not be located adjacent to the window or balcony of that upper floor.</p> <p>The design of a residential flat building and villas must minimise access between the roofs, balconies, and windows of adjoining dwellings.</p>	<p>Common access area to buildings E and H face the central communal open space area instead of the street or internal access road/driveway.</p> <p>Not all ground floor dwellings achieve street access or include external entrances.</p> <p>Communal open space is overlooked by appropriate windows.</p> <p>N/A</p> <p>Satisfactory</p>	No, refer to assessment report

STANDARDS	REQUIRED/PERMITTED	PROPOSED	COMPLIANCE
	<p>The location of communal facilities in a residential flat building (such as a clothes drying area, letter boxes, waste storage area, and communal open spaces) must be visible to residents from within the allotment.</p> <p>The street number of a dwelling must be visible to the street and made of reflective material to allow visitors and emergency vehicles to easily identify the location of the dwelling.</p> <p>Access to the common lobby of a residential flat building must only be available to residents via a self-closing door with an intercom, code, or lock system.</p> <p>The following areas in a residential flat building must only be accessible to residents via a lockable door:</p> <p>(a) a communal facility (such as a laundry room, clothes drying area, and waste storage area); and</p> <p>(b) street access to the external side and rear passages of a building; and</p> <p>(c) the service toilet on the ground floor as required by the Building Code of Australia. The toilet must be located in the common lobby of the residential flat building.</p> <p>Access to the basement car park of a residential flat building must only be accessible to residents via a security door or gate with an intercom, code, or lock system. The siting of visitor parking should be outside of this secure area, and should be highly visible to the street.</p> <p>Despite clause 11.12, Council may allow visitor parking to locate behind the security door or gate where intercom access is provided to each dwelling.</p> <p>Any easily accessible water tap located in the front yard of a residential flat building should be in the form of a keyed water tap.</p> <p>A residential flat building must provide lighting to an external entry path, common lobby, communal facility, and basement car park using vandal resistant, high mounted light fixtures that conform to AS 1158.1, AS 1680, and AS 2890.1.</p>	<p>Communal open space visible to residents.</p> <p>To be dealt with a condition of any consent.</p> <p>Video intercom or similar is proposed.</p> <p>This can be dealt with via condition of any consent.</p> <p>This can be dealt with via condition of any consent.</p>	

STANDARDS	REQUIRED/PERMITTED	PROPOSED	COMPLIANCE
Access and Parking	<p>The design and siting of a car parking structure and driveway must ensure vehicles can leave an allotment in a forward direction.</p> <p>A development must provide at least one covered car parking space per dwelling for weather protection.</p>	<p>147 parking spaces are proposed to be provided.</p> <p>Not all of the spaces will be covered spaces.</p>	No, ARH SEPP applies
Outbuildings and outdoor structures	An outbuilding and outdoor structure must locate behind the front building line except for required waste storage areas and front fences.	N/A	N/A
Dividing fences	The erection of a multi-unit development must replace the existing dividing fence along the side and rear boundaries (not including the secondary frontage) of an allotment with a new durable fence, such as metal sheet fencing. The applicant must consult adjoining property owners, and is responsible for the full costs borne by the new fence.	This would be required by condition/s of any consent	Yes
Retaining walls	<p>A retaining wall must not exceed a height of 600mm above natural ground level.</p> <p>A retaining wall must include an automatic irrigation system where the planting of trees or shrubs is proposed in front of a retaining wall or in planter containers within the retaining wall.</p> <p>A retaining wall must locate agricultural drainage lines:</p> <p>(a) behind the base of the wall and at the foot of the wall; and</p> <p>(b) the drainage lines must connect to the proposed stormwater drainage system of the development.</p> <p>A retaining wall is not permitted along the riverbank or where the foreshore is in its natural state except in exceptional circumstances as determined by Council.</p> <p>A retaining wall must comprise masonry construction if it is proposed on an allotment boundary and has a wall height greater than 300mm.</p>	Retaining walls will exceed 600mm due to the inclusion of basement car parking. Applicant is seeking a variation of this requirement.	No, refer to assessment report
Clothes drying areas	<p>A residential flat building must provide a communal open clothes drying area:</p> <p>(a) at ground level where the</p>	<p>No communal clothes drying facilities are proposed.</p> <p>Clothes drying facilities are to be</p>	No

STANDARDS	REQUIRED/PERMITTED	PROPOSED	COMPLIANCE
	<p>area obtains direct sunlight for at least 3 hours on 21 June and is not visible to the street; or</p> <p>(b) as a drying room on each storey providing:</p> <p>(i) at least 4m² of area (minimum 2 metres on all sides); and</p> <p>(ii) is equipped with a clothes line; and</p> <p>(iii) is accessible only to the residents of that storey via a lockable door; and</p> <p>(iv) the external openings of the room are suitably screened by louvres and the like if the openings are visible to the street; or</p> <p>(c) another form of drying facility to the satisfaction of Council.</p>	<p>located on balconies and within private open space areas of the dwellings. These areas on balconies are to be confined so as to be no higher than non-transparent balcony balustrades.</p> <p>[It is noted that these private clothes drying areas will not all receive suitable solar access, for example south facing balconies].</p>	
Letter boxes	<p>A letter box must clearly mark the street number of the dwelling that it serves.</p> <p>A letter box must locate:</p> <p>(a) close to the entry of a front dwelling that faces the street; or</p> <p>(b) close to the main pedestrian entrance or common lobby to a group of dwellings that do not face the street.</p>	Letter boxes are to be clearly marked and located close to the respective building entries.	Yes
Storage areas	<p>Must provide a minimum storage area of 8m³ per dwelling. The storage area must:</p> <p>(a) have a minimum ceiling height of 2 metres;</p> <p>and</p> <p>(b) contain adjustable shelving;</p> <p>and</p> <p>(c) may form part of a garage.</p>	<p>Storage areas are proposed as follows:</p> <p>8m³ of storage for 2 and 3 bedroom dwellings, as cupboard spaces within the dwellings</p> <p>6m³ for 1 bedroom and studio dwellings within basement parking areas</p>	No
Waste Storage areas	<p>Council may allow the waste storage area of a residential flat building to be located forward of the front building line provided:</p> <p>(a) the waste storage area is setback a minimum 1.5 metres from the primary and secondary frontages, and the setback area is:</p> <p>(i) planted with a mix of native and fragrant type vegetation (refer to Appendix 5) using a minimum 5 litre pot size; and</p> <p>(ii) a commercial grade, sub-surface, automatic, self-timed irrigation system is installed in the planter bed. The system must be regularly checked for successful continued operation; and</p> <p>(b) the entry to the waste storage area is parallel to the adjoining primary or secondary frontage; and</p> <p>(c) the walls are constructed in brickwork to complement the development, and should incorporate architectural elements to articulate the blank walls facing the street.</p> <p>This may include but not be</p>	<p>Waste storage area to be provided adjacent to parking areas or between buildings. Bins will need to be placed along the internal driveway/road for collection. Current collection areas nominated by the applicant will not allow for collection by Council's waste management service. These need to be located on the left hand side of the road, not right side as nominated for most bins.</p>	No, Waste collection details unresolved

STANDARDS	REQUIRED/PERMITTED	PROPOSED	COMPLIANCE
	<p>limited to: (i) defining the base, middle, or top of the wall facing the street using different coloured brickwork; or</p> <p>(ii) incorporating horizontal or vertical elements such as recessed walls or banding; and</p> <p>(d) a brick header course is placed around the top perimeter of the waste storage area with the roof sitting above or below the header course; and</p> <p>(e) the level of the floor and entry to the waste storage area is flat to match the level of the vehicular crossing over the footpath; and</p> <p>(f) the first 9 metres of the driveway measuring from the street is constructed to withstand an 8.5 tonne wheel load.</p> <p>The design of a waste storage area for a residential flat building must ensure:</p> <p>(a) the level of the floor and entry to the waste storage area is flat to match the level of the driveway or parking space for the waste collection truck; and</p> <p>(b) the floor is constructed using an impervious material and the walls are finished in a non-absorbent surface; and</p> <p>(c) the floor is graded to a waste drain connected to the sewer system; and</p> <p>(d) a water tap is provided inside the room to ensure the floor and walls are regularly cleaned; and</p> <p>(e) the room is well lit and well ventilated; and</p> <p>(f) the room is accessible only to residents and the waste collection service via a lockable door; and</p> <p>(g) a 900mm x 600mm sign is installed on the inside of the waste storage area stating that all waste must be placed in sealed plastic bags and at no time is waste to be left lying outside of the bins.</p>		