

**DEVELOPMENT ASSESSMENT AGAINST MAJOR RELEVANT CONTROLS
CONTAINED IN FAIRFIELD TOWN CENTRE DCP 2006**

Assessment against FTCDP			
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Clause	Issue	Comment	Compliance	Resolution
Private Open space				
5.1.1 (a)	Min area per unit = 10m2 width of 2 metres for units up to 85m2 or 15m2 and width of 2.4 m for units over 85m2	Minimum balcony sizes do not comply with requirements in numerous instances if the requirements are to be read as requiring 1 balcony to comply with these minimums. Overall however compliance with primary open space is achieved, where a balcony falls below the min area more than 1 balcony is provided.	Yes	
5.1.1(b)	Max depth of balconies 4 metres	complies	yes	
5.1.1(d)	Balconies to be contained within building envelopes except to primary frontage where they may extend by max of 1 metre.	Complies	yes	
Communal Open Space				
5.1.2(a)	Communal open space 30% of site area or 200m2 which ever is the greater.	Site area is 5662 m2. This requires min. 1698m2 of communal open space to be provided.	Yes	
5.1.2(b)	Principal courtyard in communal space of at least 100m2	Principal area exceeds 700m2 in 1 parcel. Includes detention area of 143m2.	Yes	
5.1.2(b)	3 hours of direct sunlight to rectangular area mid winter to 50% of courtyard	Given rectangular communal area is in excess of requirements there is a technical non compliance. This is not considered significant.	No	
	Min 3 metre dimension to communal area.	Amended plans comply	Yes	

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5.1.3	landscape Plan prepared by LA with each application	Amended landscape concept design prepared and considered satisfactory	yes	Condition
5.1.4	Fence heights along podium to be minimum of 1.5 m high	Condition for compliance	Yes	Condition
Site Access, Parking and servicing				
5.2	Access from rear laneways	Complies	Yes	
	Equitable access including people with disabilities	Compliance will be required to satisfy BCA,	Yes	Condition
5.2.1 Access for all	Compliance with AS1428 Parts 1 and 2 and BCA	Now superseded with new BCA accessibility requirements that came into effect in May 2011. DA will be required to comply with these.	Uncertain at this stage	Condition
5.2.2 Pedestrian Links / arcades	Retention of pedestrian links as per Figure 5.2.2	Links retained	yes	
	Link width min of 3 metres	Min link width is 3 metres to max of 4	yes	Condition
	One active frontage min in link.		Yes	
	Pass through site in a straight line no kinks	Yes amended plans have removed previous kink in internal arcade from Smart Street to Council Lane.	Yes	
	Link well lit and open to public between 8 am to 8 pm daily		Yes	Condition
5.2.3 Bicycle facilities	Bike storage at rate of 1 bike per 200m2 of office and 1 space per 300m2 of retail floor space.	Bike storage room provided. Claimed capacity for 40 bikes. Require 31 bike spaces.	Yes	Condition
	Communal showers, change facilities and lockers for storage	Amended plans incorporate a shower room	Yes	
	Residential development 1 space per 3 residential units. Can be waived if storage in garage and safe access path available.	No garages available. Therefore require bike storage facilities on each residential car park level. Amended plans comply	Yes	
5.2.4 street network and vehicle	Road widening and access as per Figure 5.2.4	Complies with access denied provision to Smart Street.	Yes	

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Access				
		Proposed lane widening for a pavement width of 7 metres provided	Yes	Condition
5.2.5 On site car parking	Part of car parking should be underground except under specific circumstances.	Not possible due to adaptive reuse of existing structure.	n/a	Refer Report
	Car parking as per Appendix 5 of DCP	Satisfactory arrangements have been made in respect to car parking for this site as detailed in the assessment report.	Yes	Refer Report
	Car parking contribution S94 payable for any parking shortfall.	No contribution provisions exist. Car parking deficit proposed to be addressed via mechanism of a VPA.	Yes	Refer Report
	Car parking not permitted within 10 metres of any primary street frontage. This area required for active retail or commercial functions.	Levels 2 - 4 have car parking within 10 metres of Spencer Street frontage. Vine planter boxes initially proposed. Considered inadequate in terms of resolving this concern and replaced with public art screen.	Yes	Condition
	Disabled spaces to be provided for adaptable housing units	14 disabled spaces provided for residential component. Given that 5% of units are to be adaptable or 6 units adequate disabled spaces provided.	yes	
5.2.6 Site Servicing	Garbage storage not permitted from areas where access is denied.		yes	
	Loading / unloading area to be provided on site.		yes	
	Loading unloading area to be suitable for furniture trucks etc with suitable travel paths to lift core for residential units.	Loading dock has sufficient height clearance (4.3m) to accommodate pantech type vehicles. Southern tower access from lift core to dock available. Northern tower requires transfer at podium level from southern tower to northern if dock utilized, or transfer of goods from dock along lane to residential lobby accessed from Spencer Street.	Yes, substantial compliance.	

Clause	Issue	Comment	Compliance	Resolution
	Needle disposal bin in accordance with Council's Drug Action Plan where communal toilets proposed.	Matter for conditions		Condition
5.3 Environmental management	Basix Certificate required for all residential units	Submitted	Yes	
5.3.1 Solar Access	Shadow diagrams to be submitted with DA		Yes	
	Access to sunlight to be maintained 3 hours minimum for existing private and public open space and habital rooms in adjoining buildings		Yes	
	70% of living space in apartments to receive min of 3 hours of sunlight between 9am and 3 pm in mid winter.	77% of units comply	yes	
5.3.2 Energy Conservation	Various design suggestions made to maximise energy conservation	Matter for conditions	Yes	condition
	Single aspect south facing units not permitted.	No single aspect units	Yes	
5.3.3 Water Conservation	Various requirements for commercial and retail development specified	Requirements to be structured as conditions unless BCA already mandates an alternative		condition
5.3.4 Natural ventilation	Min 60% of units to achieve natural cross flow ventilation	Applicant claims 77% of units achieve natural cross flow ventilation. Design is such that cross flow objective was a design consideration	Yes	
5.3.5 Storm Water Management	Storm Water Concept Plan required with DA and to meet certain specifications.	Storm Water Plan submitted and with development application.	Yes	
5.3.6 Material Selection	General requirements	Could be conditioned unable to assess at DA stage		Condition
5.3.7 Visual privacy, acoustic and vibration amenity, stray currents from rail operations	SEPP 65 Residential Flat Code separation distances nominated min 12 metres between two adjoining habital room windows.	Generally compliance with rules of thumb achieved.	Yes	
	Noise Impact Assessment Report required.	Satisfactory assessment submitted.	Yes	Condition
	Site more than 60 metres from rail corridor therefore no assessment of stray current issue required.	No assessment needed	Yes	

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5.3.8 Waste Minimisation	Waste Management Plan required with the DA	Amendments made to design to address deficiencies identified.	Yes	Condition
5.4 Building Design				
5.4.1 Architectural Character	SEPP 65 Compliance, no blank walls at ground floor along Primary frontage. Curtain wall glazing not permitted above ground floor.	Complies	yes	
5.4.2 Awnings	Primary street frontages must have awnings. Min height 3.3 metres to underside.		yes	Condition including awning maintenance plan
5.4.3 Active Street frontages	Active street frontage to façade treatment and ground floor. Assume this to apply to primary street frontages only and not lanes.	Substantially complies with these requirements for new portions of development.	yes	
5.4.4 Entrances	Separate retail entrances from commercial and residential. Entries not to be recessed for retail uses, entries visible and well lit.	Compliance achieved and subject to CPTED assessment. Conditions will reinforce safety and security issues	yes	Condition
	No more than 6-8 dwellings should share a common entrance	Complies	Yes	
5.4.5 Materials and Finishes	Consideration of certain issues required no specific control measures no requirement for schedule of external finishes to be submitted.	Schedule of external finishes submitted and reinforced by requirement to nominate finishes on elevation drawings.	Yes	Condition matters that require consideration
5.4.6 Residential Unit Mix area and room sizes.	Studios / 1 bedroom units 10%; 2 bed 20%, 3 bed 20%, Room sizes as per RFDC requirements, 5% of units to be adaptable as per AS 1428 Parts 1, 2 and 4 and AS 4299.	1 bed units = 29%; 2 bed = 50%; 3 bed = 21%. Many units include half bedrooms or small studies. Where this has occurred these have not been counted as bedrooms.	Yes	
5.4.7 Storage	1 bed = 8m ³ ; 2 bed = 10m ³ , 3 bed = 12m ³ with 50% internal to each unit. If provided within the car park then in any future subdivision it must be linked to the parent unit.	Compliance difficult to verify. Matters will be addressed by conditions.		condition

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5.4.8 Safety and Security	CPTED assessment submitted and assessed by Police	Safety and security issues will be addressed by conditions.	Yes	
5.4.9 Signage	No details provided at this stage	Subject to future consideration.	NA	
6.1 Urban Art	Public art must be provided as per Fairfield Public Art Strategy - Appendix 6 of the FTCDP 2006.	Site is within Zone 1 and therefore requires urban art to the value of 1% of the total project cost to be incorporated within their DA. Public art screen to car park to be installed.	Yes	Condition
6.2 Outdoor eating	No specific requirements impacting on this DA.	N/A	NA	
6.3 Public Footways	Requires these to be reconstructed in accordance with FTC Streetscape Specifications.	Issue covered in Development Engineers assessment and conditions	Yes	condition