To the Joint Regional Planning Panel

## 1 JRPP Report 6-14 Park Road, Auburn

## DA-16/2013 GF/DOT

### SUMMARY

Applicant	Zinhar Architects					
Owner	Park Auburn Pty Limited					
Application No.	DA-16/2013					
Description of Land	Lot 9 DP 982836, Lot 10 DP 982836, Lot 11 DP 98283, Lot 12					
	DP 982836 and Lot 13 DP 982836, 6-14 Park Road, AUBURN					
Proposed Development	Demolition of existing structures and construction of eight storey					
	mixed use building comprising 14 x studio units, 70 x 2 bedroom					
	residential units and 14 x 3 bedroom residential units and 2 x					
	commercial premises, and 3 levels of basement car parking					
Site Area	2,965.73m <sup>2</sup>					
Zoning	B4 - Mixed Use					
Disclosure of political	Nil disclosure					
donations and gifts						
Issues	Internal amenity					
	Solar access					
	Public submissions					
	Independent Planning Assessment					

#### Recommendation

That Development Application No. DA-16/2013 for demolition of existing structures and construction of an 8 storey building comprising 14 x studio units, 70 x 2 bedroom residential units and 14 x 3 bedroom residential units and 2 x commercial premises 3 levels of basement car parking at 6-14 Park Road, Auburn be granted development consent subject to standard conditions of consent that are described in the schedule.

#### **History/Consultations**

Prior to the lodgement of the subject development application, a pre-lodgement application was submitted to Council for demolition of existing structures and construction of mixed use development on the subject site. Council raised concerns in respect of a number of issues and non compliances associated with the proposal and advised the applicant to address the issues raised in the event a full development application is lodged with Council.

The proposal was significantly amended following the pre-DA meeting, particularly in respect of reducing the FSR and height to comply with planning controls.

The subject development application DA-16/2013 was lodged on 18 January 2013. Following a detailed assessment of the proposal a number of issues were identified regarding compliance with the State Environmental Planning Policy No. 65 and associated Residential Flat Design Code; Auburn Local Environmental Plan and Auburn Development Control Plan.

As the development site includes land owned by a Councillor's company the development application assessment has been undertaken by an independent town planner.

A briefing session was held between Council staff and the members of the Joint Regional Planning Panel – Sydney West on 26 March 2013.

Issues that were identified included building envelope, internal amenity and some SEPP 65 and Residential flat building DCP non-compliances.

Following the assessment, the applicant was notified in writing by letter dated 1 March 2013 requesting further information in respect of these matters.

The applicant provided further information by letter and amended plans on 9 April 2013, which have satisfied these concerns. The documentation submitted provided justifications to the proposal including any planning control variations that were sought. The amended plans and amended documentation submitted form the basis of this report.

#### Site and Locality Description

The subject site is identified as Lot 9 DP 982836, Lot 10 DP 982836, Lot 11 DP 98283, Lot 12 DP 982836 and Lot 13 DP 982836 and is known as 6-14 Park Road, AUBURN. The site is located on the eastern side of Park Road, between intersections with Queen Street to the north and Mary Street to the south. The site is generally rectangular with a stepped northeastern corner and a site area of approximately 2,965.73sqm. The site has a street frontage of approximately 63.07m to Park Road and a stepped northern boundary with a total length of approximately 50.27m, a stepped eastern boundary of approximately 60.92m and a southern boundary of approximately 50.3m.

The site has a fall of approximately 4m from west to east away from the Park Road frontage. The site has a slight cross fall (0.32m) from south to north at the street frontage.

The site is located within the high density residential and commercial area of Auburn, approximately 100m from the Auburn commercial centre. The site comprises of 5 separate residential properties identified as 6, 8, 10, 12 and 14 Park Road, Auburn. Each property contains an older style detached single storey dwelling which is positioned towards the street frontage of each property. The eastern (rear) portion of each lot contains large open space areas with a scattering of vegetation. Access to the site is via Park Road.

To the immediate north of the site is a residential flat building fronting Park Road and a mixed use development fronting Queen Street. The six storey residential flat building adopts a triangular shape in plan and contains private open space in the form of balconies facing east towards Park Road or west towards the adjoining development. The eastern portion of the northern boundary is adjoined by a part 7 and part 8 storey residential flat building which has its primary frontage to the Queen Street precinct.

The northern portion of the eastern boundary is adjacent to a 6 storey mixed use building and the southern portion of the eastern boundary is adjacent to a 5 storey commercial building. To the south of the subject site is a 3 storey residential flat building.

Opposite the subject site to the west is Trinity (Catholic College). The college occupies a large linear site extending in a north to south direction on the western side of Park Road. A three storey classroom building extends along the western side of the site with a large setback to Park Road.

The site is identified on the map below



## **Description of Proposed Development**

Council has received a development application for the demolition of five existing dwellings and removal of all existing vegetation on the subject site and the construction of an eight storey mixed use development, comprising 98 residential units and 2 retail tenancies over three levels of basement car parking. Communal open space is provided within 3 separate areas of the site. These spaces are located adjacent to the deep soil planting areas of the northern, easern and southern boundary.

The development comprises the following:

- Eight storey residential flat building measuring 27m in height;
- A total of 98 residential units divided into 14 x studio units; 70 x 2 bedroom units; and 14 x 3 bedroom units including 10 adaptable units;
- 2 commercial tenancies;
- 3 levels of basement car parking for 135 vehicles;
- Strata subdivision.

The detailed breakdown of the development is provided below:

#### Basement level 3

- 46 car parking spaces
- Storage areas
- · Associated lifts and stairs

#### Basement level 2

- 42 car parking spaces including 8 disabled spaces
- 6 Motorbike parking spaces
- OSD Tank
- Storage areas

• Associated lifts and stairs

## Basement 1

- 44 car parking spaces, including 4 disabled spaces and 20 visitor spaces
- Bicycle rack
- Storage areas
- Associated lifts and stairs

## Ground floor

- 2 retail tenancy and paved common areas
- 14 commercial car parking spaces, including 2 disabled
- Internal substation / Service rooms / retail/residential garbage rooms
- Truck loading and driveway
- Landscaped area
- Associated lifts and stairs

*First floor:*- 16 residential units including 2 adaptable units / common open space area *Second floor:*- 16 residential units including 2 adaptable units *Third floor:*- 16 residential units including 2 adaptable units *Fourth floor:*- 14 residential units including 2 adaptable units Fifth floor:- 14 residential units including 2 adaptable units Sixth floor:- 14 residential units Seventh floor:- 8 residential units

## Referrals

## Internal Referrals

#### **Development Engineer**

The development application was referred to Council's Development Engineer for comment who has raised no objections to the proposed development subject to conditions to be incorporated into any consent that may be issued.

### Building Surveyor

The development application was referred to Council's Building Surveyor for comment who has raised no objections to the proposed development subject to conditions to be incorporated into any consent that may be issued.

### Environmental Health

The development application was referred to Council's Environmental Health Officer for comment who has raised no objections to the proposed development subject to conditions to be incorporated into any consent that may be issued.

#### External Referrals

The development application was not required to be referred to any external bodies or approval agencies.

## The provisions of any Environmental Planning Instruments (EP& A Act s79C(1)(a)(i))

## <u>State Environmental Planning Policies</u> State Environmental Planning Policy No.55 – Remediation of Land

The requirement at clause 7 of SEPP 55 for Council to be satisfied that the site is suitable or can be made suitable to accommodate the proposed development has been considered in the following table:

Matter for Consideration					
Does the application involve re-development of the site or a change of land use?	🛛 Yes 🗌 No				
In the development going to be used for a sensitive land use (e.g. residential, educational, recreational, childcare or hospital)?	Yes 🗌 No				
Does information available to you indicate that an activity listed below has ever been approved, or occurred at the site? Acid/alkali plant and formulation, agricultural/horticultural activities, airports, asbestos production and disposal, chemicals manufacture and formulation, defence works, drum reconditioning works, dry cleaning establishments, electrical manufacturing (transformers), electroplating and heat treatment premises, engine works, explosive industry, gas works, iron and steel works, landfill sites, metal treatment, mining and extractive industries, oil production and storage, paint formulation and manufacture, pesticide manufacture and formulation, power stations, railway yards, scrap yards, service stations, sheep and cattle dips, smelting and refining, tanning and associated trades, waste storage and treatment, wood preservation.	🗌 Yes 🔀 No				
Is the site listed on Council's Contaminated Land database?	🗌 Yes 🔀 No				
Is the site subject to EPA clean-up order or other EPA restrictions?	🗌 Yes 🔀 No				
Has the site been the subject of known pollution incidents or illegal dumping?	🗌 Yes 🔀 No				
Does the site adjoin any contaminated land/previously contaminated land?	🛛 Yes 🗌 No				
A phase 2 contamination report has been submitted by the applicant. The report has been asses Officers and appropriate conditions are included in the recommendation.					
Has the appropriate level of investigation been carried out in respect of contamination matters for Council to be satisfied that the site is suitable to accommodate the proposed development or can be made suitable to accommodate the proposed development?	Yes 🗌 No				

# State Environmental Planning Policy (BASIX)

As the development relates to a new residential development, a BASIX certificate has been submitted to accompany the development application. The relevant information to be included in a BASIX Certificate is considered in the assessment table below:

Requirement	Yes	No	N/A	Comment
PROJECT DETAILS				
Street address, postcode and LGA shown on	$\square$			All relevant details are correctly
BASIX Certificate match rest of DA package.				identified on the BASIX Certificate and
Dwelling type is correctly identified based on	$\square$			corresponding plans.
BASIX definitions.	$\square$			
Number of bedrooms shown on BASIX Certificate	$\bowtie$			
is consistent with plans.	<b>N</b>	_	_	
Site area shown on BASIX Certificate matches	$\bowtie$			
rest of DA package.				
Roof area shown on BASIX Certificate matches	$\square$			
rest of DA package.				
Conditioned and Unconditioned floor areas are in	$\square$			
accordance with the BASIX Definitions. (These are				
for BASIX compliance only; they do not replace any other definitions of floor area.)				
Total area of garden and lawn indicated on				
submitted plans is consistent with BASIX	$\bowtie$			
Certificate.				
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WATER         Landscape plan indicates areas and species to be planted (where indigenous or low-water use plant procies are nominated).       All details are correctly identified.         Painwater tank(s) drawn to scale. It underground tank proposed, then this is clearly stated. Plans show and state of area area draining to rain tank(s), and match the BASIX Certificate.       Image: Control of the consent authority requirements e.g. height limits at boundary, pump roles standards, insect screens.         Size of swimming pool on plan consistent with yolume indicated in BASIX Certificate.       Image: Control of the consent authority requirements e.g. height limits at boundary, pump roles tandards, insect screens.         Net FIRMAL COMFORT - BAPID Floor construction, reves, insulation and glazed area clearly marked on plans.       Image: Construction the plans in accordance with BASIX Certificate and if performance glazing is mominated, check that it sicelarly labelled.         All details are correctly identified.       Image: Construction to plans.         All floor construction to construction types are marked on plans.       Image: Construction types are marked on plans.         All floor to prove claim is valid.       Image: Construction took is physically are clearly marked on the plans in accordance with BASIX Certificate.         All details are correctly identified.       Image: Construction took is physically attached to plan.       All details are correctly identified.         THERMAL COMFORT - SMULLATION       Image: Construction took is physically attached to plans.       All details are correctly identified.         <	Requirement	Yes	No	N/A	Comment
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surface area of a 1kWh photovoltaic system is					
	approximately 8sqm.				

The BASIX Report indicates that the development will comply with the BASIX requirements subject to the recommendations contained in the report being undertaken. It is considered appropriate to incorporate the report into any consent that may be issued.

# State Environmental Planning Policy Number 65 - Design Quality of Residential Flat Development

The relevant provisions and design quality principles of Part 2 of SEPP 65 have been considered in the assessment of the development application within the following table:

Requirement	Yes	No	N/A	Comment
Clause 2 Aims objectives etc. (3) Improving the design quality of residential flat development aims: (a) To ensure that it contributes to the sustainable development of NSW: (i) by providing sustainable housing in social and environmental terms; (ii) By being a long-term asset to its neighbourhood; (ii) By achieving the urban planning policies for its regional and local contexts. (b) To achieve better built form and aesthetics of buildings and of the streetscapes and the public spaces they define. (c) To better satisfy the increasing demand, the changing social and demographic profile of the community, and the needs of the widest range of people from childhood to old age, including those with disabilities. (d) To maximise amenity, safety and security for the benefit of its occupants and the wider community. (e) To minimise the consumption of energy from non-renewable resources to conserve the environment and to reduce greenhouse gas emissions.				The proposal is generally considered to satisfy the aims and objectives of SEPP 65. Some aspects of non- compliance are identified with this policy, and these are discussed in greater detail below.
Part 2 Design quality principles			[	
Principle 1: Context Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area. Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity if the area.				The proposed development is considered to make a positive contribution to the locality and improve the existing streetscape. The character of this locality is undergoing transition from low-density residential, in the form of single-storey detached dwellings, to higher density mixed use developments within the Auburn Town centre. This proposal is consistent with that shift.

Requirement	Yes	No	N/A	Comment
Principle 2: Scale Good design provides an appropriate scale in terms of the bulk and height that suits the scale if the street and the surrounding buildings. Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.				The proposed development is considered to be of appropriate scale, as it is consistent with other developments of this nature which have been constructed in its near vicinity. The height matches the desired future heights for mixed use development in the Town Centre which is generally 27m high. The proposed design is therefore considered appropriate to the scale of the locality and the desired future character of the area.
Principle 3: Built form Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.				The proposed built form responds appropriately to the site constraints and results in a development that is suitably sited so to ensure adequate building setbacks and privacy to adjoining primary school playground. The proportions and presentation of the building is contemporary and the façade elements create visual interest within the streetscape.
Principle 4: Density Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents). Appropriate densities are sustainable and consistent with the existing density in an area, or in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.				The site is an area designated for mixed use development and is located within Auburn Town Centre. The development will contribute 98 apartments in mid rise building form that will contribute to the redevelopment of the area. The proposal will be within the permissible total FSR allowable. No objection is raised to the development in relation to density objectives.
Principle 5: Resource, energy and water efficiency Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction. Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.				BASIX Certificates have been submitted with the development application. Further, a BASIX Assessment Report has been prepared to accompany the application. The certificates require sustainable development features to be installed into the development. The development incorporates appropriate energy efficient fixtures and fittings. A water reuse system is also provided.

Requirement	Yes	No	N/A	Comment
Principle 6: Landscape Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain. Landscape design buildings on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co- ordinating water and soil management, solar access, micro-climate, tree canopy and habitat vales. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character. Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbour's amenity, and provide for practical establishment and long term management.				The landscape details indicate appropriate landscaping on the site and responds adequately to the proposed built form. The landscape concept provides for private and communal open spaces for future residents of the development. Appropriate opportunity for deep soil planting exists to the rear of the site.
Principle 7: Amenity Good design provides amenity through the physical, spatial and environmental quality of a development. Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.	$\boxtimes$			The proposal will deliver sufficient amenity to residents of the building. The proposal achieves compliance with the Residential Flat Design Code in this regard which contains many amenity controls. Overall, based on the outcome of the BASIX assessment residential amenity is considered satisfactory.
Principal 8: Safety and security Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.				Passive surveillance of public and communal open space is maximised through orientation of units. The position and orientation of the various building elements allow balconies and habitable rooms of apartments to overlook the streets. The design also permits passive surveillance of the internal common courtyard areas. Street level activity will be encouraged via the provision of commercial tenancies on the ground.
Principal 9: Social dimensions Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood, or in the case of precincts undergoing transition, provide for the desired future community.	$\boxtimes$			The proposal provides an adequate mix of studio, 2 and 3 bed apartments as well as providing a significant number of adaptable units.

Requirement	Yes	No	N/A	Comment
Principle 10: Aesthetics Quality aesthetics reflect the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.				The mixed use building has an attractive contemporary appearance and utilises building elements that provide individuality to the development without compromising the streetscape or detracting from the appearance of existing surrounding development. The simple finishes and treatment to the building provide an appropriate response to the existing and likely future character of the locality.
Clause 30 Determination of DAs After receipt of a DA, the advice of the relevant design review panel (if any) is to be obtained concerning the design quality of the residential flat development.			$\boxtimes$	Auburn City Council does not employ a formal design review panel.
<ul> <li>In determining a DA, the following is to be considered:</li> <li>The advice of the design review panel (if any);</li> <li>The design quality of the residential flat development when evaluated in accordance with</li> </ul>				The design quality principles are considered above and the Residential Flat Design Code is considered in the assessment table immediately below.
the design quality principles; The publication "Residential Flat Design Code" – Department of Planning, September 2002.	$\square$			

## Residential Flat Design Code

Requirement	Yes	No	N/A	Comment
Part 1 - Local Context				
Building Type				
<ul> <li>Residential Flat Building.</li> </ul>			$\square$	The proposed development consists of
• Terrace.		$\square$	$\overline{\mathbf{X}}$	a mixed use building.
• Townhouse.		H		
Mixed-use development.		H		
• Hybrid.			$\square$	
Subdivision and Amalgamation			1	Observed the server has be server a
Objectives • Subdivision/amalgamation pattern arising from				Should the application be approved appropriate condition shall be imposed
the development site suitable given surrounding	$\square$			requiring the applicant to amalgamate
local context and future desired context.				the sites prior to the issue of any
				Occupation Certificate.
				-
<ul> <li>Isolated or disadvantaged sites avoided.</li> </ul>		$\square$	$\square$	This matter has been discussed earlier
				in the report.
Building Height				
Objectives				The building heights are found to be
• To ensure future development responds to the	$\square$	$\square$		satisfactory and compliant with the
desired scale and character of the street and local	<u> </u>			Auburn Local Environmental Plan
area.				requirements.
T				This is achieved where possible.
• To allow reasonable daylight access to all	$\square$			This is achieved where possible.
developments and the public domain. Building Depth				
Dunung Depth				

Requirement	Yes	No	N/A	Comment
Objectives • To ensure that the bulk of the development is in	$\boxtimes$			No objection is raised regarding the general bulk and scale of the
<ul> <li>scale with the existing or desired future context.</li> <li>To provide adequate amenity for building occupants in terms of sun access and natural</li> </ul>	$\boxtimes$			general bulk and scale of the development.
<ul><li>ventilation.</li><li>To provide for dual aspect apartments.</li></ul>	$\square$			Dual aspect apartments are provided providing good levels of natural ventilation and sun access.
<u>Controls</u> • The maximum internal plan depth of a building should be 18 metres from glass line to glass line.				The building generally complies. The 'glass line to glass line' depth is approximately 19m for the rear building portion and 10m for the front building portion. There is a very high proportion of dual aspect apartments (75% - particularly given that the passageways to the apartments are not enclosed).
				The performance of majority of the single aspect apartments in relation to solar access and natural ventilation is generally considered acceptable (and is discussed further below).
• Freestanding buildings (the big house or tower building types) may have greater depth than 18 metres only if they still achieve satisfactory daylight and natural ventilation.	$\boxtimes$			Notwithstanding the building depth, the residential building achieves satisfactory daylight and natural ventilation given the orientation of the site.
• Slim buildings facilitate dual aspect apartments, daylight access and natural ventilation.	$\boxtimes$			Dual aspect apartments have been included within the development. 75% of units are provided with cross-flow ventilation.
• In general an apartment building depth of 10-18 metres is appropriate. Developments that propose wider than 18 metres must demonstrate how satisfactory day lighting and natural ventilation are to be achieved.	$\boxtimes$			Refer to detailed discussion regarding light and ventilation later in the report.
Building Separation			1	
<u>Objectives</u>				
• To ensure that new development is scaled to support the desired area character with appropriate massing and spaces between buildings.	$\boxtimes$			The building scale is appropriate to the desired future character of the area. The building will be the first in the immediate locality. Appropriate separation is provided between the building and the adjoining uses. Screening and high level windows are also provided where appropriate.
• To provide visual and acoustic privacy for existing and new residents.	$\square$			
• To control overshadowing of adjacent properties and private or shared open space.	$\square$			
• To allow for the provision of open space with appropriate size and proportion for recreational activities for building occupants.	$\boxtimes$			
• To provide deep soil zones for stormwater management and tree planting, where contextual and site conditions allow.	$\square$			

Re	quirement	Yes	No	N/A	Comment
Cor	<u>ntrols</u>				
•	For buildings over three storeys, building separation should increase in proportion to				
	building height:				The building provides appropriate
	<ul> <li>Up to 4 storeys/12 metres:</li> </ul>	5-7	_		building separation and allows for
	<ul> <li>12m between habitable rooms/balconies</li> </ul>	$\square$			privacy, solar access and open space areas.
	<ul> <li>9m between habitable</li> </ul>				aleas.
	rooms/balconies and non habitable	$\square$			With regards to the building
	rooms 6m between non habitable rooms	$\square$			separation, to the north, north-east, east and south are residential or mixed
	<ul> <li>5-8 storeys/up to 25 metres:</li> <li>18m between habitable</li> </ul>			$\boxtimes$	use buildings that contain residential uses on the upper levels.
	rooms/balconies 13m between habitable				In general terms the proposed building
	rooms/balconies and non habitable rooms			$\square$	does not cause privacy impacts to adjoining developments. Where there
	<ul> <li>9m between non habitable rooms</li> <li>0 storeve and above/over 25 metree:</li> </ul>			$\square$	is a lesser setback than that required by the control, good design has
	<ul> <li>9 storeys and above/over 25 metres:</li> <li>24m between habitable</li> </ul>			$\square$	resulted in minimal privacy impacts.
	rooms/balconies 18m between habitable				Where the setback is less, privacy screens and high level windows are
	rooms/balconies and non habitable rooms				provided.
	<ul> <li>12m between non habitable rooms</li> </ul>			$\square$	North setback - Separation distance is approximately between 6m and 10m.
•	Allow zero separation in appropriate contexts, such as in urban areas between street wall				Privacy screens, glass blocks and high
	building types (party walls)			$\square$	level windows are used to minimise
•	Where a building step back creates a terrace, the building separation distance for the floor				privacy impacts.
	below applies.			$\boxtimes$	North-east setback – 11.3m separation
•	Coordinate building separation controls with				to the proposed north-eastern apartment balcony. Privacy screens
	side and rear setback controls - in a suburban area where a strong rhythm has	$\square$			are used here. Only the north-east
	been established between buildings, smaller				proposed apartment is within close
	building separations may be appropriate.				proximity (11.3m) to the adjoining building).
•	Coordinate building separation controls with controls for daylight access, visual privacy				building).
	and acoustic privacy.	$\square$			East setback – There is a 9m
•	Protect the privacy of neighbours who share				separation between apartments here, however the proposed apartments will
	a building entry and whose apartments face each other by designing internal courtyards			$\square$	have a northerly aspect and not affect
	with greater building separation				the privacy of the adjoining units which
	relopments that propose less than the				have a western aspect.
	ommended distances apart must demonstrate daylight access, urban form and visual and			$\square$	South-east setback – There is a 0.3m
	ustic privacy has been satisfactorily achieved.				setback to the adjacent commercial
					building. In terms of solar access, the building
					to the south is considerably affected by
					the proposed development. However,
					in the context of this site, the significant setback to the rear and the
					degree of solar access throughout the
					year, the degree of solar access is
					considered acceptable. Furthermore, it is possible that the site to the south will
					be developed in time to increase the
					density on that site to a comparable
					degree as that on the majority of surrounding sites.

Requirement	Yes	No	N/A	Comment
	103			South setback – The setbacks here range from 4.4m at the street edge to up to 18.4m for the central part of the development. There is no privacy impact at the front of the site where no side windows/balconies are proposed. The subject development is setback considerably greater (9m) from the boundary than is the neighbouring development to the south. The degree of separation is acceptable in terms of privacy impacts.
				h
Street Setbacks			1	
<u>Objectives</u>				The proposal provides on environmenta
• To establish the desired spatial proportions of the street and define the street edge.	$\square$			The proposal provides an appropriate street setback comparable to that of
• To create a clear threshold by providing a				adjoining sites.
transition between public and private space.	$\mathbb{X}$			, 3
• To assist in achieving good visual privacy to	$\bowtie$			
apartments from the street.				
• To create good quality entry spaces to lobbies,	$\square$			
foyers or individual dwelling entrances. • To allow an outlook to and surveillance of the				
street.				
<ul> <li>To allow for street landscape character.</li> </ul>	$\square$			
Controls				Given the orientation of the site and
• Minimise overshadowing of the street and/or			$\square$	the proposed design outcomes of the
other buildings.				site, some overshadowing of the street
<ul> <li>In general perpert of a building or above ground.</li> </ul>				is inevitable and unavoidable.
• In general no part of a building or above ground structure may encroach into a setback zone -	$\square$			There are no unacceptable
exceptions are underground parking structures no				encroachments into setback zones.
more than 1.2 metres above ground where this is				The development is acceptable in this
consistent with the desired streetscape, awnings,				regard.
balconies and bay windows. Side & Rear Setbacks				
<u>Objectives</u>				
• To minimise the impact of development on light,	$\boxtimes$			Appropriate setbacks are achieved in
air, sun, privacy, views and outlook for				accordance with the Local centres and
neighbouring properties, including future buildings.				Residential Flat Buildings DCPs.
• To retain or create a rhythm or pattern of	$\square$			Where actions are less than these
development that positively defines the streetscape so that space is not just what is left				Where setbacks are less than those required no significant amenity impacts
over around the building form.				are noted.
Objectives – Rear Setbacks				
• To maintain deep soil zones to maximise natural				The degree of deep soil landscaping
site drainage and protect the water table.	$\square$			on the site is adequate.
• To maximise the opportunity to retain and				
<ul><li>reinforce mature vegetation.</li><li>To optimise the use of land at the rear and</li></ul>				
surveillance of the street at the front.	$\bowtie$			
• To maximise building separation to provide				
visual and acoustic privacy.	$\square$			

Requirement	Yes	No	N/A	Comment
<u>Controls</u> • Where setbacks are limited by lot size and adjacent buildings, 'step in' the plan on deep building to provide internal courtyards and to limit the length of walls facing boundaries.				Appropriate setbacks are achieved in accordance with the Local centres and Residential Flat Buildings DCPs.
• In general no part of a building or above ground structure may encroach into a setback zone – exceptions are underground parking structures no more than 1.2 metres above ground where this is consistent with the desired streetscape, awnings, balconies and bay windows.				There are no unacceptable encroachments into setback zones. The development is acceptable in this regard.
Floor Space Ratio				
<u>Objectives</u>				
• To ensure that development is in keeping with the optimum capacity of the site and the local area.				The proposed development is considered consistent with the density requirements imposed by Councils
• To define allowable development density for generic building types.	$\boxtimes$			Local environmental Plan 2010. The proposal complies with the FSR
• To provide opportunities for modulation and depth of external walls within the allowable FSR.	$\square$			control.
<ul> <li>To promote thin cross section buildings, which maximise daylight access and natural ventilation.</li> </ul>				The proposal includes a high number (75%) of dual aspect units, which achieve solar access and natural ventilation requirements. Compliance with specific solar access and dual aspect unit controls is considered later in the report.
<ul> <li>To allow generous habitable balconies.</li> </ul>	$\square$			Suitably sized balconies are provided for all units.
Part 02 Site Design				
Site Analysis				
• Site analysis should include plan and section drawings of the existing features of the site, at the same scale as the site and landscape plan, together with appropriate written material.				The development is accompanied by an amended Statement of Environmental Effects, which includes detailed site analysis information in
• A written statement explaining how the design of the proposed development has responded to the site analysis must accompany the application.				relation to existing conditions, the proposed development and the relevant development control plan.
Deep Soil Zones				
<ul> <li><u>Objectives</u></li> <li>To assist with management of the water table.</li> <li>To assist with management of water quality.</li> <li>To improve the amenity of developments through the retention and/or planting of large and medium size trees.</li> </ul>	$\boxtimes$			The proposal includes a satisfactory planting scheme for the site. The landscape plan is satisfactory for approval and shows an adequate planting regime for the site.
<ul> <li><u>Design Practice</u></li> <li>Optimise the provision of consolidated deep soil zones within a site by the design of basement and sub basement car parking so as not to fully cover</li> </ul>				
<ul> <li>the site; and the use of front and side setbacks.</li> <li>Optimise the extent of deep soil zones beyond the site boundaries by locating them with the deep soil zones of adjacent properties.</li> </ul>				The deep soil zones are generally along at the north-east corner of the site.
• Promote landscape health by supporting for a rich variety of vegetation type and size.	$\square$			The proposed development provides
• Increase the permeability of paved areas by limiting the area of paving and/or using impervious	$\square$			approximately 301sqm of deep soil zones, which equates to 39% of the
<ul><li>materials.</li><li>A minimum of 25% of the open space area of a site should be a deep soil zone.</li></ul>	$\square$			landscaped/open space areas (770.82sqm).

Requirement	Yes	No	N/A	Comment
Fences and Walls				
<ul> <li><u>Objectives</u></li> <li>To define the edges between public and private land.</li> </ul>	$\boxtimes$			The proposed development is considered to be consistent with the
• To define the boundaries between areas within the development having different functions or	$\square$			Fences and Walls objectives. Whilst no fencing is proposed on street
<ul> <li>owners.</li> <li>To provide privacy and security.</li> <li>To contribute positively to the public domain.</li> </ul>	$\boxtimes$			elevation the separation between the commercial tenancies/residential entry are well defined from the public domain by the awning and access doors.
Design Practice • Respond to the identified architectural character	$\boxtimes$			The ground floor is proposed to be
<ul> <li>for the street and/or the area.</li> <li>Clearly delineate the private and public domain without compromising safety and security by designing fences and walls, which provide privacy and security while not eliminating views, outlook,</li> </ul>				used for commercial purposes and built to the boundary, which does not necessitate the need to provide fencing within the front setback.
<ul> <li>light and air; and limiting the length and height of retaining walls along street frontages.</li> <li>Contribute to the amenity, beauty and useability of private and communal open spaces by incorporating benches and seats; planter boxes;</li> </ul>	$\boxtimes$			The main communal open space area to the north-east corner is appropriately fenced.
<ul> <li>pergolas and trellises; BBQs; water features; composting boxes and worm farms.</li> <li>Retain and enhance the amenity of the public domain by avoiding the use of continuous blank walls at street level; and using planting to soften the edges of any raised terraces to the street,</li> </ul>	$\boxtimes$			The open space areas are enhanced by the provision of deep soil landscaping, paving, pergolas and picnic tables.
such as over sub basement car parking and reduce their apparent scale.				
• Select durable materials, which are easily cleaned and graffiti resistant.	$\boxtimes$			
Landscape Design				
Objectives				
• To add value to residents' quality of life within the development in the forms of privacy, outlook	$\square$			The proposed development is considered to be consistent with the
and views.				Landscape Design objectives as
• To provide habitat for native indigenous plants and animals.	$\square$			suitable landscaping is to be used to soften the impact of the built form
• To improve stormwater quality and reduce	$\square$			within the internal courtyard.
<ul><li>quantity.</li><li>To improve the microclimate and solar</li></ul>	$\boxtimes$	Ħ		
performance within the development.	$ \mathbf{X} $	П		
To improve urban air quality.	$ \mathbf{X} $	H		
<ul> <li>To contribute to biodiversity.</li> </ul>				

Requirement	Yes	No	N/A	Comment
Design Practice				
• Improve the amenity of open space with landscape design which: provides appropriate shade from trees or structures; provides accessible routes through the space and between buildings; screens cars, communal drying areas, swimming pools and the courtyards of ground floor units; allows for locating art works where they can be viewed by users of open space and/or from within apartments.				A landscape plan, prepared by a suitably qualified consultant, is submitted with the application. The plan identifies relevant landscaping elements to soften the built form within the site.
• Contribute to streetscape character and the amenity of the public domain by: relating landscape design to the desired proportions and character of the streetscape; using planting and landscape elements appropriate to the scale of the development; mediating between and visually softening the bulk of large development for the person on the street.				
• Improve the energy efficiency and solar efficiency of dwellings and the microclimate of	$\square$			
<ul> <li>private open spaces.</li> <li>Design landscape which contributes to the site's particular and positive characteristics.</li> </ul>	$\boxtimes$			
<ul> <li>Contribute to water and stormwater efficiency by integrating landscape design with water and stormwater management.</li> </ul>	$\boxtimes$			
<ul> <li>Provide a sufficient depth of soil above paving slabs to enable growth of mature trees.</li> <li>Minimise maintenance by using robust landscape elements.</li> </ul>	$\boxtimes$			
Open Space			1	
Objectives • To provide residents with passive and active recreational opportunities.	$\boxtimes$			The proposed development is considered to be consistent with the
• To provide an area on site that enables soft landscaping and deep soil planting.	$\square$			Open Space objectives. Usable communal open space is provided in the form three separate communal
• To ensure that communal open space is consolidated, configured and designed to be useable and attractive.				open space areas to the north-east corner, the south-east corner and the first floor level.
<ul> <li>To provide a pleasant outlook.</li> </ul>	$\square$			

Requirement	Yes	No	N/A	Comment
<ul> <li>Design Practice</li> <li>Provide communal open space with is appropriate and relevant to the building's setting.</li> </ul>	$\boxtimes$			Three communal open spaces are provided within the development site.
<ul> <li>Where communal open space is provided, facilitate its use for the desired range of activities by locating it in relation to buildings to optimise solar access to apartments; consolidating open space on the site into recognisable areas with reasonable space, facilities and landscape; designing its size and dimensions to allow for the program of uses it will contain; minimising overshadowing; carefully locating ventilation duct outlets from basement car parks.</li> </ul>				The common areas are large enough to permit residents to passively and actively use the space. Good levels of residential amenity are provided.
• Provide open space for each apartment capable of enhancing residential amenity in the form of balcony, deck, terrace, garden, yard, courtyard and/or roof terrace.				All apartments are provided with at least 1 suitably sized area of private open space in the form of a terrace or balcony.
• Locate open space to increase the potential for residential amenity by designing apartment buildings which: are sited to allow for landscape design; are sited to optimise daylight access in winter and shade in summer; have a pleasant outlook; have increased visual privacy between apartments.				Private open spaces are positioned to optimise solar access and to ensure visual privacy between apartments.
• Provide environmental benefits including habitat for native fauna, native vegetation and mature trees, a pleasant microclimate, rainwater percolation and outdoor drying area.				The landscaped areas are to contain trees and native plantings in accordance with the BASIX requirements.
• The area of communal open space required should generally be at least 25-30% of the site area. Larger sites and brown field sites may have potential for more than 30%.				The amount of common open space is 573m <sup>2</sup> (or about 19%) and is appropriate for this site. Apartments are proposed with generous balconies.
• Where developments are unable to achieve the recommended communal open space, they must demonstrate that residential amenity is provided in the form of increased private open space and/or a contribution to public open space.				
• Minimum recommended area of private open space for each apartment at ground level or similar space on structure is 25sqm and the minimum preferred dimension is 4 metres.				No apartments provided at ground level.
Orientation			1	l
Objectives • To optimise solar access to residential apartments within the development and adjacent development.	$\boxtimes$			The proposed development is considered to be consistent with the Orientation objectives as the building
<ul><li>To contribute positively to desired streetscape character.</li><li>To support landscape design of consolidated</li></ul>	$\boxtimes$			is appropriately located to maximise solar access to the proposed building but also maintain solar access to adjoining buildings.
<ul> <li>open space areas.</li> <li>To protect the amenity of existing development.</li> <li>To improve the amenity of existing development.</li> </ul>	$\mathbb{X}$			The proposed building is also appropriately aligned to the street and provides an appropriate design response to the adjoining developments.

Requirement	Yes	No	N/A	Comment
<ul> <li><u>Design Practice</u></li> <li>Plan the site to optimise solar access by: positioning and orienting buildings to maximise north facing walls (within 30<sup>0</sup> east and 20<sup>0</sup> west of north) where possible; and providing adequate building separation within the development and to adjacent buildings.</li> <li>Select building types or layouts which respond to the streetscape while optimising solar access.</li> </ul>				The general layout is considered to be the most appropriate with regard to the general positioning of the site and the surrounding developments.
Where streets are to be edged and defined by buildings: align buildings to the street on east-west streets; and use courtyards, L-shaped configurations and increased setbacks to northern side boundaries on north-south streets. • Optimise solar access to living spaces and				
associated private open spaces by orienting them to the north.	$\square$			
<ul> <li>Detail building elements to modify environmental conditions as required to maximise sun access in winter and sun shading in summer.</li> </ul>	$\square$			
Planting on Structures				
<ul> <li><u>Objectives</u></li> <li>To contribute to the quality and amenity of communal open space on roof tops, podiums and internal courtyards.</li> </ul>	$\square$			The proposed development is considered to be consistent with the Planting on Structures objectives as
• To encourage the establishment and healthy growth of trees in urban areas.				sufficient soil depth is provided to allow the communal open space area to be planted, landscaped and include trees.
<ul> <li><u>Design Practice</u></li> <li>Design for optimum conditions for plant growth by: providing soil depth, soil volume and soil area appropriate to the size of the plants to be established; providing appropriate soil conditions and irrigation methods, providing appropriate</li> </ul>				Sufficient soil depth provided for the planters and proposed plantings at 900mm in depth. Substantial part of the rear outdoor communal space is dedicated deep soil area and can
<ul> <li>drainage.</li> <li>Design planters to support the appropriate soil depth and plant selection by: ensuring planter proportions accommodate the largest volume of soil possible; and providing square or rectangular planting areas rather than long narrow linear areas. Minimum soil depths will vary depending on the size of the plant however soil depths greater than 1.5 metres are unlikely to have any benefits for tree growth.</li> </ul>	$\boxtimes$			support large trees.

Requirement	Yes	No	N/A	Comment
• Increase minimum soil depths in accordance	$\square$			The landscaping provided is
with: the mix of plants in a planter; the level of				appropriate for the site.
landscape management; anchorage requirements of large and medium trees; soil type and quality.				The areas of landscaping to the north-
Minimum standards:				east and south-east will be planted in
• Large trees such as figs (canopy diameter of up	$\square$			accordance with the landscaping plan.
to 16 metres at maturity): Minimum soil volume 150cum;				
<ul> <li>Minimum soil volume roocarri,</li> <li>Minimum soil depth 1.3 metres;</li> </ul>				
<ul> <li>Minimum soil area 10 metres by 10 metres.</li> </ul>				
• Medium trees (canopy diameter of up to 8	$\boxtimes$			
<ul><li>metres at maturity):</li><li>Minimum soil volume 35cum;</li></ul>				
<ul> <li>Minimum soil volume oscum,</li> <li>Minimum soil depth 1 metre;</li> </ul>				
<ul> <li>Approximate soil area 6 metres by 6 metres.</li> </ul>				
• Small trees (canopy diameter of up to 4 metres	$\square$			
at maturity): Minimum soil volume 9cum;				
<ul> <li>Minimum soil depth 800mm;</li> </ul>				
• Approximate soil area 3.5 metres by 3.5 metres.				
<ul> <li>Shrubs:</li> <li>Minimum soil depths 500-600mm</li> </ul>	$\square$			
<ul> <li>Ground cover:</li> </ul>				
<ul> <li>Minimum soil depths 300-450mm</li> </ul>				
• Turf:	$\square$			
<ul> <li>Minimum soil depth 100-300mm</li> <li>Any subsurface drainage requirements are in</li> </ul>				
addition to the minimum soil depths.				
Stormwater Management				
Objectives				Stormwater drainage design is
• To minimise the impacts of residential flat development and associated infrastructure on the	$\square$			Stormwater drainage design is considered acceptable subject to
health and amenity of natural waterways.				detailed conditions to be included in
• To preserve existing topographic and natural	$\boxtimes$			any consent issued for the
features including waterways and wetlands.				development.
• To minimise the discharge of sediment and other pollutants to the urban stormwater drainage	$\square$			Additional information in respect of this
system during construction activity.				matter has been submitted by the
				applicant and has bee accepted by
				Council's Engineer.
Design Practice				
Reduce the volume impact of stormwater on	$\boxtimes$			Stormwater drainage design is
<ul><li>infrastructure by retaining it on site.</li><li>Optimise deep soil zones. All development must</li></ul>				considered acceptable subject to the inclusion of detailed conditions, should
address the potential for deep soil zones.	$\square$			the application be recommended for
• On dense urban sites where there is no				approval.
potential for deep soil zones to contribute to			$\square$	
stormwater management, seek alternative solutions.				
Protect stormwater quality by providing for	$\square$	$\square$		
stormwater filters, traps or basins for hard	~~~			
surfaces, treatment of stormwater collected in				
sediment traps on soils containing dispersive clays.				
Reduce the need for expensive sediment	$\square$			
trapping techniques by controlling erosion.		H		
Consider using grey water for site irrigation.				
Safety Objectives				
• To ensure residential flat developments are safe	$\square$			The proposed development is
and secure for residents and visitors.		H		considered to be consistent with the
• To contribute to the safety of the public domain.				Safety objectives as secure access to
				communal entries to the building and as casual surveillance of the public
				domain from living and open space
				areas and the commercial uses is to
				be provided.

Requirement	Yes	No	N/A	Comment
Design Practice • Reinforce the development boundary to strengthen the distinction between public and private space. This can be actual or symbolic and may include: employing a level change at the site and/or building threshold; signage; entry awnings; fences; walls and gates; change of material in paving between the street and the development.	$\boxtimes$			The ground floor is proposed to be used for commercial purposes and built to the boundary, which does not necessitate the need to provide fencing within the front setback. It is noted that entry to the residential units are well distinct from entry to commercial uses.
• Optimise the visibility, functionality and safety of building entrances by: orienting entrances towards the public street; providing clear lines of sight between entrance foyers and the street; providing direct entry to ground level apartments from the street rather than through a common foyer; direct and well lit access between car parks and dwellings, between car parks and lift lobbies and to all unit entrances.				Building entries are to be orientated to the street. The ground floor level is provided with commercial units which are orientated toward Park Road. A separate commercial car park is provided to the ground floor.
<ul> <li>Improve the opportunities for casual surveillance by: orienting living areas with views over public or communal open spaces where possible; using bay windows and balconies which protrude beyond the main façade and enable a wider angle of vision to the street; using corner windows which provide oblique views of the street; providing casual views of common internal areas, such as lobbies and</li> </ul>				The commercial tenancies and street facing private open space areas ensure an appropriate level of casual surveillance of public areas is achieved.
foyers, hallways, recreation areas and car parks. • Minimise opportunities for concealment by: avoiding blind or dark alcoves near lifts and stairwells, at the entrance and within indoor car parking, along corridors and walkways; providing well lit routes throughout the development; providing appropriate levels of illumination for all common areas; providing graded illumination to car parks and illuminating entrances higher than the minimum acceptable standard.				Opportunities for concealment or the creation of blind alcoves have been minimised in this development.
• Control access to the development by: making apartments inaccessible from the balconies, roofs and windows of neighbouring buildings; separating the residential component of a development's car parking from any other building use and controlling car park access from public and common areas; providing direct access from car parks to apartment lobbies for residents; providing separate access for residents in mixed-use buildings; providing an audio or video intercom system at the entry or in the lobby for visitors to communicate with residents, providing key card access for residents.				The position and orientation of the various building elements allow balconies and habitable rooms of apartments to overlook the public domain, which permits passive surveillance of neighbouring buildings and the School. Secure access doors/gates are to be provided to lift lobbies, car parking and communal courtyards.
Carry out a formal crime risk assessment for all residential developments of more than 20 new dwellings. <i>Visual Privacy</i>				An assessment of the proposal in relation to Council's Policy on Crime Prevention Through Environmental Design 2006 is provided, which addresses the relevant provisions.
Objectives				
<ul> <li>To provide reasonable levels of visual privacy externally and internally during the day and night.</li> <li>To maximise outlook and views from principal rooms and private open space without compromising visual privacy.</li> </ul>	$\boxtimes$			The proposed development is considered to be consistent with the Visual Privacy Objectives as outlook of open space is maximised where possible, without creating adverse impacts.

Requirement	Yes	No	N/A	Comment
<ul> <li><u>Design Practice</u></li> <li>Locate and orient new development to maximise visual privacy between buildings on site and adjacent buildings by providing adequate building separation, employing appropriate rear and side setbacks, utilise the site layout to increase building separation.</li> </ul>	$\boxtimes$			Appropriate building separation, staggering of private open space areas and suitable opportunity for screen planting at the ground level ensures that visual privacy between the building on site and adjacent buildings is maintained.
• Design building layouts to minimise direct overlooking of rooms and private open spaces adjacent to apartments by: balconies to screen other balconies and any ground level private open space; separating communal open space, common areas and access routes through the development from the windows of rooms, particularly habitable rooms; changing the level between ground floor apartments with their	$\boxtimes$			Generally, building separation, location of windows and private open spaces and the use of privacy screening are satisfactory.
<ul> <li>associated private open space, and the public domain or communal open space.</li> <li>Use detailed site and building design elements to increase privacy without compromising access to light and air.</li> </ul>	$\boxtimes$			Provision of fixed privacy louvers to balcony edges have minimised privacy impacts between apartments.
Building Entry Objectives				
• To create entrances which provide a desirable residential identity for the development.	$\square$			The proposed development is considered to be consistent with the
<ul> <li>To orient the visitor.</li> <li>To contribute positively to the streetscape and building facade design.</li> </ul>	$\boxtimes$			Building Entry Objectives as a communal entry, which is easily identifiable is proposed.
<ul> <li>Design Practice</li> <li>Improve the presentation of the development to the street by: locating entries so that they relate to the existing street and subdivision pattern, street tree planting and pedestrian access network; designing the entry as a clearly identifiable element of the building in the street; utilising multiple entries where it is desirable to activate the eterge a shuther of anticipande</li> </ul>	$\boxtimes$			A single entry is to be provided between the commercial tenancies. The entry will be clearly identifiable.
<ul><li>street edge or reinforce a rhythm of entries along a street.</li><li>Provide as direct a physical and visual connection as possible between the street and the entry.</li></ul>	$\boxtimes$			Entry foyers are spacious, feature glazing for clear sight lines and will be secured with resident-access locked doors. The entry foyers also allow equitable access to the building.
• Achieve clear lines of transition between the public street, the shared private circulation spaces and the apartment unit.	$\boxtimes$			The proposal is accessible, and has a safe and secure access.
<ul> <li>Ensure equal access for all.</li> <li>Provide safe and secure access.</li> <li>Provide separate entries from the street for pedestrians and cars; different uses and ground floor apartments.</li> </ul>	$\mathbb{X}$			
• Design entries and associated circulation space of an adequate size to allow movement of furniture	$\square$			
<ul> <li>between public and private spaces.</li> <li>Provide and design mailboxes to be convenient for residents and not to clutter the appearance of the development from the street.</li> </ul>	$\boxtimes$			
Parking				

Requirement	Yes	No	N/A	Comment
Objectives • To minimise car dependency for commuting and recreational transport use and to promote alternative means of transport - public transport, bicycling and walking.	$\boxtimes$			The proposed development is considered to be consistent with the Parking objectives as suitable number of resident, commercial and visitor car,
• To provide adequate car parking for the building's users and visitors depending on building type and proximity to public transport.	$\boxtimes$			and bicycle spaces are provided within the underground and ground floor levels which do not impact upon the
• To integrate the location and design of car parking with the design of the site and the building.	$\square$			aesthetic design of the building.
<ul> <li><u>Design Practice</u></li> <li>Determine the appropriate car parking spaces in relation to the development's proximity to public transport, shopping and recreational facilities; the</li> </ul>	$\boxtimes$			There are 146 car parking spaces are provided in this development. Of that, there are 112 parking spaces for
<ul> <li>density of the development and the local area; the site's ability to accommodate car parking.</li> <li>Limit the number of visitor parking spaces, particularly in small developments where the impact on landscape and open space is significant.</li> </ul>			$\boxtimes$	residents; 20 parking spaces for visitors; 14 parking spaces for commercial; including 10 spaces designated as disabled spaces and 10 of the residential spaces designated as adaptable spaces.
• Give preference to underground parking wherever possible. Design considerations include: retaining and optimising the consolidated areas of deep soil zones; facilitating natural ventilation to basement and sub basement car parking areas; integrating ventilation grills or screening devices of car park openings into the façade design and landscape design; providing safe and secure access for building users, including direct access to residential apartments where possible; provide a logical and efficient structural grid.				All of the residential parking provided is located within the basement levels. The commercial parking is provided at the ground floor level. Parking levels have appropriate ventilation intakes, secure access and direct and convenient access to the building via lifts.
• Where aboveground enclosed parking cannot be avoided ensure the design of the development mitigates any negative impact on streetscape and street amenity by avoiding exposed parking on the street frontage; hiding car parking behind the building façade – where wall openings occur, ensure they are integrated into the overall façade scale, proportions and detail; wrapping the car parks with other uses.	$\boxtimes$			Above ground commercial parking is hidden behind the commercial units limiting any negative impact on the streetscape.
<ul> <li>Minimise the impact of on grade parking by: locating parking on the side or rear of the lot away from the primary street frontage; screening cars from view of streets and buildings; allowing for safe and direct access to building entry points; incorporating parking into the landscape design of the site.</li> </ul>			$\boxtimes$	
Provide bicycle parking which is easily accessible from ground level and from apartments.	$\boxtimes$			Bicycle racks are provided within the basement parking level and are suitably accessible.
Pedestrian Access	l	·		
Objectives • To promote residential flat development which is well connected to the street and contributes to the accessibility of the public domain.	$\boxtimes$			The proposed development is considered to be consistent with the Pedestrian Access objectives as
• To ensure that residents, including users of strollers and wheelchairs and people with bicycles, are able to reach and enter their apartments and use communal areas via minimum grade ramps, paths, access ways or lifts.	$\boxtimes$			barrier free communal entry is provided to access cores of all units.

Requirement	Yes	No	N/A	Comment
Design Practice				
• Utilise the site and its planning to optimise	$\square$			The site is considered to be
<ul><li>accessibility to the development.</li><li>Provide high guality accessible routes to public</li></ul>				appropriately barrier free with wheelchair access possible from the
and semi-public areas of the building and the site,	$\square$			street and basement and to the
including major entries, lobbies, communal open				upper/lower residential floors of the
space, site facilities, parking areas, public streets				development.
and internal roads. <ul> <li>Promote equity by ensuring the main building</li> </ul>				
entrance is accessible for all from the street and	$\square$			
from car parking areas; integrating ramps into the				
overall building and landscape design.				There are no ground floor opertments
<ul> <li>Design ground floor apartments to be accessible from the street, where applicable, and to their</li> </ul>			$\square$	There are no ground floor apartments.
associated private open space.				
• Maximise the number of accessible, visitable	$\square$			There are 98 units in the development.
and adaptable apartments in a building.				Of that figure, 10 or 10% are to be designated as "Adaptable units".
				designated as Adaptable units .
<ul> <li>Separate and clearly distinguish between</li> </ul>				Vehicular and pedestrian entries are
pedestrian access ways and vehicle access ways.	$\square$			well separated
Consider the provision of public through site	$\square$			
pedestrian access ways in large development sites.				
<ul> <li>Identify the access requirements from the street</li> </ul>	$\boxtimes$			
or car parking area to the apartment entrance.				
• Follow the accessibility standard set out in	$\square$			
AS1428 as a minimum. • Provide barrier free access to at least 20% of				
dwellings in the development.	$\boxtimes$			
Vehicle Access				
<u>Objectives</u>				
<ul> <li>To integrate adequate car parking and servicing access without compromising street character,</li> </ul>	$\square$			The proposed development is considered to be consistent with the
landscape or pedestrian amenity and safety.				Vehicle Access objectives. The
<ul> <li>To encourage the active use of street frontages.</li> </ul>	$\square$			vehicular access point has been
				designed to minimise the streetscape
				impact and promote active street usage via the commercial tenancies.

Requirement	Yes	No	N/A	Comment
Design Practice				
• Ensure that pedestrian safety is maintained by minimising potential pedestrian/vehicle conflicts.	$\square$			Vehicular accesses are provided from Park Road. There is a one-way (one
Ensure adequate separation distances between vehicular entries and street intersections.	$\square$			entry in, and one exit) for the commercial uses and a two-way
• Optimise the opportunities for active street	$\square$			access for the residential uses.
frontages and streetscape design by: making vehicle access points as narrow as possible; limit the number of vehicle access ways to a minimum;				The driveway width is not excessive and is not in near vicinity from any
locating car park entry and access from secondary streets and lanes.	<u> </u>			intersections.
• Improve the appearance of car parking and service vehicle entries by: screening garbage	$\square$			
collection, loading and servicing areas visually away from the street; setback or recess car park entries from the main façade line; avoid 'black				Service areas such as garbage storage (within specific rooms) and loading spaces are contained at
holes' in the façade by providing security doors to				ground floor level away from the public domain.
car park entries; where doors are not provided, ensure that the visible interior of the car park is				domain.
incorporated into the façade design and materials selection and that building services - pipes and				
ducts – are concealed; return the façade material into the car park entry recess for the extent visible				
from the street as a minimum.				
• Generally limit the width of driveways to a maximum of 6 metres.		$\square$		Driveways width of 6m proposed. No objections raised by Council's
				objections raised by Council's development engineers in this regards.
• Locate vehicle entries away from main pedestrian entries and on secondary frontages.	$\square$			
Part 03 Building Design				
Apartment Layout				
Objectives • To ensure the spatial arrangement of	$\boxtimes$			The proposed development is
apartments is functional and well organised.				considered to be consistent with the
• To ensure that apartment layouts provide high standards of residential amenity.	$\square$			layouts are suitably sized to permit a
• To maximise the environmental performance of apartments.	$\boxtimes$			satisfactory furniture layout to occur.
• To accommodate a variety of household activities and occupants' needs.	$\bowtie$			
Design Practice • Determine appropriate sizes in relation to:	$\square$			Apartment layouts are generally
geographic location and market demands; the spatial configuration of an apartments;	$\bowtie$			considered satisfactory in terms of orientating living areas and private
affordability.		_		open spaces to optimise solar access where possible. A suitable furniture
• Ensure apartment layouts are resilient over time by accommodating a variety of furniture	$\square$			layout can be achieved for all the units.
arrangements; providing for a range of activities and privacy levels between different spaces within				
the apartment; utilising flexible room sizes and proportions or open plans; ensuring circulation by				
stairs, corridors and through rooms is planned as efficiently as possible thereby increasing the				
<ul><li>amount of floor space in rooms.</li><li>Design apartment layouts which respond to the</li></ul>				
natural and built environments and optimise site opportunities by: providing private open space in	$\square$			The layouts will allow for good amenity.
the form of a balcony, terrace, courtyard or garden				
for every apartment; orienting main living areas toward the primary outlook and aspect and away				
<ul><li>from neighbouring noise sources or windows.</li><li>Locating main living spaces adjacent to main</li></ul>	$\boxtimes$			The living area of each unit is
private open space; locating habitable rooms, and where possible kitchens and bathrooms, on the				connected to the balcony.
external face of buildings; maximising				

Requirement	Yes	No	N/A	Comment
opportunities to facilitate natural ventilation and to capitalise on natural daylight by providing corner apartments, cross-over/cross-through apartments; split-level/maisonette apartments, shallow/single				The majority of apartments are dual aspect.
<ul><li>aspect apartments.</li><li>Avoid locating kitchen as part of the main circulation spaces of an apartment, such as a</li></ul>	$\boxtimes$			The kitchens do not form part of the major circulation space of any apartment.
<ul> <li>hallway or entry space.</li> <li>Include adequate storage space in apartment</li> <li>Ensure apartment layouts and dimensions facilitate furniture removal and placement.</li> </ul>	$\boxtimes$			Storage is provided within apartments and within the basement level.
<ul> <li>Single aspect apartments should be limited in depth to 8 metres from a window.</li> </ul>	$\boxtimes$			All single aspect apartments are no greater than 8m in depth.
<ul> <li>The back of a kitchen should be no more than 8 metres from a window.</li> </ul>		$\square$		Generally complies. Some back of kitchens are 8.5m from the window.
• The width of cross-over/cross-through apartments over 15 metres deep should be 4	$\boxtimes$			The cross through apartments are less than 15m in depth.
<ul> <li>metres or greater.</li> <li>Buildings not meeting the minimum standards must demonstrate how satisfactory day lighting and natural ventilation can be achieved,</li> </ul>				
<ul> <li>particularly for habitable rooms.</li> <li>If Council chooses to standardise apartment sizes, a range of sizes that do not exclude affordable housing should be used. As a guide, the Affordable Housing Service suggest minimum apartment sizes: 1 bed = 50sqm, 2 bed = 70sqm, 3 bed = 95sqm.</li> </ul>				A good range of apartments are provided. No minimum sizes non compliances are noted. The apartments are generous in area and well proportioned.
Apartment Mix				
<ul> <li><u>Objectives</u></li> <li>To provide a diversity of apartment types, which cater for different household requirements now and in the future.</li> </ul>	$\boxtimes$			The proposed development is considered to be consistent with the Apartment Mix objectives as an
<ul> <li>To maintain equitable access to new housing by cultural and socio-economic groups.</li> </ul>	$\boxtimes$			acceptable mixture of studio, 2 and 3 bedroom apartments are proposed which will cater for a range of household requirements.
<ul> <li><u>Design Practice</u></li> <li>Provide a variety of apartment types particularly in large apartment buildings. Variety may not be page black in amallar buildings (up to 6 up to)</li> </ul>				The development has the following bedroom mix:-
<ul> <li>possible in smaller buildings (up to 6 units).</li> <li>Refine the appropriate mix for a location by considering population trends in the future as well as present market demands; noting the apartment's location in relation to public transport, public facilities, employment areas, schools,</li> </ul>				studio apartments - 14 units (14%) 2 bedroom apartments - 70 units (71%) 3 bedroom apartments - 14 units (14%)
<ul> <li>universities and retail centres.</li> <li>Locate a mix of 1 and 3 bed apartments on the ground level where accessibility is more easily achieved.</li> </ul>	$\boxtimes$			No residential apartments are proposed to the ground level. Good accessibility is achieved on upper
• Optimise the number of accessible and adaptable units to cater for a wider range of	$\square$			storeys. There are 10 adaptable units to be
<ul> <li>occupants.</li> <li>Investigate the possibility of flexible apartment configurations which support change in the future.</li> </ul>	$\square$			provided in the development.
Balconies	L			

Discusses         To provide all apartments with private open space.         Image: Considered to be consistent with the sonsidered to be consistent with the enoyment of outdoor living for apartment residents.         Image: Considered to be consistent with the Balconies objectives as all apartments are provided with suitably sized private open spaces which integrate with the building and provide casual overlooking and address. <ul> <li>To ensure that balconies are integrated into the overall architectural form of the building and provide casual overlooking and address.</li> <li>To contribute to the sately and liveliness of the address.</li> <li>Design Pratice</li> <li>Where other private open space is not provided.</li> <li>Private other private open space is not provided.</li> <li>Private other private open space is not provide.</li> <li>Private other private open space is not provide of the address of the major thing areas.</li> <li>Private open spaces with integrate diadent to the majority of balconies or the development.</li> <li>Consider secondary balconies, including Juliet balconies or operable walls with balustrades, for clothes of the adcorines thereby increasing the useful balconies or private walls in spocines to the disconies or operable walls with balustrades or operable walls in spocines by: locating balconies with private walls to private private merity and clothers in response to the private screens, Juliet balconies or operable walls in controls with preventing the partice walls to private ad cortext thereby increasing the useful balconies and creases, there walls in spocing to rease walls in the development.</li> <li>Design balustrades to allow views and casual avreasible balconies anenot or esolutions; choose anot walls in spocial bacato</li></ul>	Requirement	Yes	No	N/A	Comment
space. considered to be consistent with the description of the enzyment of outdoor living for apartment residents. To ensure that balaconies are integrated into the overall architectural form and detail or residential flat buildings. • To contribute to the safety and liveliness of the street by allowing for casual overlooking and address. Design Paractice • Where other private open space is not provided. Private and entry balaconies in the overall and the apartments of the mainting areas, such as living parament, and evelopment. • Consider stone private open space is not provided. • Private open space should be: located adjacent to the main living areas, such as living parament, and evelopment to the theorem of balaconies of the development. • Consider secondary balaconies, intresponse to the locat climate and context thereby increasing the usefulness of launches or comparate within the form of balaconies for the exponse for the public duration. • Design and detail balaconies in response to the locat climate and context thereby increasing the usefulness of launches to reparate within the source or operable walls to control unlight and wind; providing balaconies or the provide balaconies in the payolic durativered balaconies or thereby increasing the usefulness of balaconies by localing balaconies or the provided climate and context thereby increasing the usefulness of balaconies by localing balaconies are nergonse to adjught, wind, acoustic privacy and visual privacy. • Coordiate and line providing balaconies are not so deep that they prevent sulplant entring the apartments with a minimum depth of 2 metres (2 chairs), and 2.4 metres (4 chairs). • Provide primary balaconies for all apartments with a minimum depth of 2 metres (2 chairs) and 2.4 metres (4 chairs). • Require scale plans of balacones with context – noise, wind, and area controls. All balaconies exceed the minimum dinto and acontext with design and t					
space. considered to be consistent with the description of the enzyment of outdoor living for apartment residents. To ensure that balaconies are integrated into the overall architectural form and detail or residential flat buildings. • To contribute to the safety and liveliness of the street by allowing for casual overlooking and address. Design Paractice • Where other private open space is not provided. Private and entry balaconies in the overall and the apartments of the mainting areas, such as living parament, and evelopment. • Consider stone private open space is not provided. • Private open space should be: located adjacent to the main living areas, such as living parament, and evelopment to the theorem of balaconies of the development. • Consider secondary balaconies, intresponse to the locat climate and context thereby increasing the usefulness of launches or comparate within the form of balaconies for the exponse for the public duration. • Design and detail balaconies in response to the locat climate and context thereby increasing the usefulness of launches to reparate within the source or operable walls to control unlight and wind; providing balaconies or the provide balaconies in the payolic durativered balaconies or thereby increasing the usefulness of balaconies by localing balaconies or the provided climate and context thereby increasing the usefulness of balaconies by localing balaconies are nergonse to adjught, wind, acoustic privacy and visual privacy. • Coordiate and line providing balaconies are not so deep that they prevent sulplant entring the apartments with a minimum depth of 2 metres (2 chairs), and 2.4 metres (4 chairs). • Provide primary balaconies for all apartments with a minimum depth of 2 metres (2 chairs) and 2.4 metres (4 chairs). • Require scale plans of balacones with context – noise, wind, and area controls. All balaconies exceed the minimum dinto and acontext with design and t	• To provide all apartments with private open	$\square$	$\square$		
responsive to the aminorment thereby promiting the enjoyment of outdoor living for apartment residents.  To ensure that balconies are integrated into the overall architectural form and detail of residential flat buildings.  To contribute to the safety and liveliness of the street by allowing for casual overlooking of communal and public areas.  To contribute to the safety and liveliness of the street by allowing for casual overlooking and address.  Design Practice  Where other private open space is not provided. Private open spaces which directly areas.  All apartments have at least one private to extend the dwelling living space. sufficiently large and well proportion to be functional and promote indoor/outdoor liveling a dring table and 2 chairs (small apartment) and 4 chairs (larger apartment) should fit on the majority of balconies in tedported in the public domain.  Consider secondary balconies in response to the local climate and context threeby increasing the usefulness of balconies by: locating balconies which predominantly face north, east or west to provide solutions in the development.  Design and detail balconies in response to the local climate and context threeby increasing the winding secondary cacess. Utilet balconies or operable walls in special locations which prevable screens, Juliet balconies or operable walls in special locations which prevable screens, Juliet balconies in response to dwijnh, wind, acoustic privacy and visual privacy: ensuing balconies for all apartments with a minimum depth of 2 metres (2 chairs) and 2.4 metres (4 chairs).  Provide primary balconies for all apartments with a minimum depth of 2 metres (2 chairs) and 2.4 metres (4 chairs).  Provide solutions to balconie by the dividing services, such area and they state building services, such area controls.  All balconies exceed the minimum depth and area controls.  All balconies exceed the minimum depth and area acontrols.  All balconies exceed the minimum depth and area controls.  All balconies exceed the minimum depth a					
Responsive to the enrichment of outdoor living for apartment residents. <ul> <li>To ensure that balconies are integrated into the overall architectural form and the overall architectural form and detail of residential flat buildings.</li> <li>To contribute to the safety and liveliness of the street by allowing for casual overlooking and address.</li> <li>To contribute to the safety and liveliness of the gesgon Fractice</li> <li>Where other private open space is not provided, provide at casual overlooking and address.</li> <li>Where other private open space is not provided, provide at casual overlooking and address.</li> <li>Where other private open space is not provided, the state one private open space is active at overlooking and address.</li> <li>Where other private open space is not provided, provide at least one private state one private open space satisficating large and evaluate strength balcony.</li> <li>Primary balconies the state with balconies to residential the state open space satisficating large and choice sin frageness.</li> <li>Consider scondard the development.</li> <li>Private open spaces are provided in the case of balconies in response to the privacy insuring balconies and the adornies with predominantly face north, east or west to provide slaconies of the street while providing for sately and visual privacy.</li> <li>Private open spaces are appropriate.</li> <li>Private open spaces are appropriate.</li> <li>Coordinate building services, such as with overall facade and balconies with operable screens. Jultet balconies ro to see other of state with breatonies and integrate building services, such as faring pipes, with creating balconies are not so deep that they provent sullation is response to high with set and preparatis for adore state balconies are not so deep that they provent sul</li></ul>		$\square$	$\square$		
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Coiling Hoighto	an alternate balcony depth is proposed.				

Requirement	Yes	No	N/A	Comment
<u>Objectives</u>				
• To increase the sense of space in apartments and provide well proportioned rooms.				The proposed development is considered to be consistent with the Ceiling Heights objectives as suitable
• To promote the penetration of daylight into the depths of the apartment.	$\square$			ceiling heights are provided for the
To contribute to flexibility of use.	$\square$			mixed use nature of building.
• To achieve quality interior spaces while considering the external building form				
requirements.				
Design Practice				The write in the building have floor to
• Design better quality spaces in apartments by using ceilings to define a spatial hierarchy between areas of an apartment using double height spaces, raked ceilings, changes in ceiling heights and/or the location of bulkheads; enable better proportioned rooms; maximise heights in habitable rooms by stacking wet areas from floor to floor; promote the use of ceiling fans for cooling/heating distribution.				The units in the building have floor to ceiling heights of 2.7 metres.
• Facilitate better access to natural light by using ceiling heights which enable the effectiveness of light shelves in enhancing daylight distribution into deep interiors; promote the use of taller windows, highlight windows and fan lights. This is particularly important for apartments with limited light access such as ground floor apartments and				The building does not consist of any double height apartments or commercial tenancies.
apartments with deep floor plans.	_			
• Design ceiling heights which promote building flexibility over time for a range of other uses, including retail or commercial, where appropriate.				Being a mixed use building ceiling heights to promote future flexibility of use is not necessary in this instance.
• Coordinate internal ceiling heights and slab levels with external height requirements and key	$\square$			
<ul><li>datum lines.</li><li>Count double height spaces with mezzanines as</li></ul>			$\square$	
<ul> <li>two storeys.</li> <li>Cross check ceiling heights with building height controls to concurs compatibility of dimensions.</li> </ul>	$\square$			
<ul><li>controls to ensure compatibility of dimensions, especially where multiple uses are proposed.</li><li>Minimum dimensions from finished floor level to finished ceiling level:</li></ul>				
<ul> <li>Mixed use buildings: 3.3 metres minimum for ground floor retail/commercial and for first floor</li> </ul>	$\square$			Minimum height of 3.3m provided at ground floor; residential above ground
residential, retail or commercial.			$\square$	floor.
<ul> <li>For RFBs in mixed use areas 3.3 metres minimum for ground floor;</li> <li>For RFBs or other residential floors in mixed use</li> </ul>				No residential units are provided to the
buildings: 2.7 metres minimum for all habitable rooms on all floors, 2.4 metres preferred minimum for non-habitable rooms but no less than 2.25	$\square$			ground level. Minimum height of 2.7m provided.
metres;				winimum height of 2.7m provided.
$\circ$ 2 storey units: 2.4 metres for second storey if			$\square$	
50% or more of the apartments has 2.7 metres minimum ceiling heights;				
o 2 storey units with a 2 storey void space: 2.4			$\boxtimes$	
<ul> <li>metres minimum;</li> <li>Attic spaces: 1.5 metres minimum wall height at</li> </ul>				
edge of room with a 30 <sup>0</sup> minimum ceiling slope.			$\square$	
• Developments which seek to vary the recommended ceiling heights must demonstrate that apartments will receive satisfactory daylight.				The floor to ceiling heights proposed are considered satisfactory.
Flexibility				

Requirement	Yes	No	N/A	Comment
Objectives • To encourage housing designs which meet the broadest range of the occupants' needs as possible.				The proposed development is considered to be consistent with the Flexibility objectives as layouts
• To promote 'long life loose fit' buildings, which can accommodate whole or partial changes of	$\square$			promote changes to furniture arrangement and a suitable number
use. • To encourage adaptive reuse. • To save the embodied energy expended in building demolition.	$\boxtimes$			can be adapted to the changing needs of residents.
<ul> <li><u>Design Practice</u></li> <li>Provide robust building configurations, which utilise multiple entries and circulation cores, especially in larger buildings over 15 metres long by: thin building cross sections, which are suitable for residential or commercial uses; a mix of apartment types; higher ceilings in particular on the ground floor and first floor; separate entries for the ground floor level and the upper levels; sliding and/or moveable wall systems.</li> </ul>				Apartment layout provides for basic changes to internal configuration. The building is serviced by 2 lifts and has accessible apartments
<ul> <li>Provide apartment layouts which accommodate the changing use of rooms.</li> </ul>	$\square$			Apartment layout provides for basic changes to internal configuration.
• Utilise structural systems which support a degree of future change in building use or configuration.	$\square$			
<ul> <li>Promote accessibility and adaptability by ensuring: the number of accessible and visitable apartments is optimised; and adequate pedestrian mobility and access is provided.</li> </ul>				Accessible and visitable apartments are promoted. There are 98 units in the development. Of that figure, 10 or 10% are to be designated as "Adaptable units". In this regard the proposal is considered to be satisfactory.
Ground Floor Apartments	1	1	1	
<ul> <li><u>Objectives</u></li> <li>To contribute to the desired streetscape of an area and to create active safe streets.</li> </ul>			$\boxtimes$	Being a mixed use building, there are no ground floor apartments proposed.
• To increase the housing and lifestyle choices available in apartment buildings.			$\square$	This section is not applicable.

Requirement	Yes	No	N/A	Comment
Design Practice				
• Design front gardens or terraces which contribute to the spatial and visual structure of the			$\square$	
street while maintaining adequate privacy for apartment occupants.				
• Ensure adequate privacy and safety of ground	$\square$	$\square$	$\square$	
floor units located in urban areas with no street setbacks by: stepping up the ground floor level				
from the level of the footpath a maximum of 1.2				
metres; designing balustrades and establishing				
window sill heights to minimise site lines into				
apartments, particularly in areas with no street setbacks; determining appropriateness of				
individual entries; ensuring safety bars or screens				
are integrated into the overall elevation design and				
<ul><li>detailing.</li><li>Promoting house choice by: providing private</li></ul>				
gardens, which are directly accessible from the			$\square$	
main living spaces of the apartment and support a				
variety of activities; maximising the number of accessible and visitable apartments on the ground				
floor; supporting a change or partial change in				
use, such as a home office accessible from the				
<ul><li>street or a corner shop.</li><li>Increase opportunities for solar access in</li></ul>			$\square$	
ground floor units, particularly in denser areas by:				
providing higher ceilings and taller windows;				
choosing trees and shrubs which provide solar				
<ul><li>access in winter and shade in summer.</li><li>Optimise the number of ground floor apartments</li></ul>			$\square$	
with separate entries and consider requiring an				
appropriate percentage of accessible units.				
• Provide ground floor apartments with access to private open space, preferably as a terrace or			$\boxtimes$	
garden.				
Internal Circulation				
Objectives				
• To create safe and pleasant spaces for the	$\square$	$\square$		The proposed development is
circulation of people and their personal				considered to be consistent with the Internal Circulation objectives as
<ul><li>possessions.</li><li>To facilitate quality apartment layouts, such as</li></ul>				Internal Circulation objectives as spacious access hallways and
dual aspect apartments.	$\boxtimes$			apartments are provided.
• To contribute positively to the form and	$\square$			
articulation of the building façade and its relationship to the urban environment.	$\bowtie$			
• To encourage interaction and recognition	$\square$			
between residents to contribute to a sense of				
community and improve perceptions of safety.				
Design Practice • Increase amenity and safety in circulation				Corridor, foyer and hallway widths are
spaces by: providing generous corridor widths and	$\boxtimes$			sufficiently lit, articulated and
ceiling heights particularly in lobbies, outside lifts				dimensioned to promote safety and
and apartment entry doors; providing appropriate levels of lighting, including the use of natural				movement of residents and their belongings. The corridors are for the
daylight where possible; minimising corridor				most part not enclosed and allow for
lengths to give short, clear sight lines; avoiding				natural ventilation and lighting. The
tight corners; providing legible signage noting apartment numbers, common areas and general				corridors provide good amenity.
directional finding; providing adequate ventilation.				

Requirement	Yes	No	N/A	Comment
• Support better apartment building layouts by designing buildings with multiple cores which: increase the number of entries along a street; increase the number of vertical circulation points; give more articulation to the façade; limiting the number of units off a circulation core on a single level.	$\boxtimes$			One lift access core is provided to service the building. The lift core has 2 lifts.
• Articulate longer corridors by: utilising a series of foyer areas and/or providing windows along or	$\square$			
<ul> <li>at the end of a corridor.</li> <li>Minimise maintenance and maintain durability by using robust materials in common circulation areas.</li> </ul>	$\square$			
• Where units are arranged off a double loaded corridor, the number of units accessible from a single core/corridor should be limited to 8 - exceptions for: adaptive reuse buildings; where developments can demonstrate the achievement of the desired streetscape character and entry response; where developments can demonstrate a high level of amenity for common lobbies, corridors and units.				The number of apartments off a corridor is up to 16. However, the corridors provide good amenity, as they are wide, are not enclosed, received good natural lighting and ventilation. Access to the rear wing apartments is separated from the front portion apartments. Whilst this results in a longer walking distance to the lift core, it will also result in a visual break up of the corridor. Consideration was given to locating a lift core within the rear wing however, it is considered that providing 2 lifts closer to the entry will allow the lifts to service the building better, than 1 lift near the entry and 1 closer to the rear of the site.
Mixed Use				

Requirement	Yes	No	N/A	Comment
Objectives • To support a mix of uses that complement and reinforce the character, economics and function of the local area.	$\boxtimes$			The proposed mixed use building is in accordance with the desired future character of the area.
Choose a compatible mix of uses.	$\boxtimes$			No specific uses of the commercial tenancies are proposed at this time, however should the proposal be recommended for approval appropriate condition may be imposed for a separate application to be submitted for the use of each commercial tenancy.
• Consider building depth and form in relation to each use's requirements for servicing and amenity.	$\bowtie$			The commercial tenancies are completely separated from the
• Design legible circulation systems, which ensure the safety of users by: isolating commercial service requirements such as loading docks from residential access, servicing needs and primary outlook; locating clearly demarcated residential entries directly from the public street; clearly distinguishing commercial and residential entries and vertical access points; providing security entries to all entrances into private areas, including car parks and internal courtyards; providing safe pedestrian routes through the site, where required.				residential lobbies and tenancies.
Ensure the building positively contributes to the public domain and streetscape by: fronting onto major streets with active uses; avoiding the use of	$\square$			The public domain interface is considered to positively contribute to the streetscape by providing high
<ul> <li>Address acoustic requirements for each use by: separate residential uses, where possible, from ground floor retail or leisure uses by utilising an intermediate quiet-use barrier, such as offices; design for acoustic privacy from the beginning of the project to ensure that future services, such as</li> </ul>	$\boxtimes$			quality materials and distinct access to the residential use foyer.
<ul><li>air conditioning, do not cause acoustic problems later.</li><li>Recognising the ownership/lease patterns and separating requirements for purposes of BCA.</li></ul>	$\boxtimes$			
Storage Objectives				[
• To provide adequate storage for everyday household items within easy access of the	$\square$			Storage is provided within each unit in the form of built in wardrobes, kitchen
<ul> <li>apartment.</li> <li>To provide storage for sporting, leisure, fitness and hobby equipment.</li> </ul>	$\boxtimes$			cupboards and dedicated separate storage cupboards.

Requirement	Yes	No	N/A	Comment
Design Practice • Locate storage conveniently for apartments including: at least 50% of the required storage within each apartment and accessible from either the hall or living area - best provided as cupboards accessible from entries and hallways and/or under internal stairs; dedicated storage rooms on each floor within the development, which can be leased by residents as required; providing dedicated and/or leasable storage in internal or basement				Apartments are to have varying levels of storage areas. However, the storage space per unit varies.
<ul> <li>car parks.</li> <li>Provide storage which is suitable for the needs of residents in the local area and able to accommodate larger items such as sporting equipment and bicycles.</li> </ul>				Storage is provided within apartments and at basement levels.
<ul> <li>Ensure that storage separated from apartments is secure for individual use.</li> <li>Where basement storage is provided: ensure</li> </ul>	$\boxtimes$			Satisfactory storage areas are
<ul><li>that it does not compromise natural ventilation in car parks or create potential conflicts with fire regulations; exclude it from FSR calculations.</li><li>Consider providing additional storage in smaller</li></ul>				provided to satisfy the DCP requirements as detailed on the submitted plans.
apartments in the form of built-in cupboards to promote a more efficient use of small spaces.	$\square$			
<ul> <li>In addition to kitchen cupboards and wardrobes, provide accessible storage facilities at the following rates:</li> <li>Studio = 6cum;</li> </ul>	$\boxtimes$			
<ul> <li>1 bed = 6cum;</li> <li>2 bed = 8cum;</li> <li>3+ bed = 10cum.</li> </ul>				
Acoustic Amenity				
Objectives • To ensure a high level of amenity by protecting the privacy of residents within residential flat buildings both within the apartments and in private open spaces.	$\boxtimes$			The proposed development is considered to be consistent with the Acoustic Amenity objectives as acoustic intrusion is minimised through building separation and the grouping of like-use rooms in apartments together.

Requirement	Yes	No	N/A	Comment
Design Practice				
• Utilise the site and building layout to maximise the potential for acoustic privacy by providing adequate building separation within the development and from neighbouring buildings.	$\boxtimes$			Suitable building separation is provided to allow private open space areas to be located away from each other.
• Arrange apartments within a development to minimise noise transition between flats by: locating busy, noisy areas next to each other and quieter areas next to other quieter areas (kitchen near kitchen, bedroom near bedroom); using storage or circulation zones within an apartment to buffer noise from adjacent apartments, mechanical services or corridors and lobby areas; minimising	$\boxtimes$			Like-use areas of apartments are grouped to avoid acoustic disturbance of neighbouring apartments where possible, i.e. bedrooms adjoin bedrooms and living areas adjoin living areas.
<ul> <li>the amount of party walls with other apartments.</li> <li>Design the internal apartment layout to separate noisier from quieter spaces by: grouping uses within an apartment – bedrooms with bedrooms and service areas like kitchen, bathroom, and laundry together.</li> </ul>	$\boxtimes$			Where possible, noisier areas such as bathrooms and laundries are distanced from bedrooms.
• Resolve conflicts between noise, outlook and views by using design measures including: double glazing, operable screened balconies; continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements.				The Acoustic Report provided with the application, satisfies councils requirements in terms of building construction. An appropriate condition of consent is attached in this regard.
• Reduce noise transmission from common corridors or outside the building by providing seals at entry doors.			$\boxtimes$	
Daylight Access				
<ul> <li><u>Objectives</u></li> <li>To ensure that daylight access is provided to all habitable rooms and encouraged in all other areas of residential flat development.</li> </ul>	$\boxtimes$			The proposed development is considered to be generally consistent with the Daylight Access objectives as
• To provide adequate ambient lighting and minimise the need for artificial lighting during daylight hours.	$\boxtimes$			the orientation of living areas allows for daylight infiltration.
• To provide residents with the ability to adjust the quantity of daylight to suit their needs. Design Practice	$\square$			
Plan the site so that new residential flat development is oriented to optimise northern aspect.				There are many units facing north, east or west that receives an adequate amount of solar penetration from March through to September. However there are a number of units facing south that do not receive solar penetration.
Ensure direct daylight access to communal open space between March and September and provide appropriate shading in summer.				The internal courtyard space within the development will provide shade in summer whilst allowing solar penetration in winter. The built form is open to the north-east and north, which would provide direct solar access to a substantial portion of the communal open spaces.
• Optimise the number of apartments receiving daylight access to habitable rooms and principal windows: ensure daylight access to habitable rooms and private open space, particularly in winter; use skylights, clerestory windows and fanlights to supplement daylight access; promote two storey and mezzanine, ground floor apartments or locations where daylight is limited to facilitate daylight access to living rooms and private open spaces; limit the depth of single aspect apartments; ensure single aspect, single storey apartments have a northerly or easterly				Apartment living areas and certain bedrooms are provided with openings to outdoor space to maximise access to daylight and where possible, north- facing openings, living areas and private open spaces are optimised.

Requirement	Yes	No	N/A	Comment
aspect; locate living areas to the north and service areas to the south and west of development; limit the number of south acing apartments and increase their window area; use light shelves to reflect light into deeper apartments.				
• Design for shading and glare control, particularly in summer: using shading devices such as eaves, awnings, colonnades, balconies, pergolas, external louvres and planting; optimising the number of north facing living spaces; providing external horizontal shading to north facing windows; providing vertical shading to east or west windows; using high performance glass but minimising external glare off windows (avoid reflective films, use a glass reflectance below 20%, consider reduced tint glass).				Overhanging balconies and louvres are proposed to provide shading to private open spaces. A roof element is provided for the top floors to provide shading to portions of the top floor balconies of the building.
• Limit the use of light wells as a source of daylight by prohibiting their use as the primary source of daylight in habitable rooms.				None proposed for the development
• Where light wells are used: relate light well dimensions to building separation; conceal building services and provide appropriate detail and materials to visible walls; ensure light wells are fully open to the sky; allow exceptions for adaptive reuse buildings, if satisfactory performance is demonstrated.				
• Living rooms and private open spaces for at least 70% of apartments in a development should receive a minimum of 3 hours direct sunlight between 9am and 3pm in midwinter. In dense urban areas, a minimum of 2 hours may be acceptable.				The applicant provided shadow statistics schedule that shows that 77 units or 78% of the units having living areas and private open space areas achieving the minimum 2 hours solar access.
				Given that the site is part of the Auburn Town Centre and therefore undergoing re-development to higher density area, the proposal is considered a dense urban development where a minimum 2 hours direct sunlight between 9am and 3pm may be acceptable. When applying the 2 hour solar access provision therefore, the proposal achieves the requirement and is considered acceptable.
• Limit the number of single aspect apartments with a southerly aspect (SW-SE) to a maximum of 10% of the total units proposed.				There are 10 single aspect south facing units, which is 10% for the development. This is due to the orientation of the site.
• Developments which seek to vary from the				

Requirement	Yes	No	N/A	Comment
minimum standards must demonstrate how site constrains and orientation prohibits the achievement of these standards and how energy efficiency is addressed.	$\boxtimes$			
Natural Ventilation				
Objectives • To ensure that apartments are designed to provide all habitable rooms with direct access to fresh air and to assist in promoting thermal	$\boxtimes$			The proposed development is considered to be consistent with the Natural Ventilation objectives as all behicitable received
<ul><li>comfort for occupants.</li><li>To provide natural ventilation in non-habitable rooms, where possible.</li></ul>	$\square$			habitable rooms, and where possible non-habitable rooms, have sufficient openings for ventilation. The BASIX
• To reduce energy consumption by minimising the use of mechanical ventilation, particularly air conditioning.	$\square$			commitments dictate energy consumption requirements.
<ul> <li>Design Practice</li> <li>Plan the site to promote and guide natural breezes by: determining prevailing breezes and orient buildings to maximise use, where possible; locating vegetation to direct breezes and cool air as it flows across the site and by selecting planting or trees that do not inhibit air flow.</li> </ul>				The building and apartment layouts are designed to maximise natural ventilation through the use of open- plan living areas and generous openings to living areas and bedrooms.
• Utilise the building layout and section to increase the potential for natural ventilation.	$\boxtimes$			
• Design the internal apartment layout to promote natural ventilation by: minimising interruptions in air flow through an apartment; grouping rooms with similar usage together.				
• Select doors and operable windows to maximise natural ventilation opportunities established by the apartment layout.	$\boxtimes$			
• Coordinate design for natural ventilation with passive solar design techniques.	$\square$			
<ul> <li>Explore innovative technologies to naturally ventilate internal building areas or rooms.</li> <li>Building depths which support natural ventilation typically range from 10-18 metres.</li> </ul>				The building depth for the building varies but reaches up to 19m from glass line to glass. Based on the design the proposed depth is not considered excessive as it does not adversely affect the residential amenity of the affected apartments.
• 60% of residential units should be naturally cross ventilated.				Up to 74 units or 75% of apartments in the development have openings in two or more external walls of different orientation
• 25% of kitchens within a development should have access to natural ventilation.				All kitchens within the development are considered to be naturally ventilated as they are part of the open plan living areas.
• Developments which seek to vary from the minimum standards must demonstrate how natural ventilation can be satisfactorily achieved particularly in relation to habitable rooms.	$\boxtimes$			The non compliances identified in this section can be considered minor in this instance and generally supportable.
Awnings and Signage	•		•	-

Requirement	Yes	No	N/A	Comment
Objectives				
To provide shelter for public streets.	$\square$			The proposal includes an awning over the public domain to provide shelter for the adjoining public footpath.
• To ensure signage is in keeping with desired streetscape character and with the development in scale, detail and overall design			$\boxtimes$	No specific signage is proposed.
Design Practice				
Awnings • Encourage pedestrian activity on streets by providing awnings to retail strips, where appropriate, which: give continuous cover in areas which have a desired pattern of continuous awnings; complement the height, depth and form of the desired character or existing pattern of awnings; provide sufficient protection for sun and				Awning over the surrounding public domain is proposed.
<ul> <li>rain.</li> <li>Contribute to the legibility of the residential flat development and amenity of the public domain by locating local awnings over building entries.</li> </ul>	$\boxtimes$			Distinct awning proposed over building entrance
Enhance safety for pedestrians by providing under-awning lighting.     Signage			$\boxtimes$	No signage of any kind is proposed under this application.
• Councils should prepare guidelines for signage based on the desired character and scale of the local area.			$\boxtimes$	
• Integrate signage with the design of the development by responding to scale, proportions and architectural detailing.			$\square$	
• Provide clear and legible way finding for residents and visitors.	$\square$			Entry door to residential foyer is recessed
Facades				
Objectives • To promote high architectural quality in residential flat buildings.	$\square$			The proposed development is considered to be consistent with the
• To ensure that new developments have facades which define and enhance the public domain and desired street character.	$\square$			Facade objectives as elevations of high architectural design quality which include modulation and articulation are
• To ensure that building elements are integrated into the overall building form and façade design.	$\square$			proposed.
<ul> <li><u>Design Practice</u></li> <li>Consider the relationship between the whole building form and the façade and/or building elements.</li> </ul>	$\boxtimes$			Elevations are provided in accordance with the scale requirements of the Auburn Local Environmental plan and
• Compose facades with an appropriate scale, rhythm and proportion, which respond to the building's use and the desired contextual character.				Auburn Town Centre controls. The design quality of the development is satisfactory.
<ul> <li>Design facades to reflect the orientation of the site using elements such as sun shading, light shelves and bay windows as environmental controls, depending on the façade orientation.</li> </ul>	$\boxtimes$			A high level of modulation, articulation and architectural feature elements are incorporated to provide visually interesting and varied facades.
• Express important corners by giving visual prominence to parts of the façade.	$\square$			Unsightly elements such as services, piping and plant is to be suitably
<ul> <li>Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.</li> <li>Coordinate security grills/screens, ventilation</li> </ul>	$\boxtimes$			located and/or screened so as not to detract from the visual quality of facades.
louvres and car park entry doors with the overall façade design.	$\boxtimes$			

Requirement	Yes	No	N/A	Comment
Objectives • To provide quality roof designs, which contribute to the overall design and performance of residential flat buildings.	$\boxtimes$			The proposed development is considered to be consistent with the Roof Design objectives as a flat roof
• To integrate the design of the roof into the overall façade, building composition and desired contextual response.	$\boxtimes$			with no elements which detract from the overall building appearance is proposed.
• To increase the longevity of the building through weather protection.	$\boxtimes$			
<ul> <li>Design Practice</li> <li>Relate roof design to the desired built form.</li> <li>Design the roof to relate to the size and scale of</li> </ul>	$\boxtimes$			The proposed building is to have a flat roof which will not have any impact
the building, the building elevations and three dimensional building form. This includes the design of any parapet or terminating elements and the selection of roof materials.	$\boxtimes$			upon its overall appearance.
• Design roofs to respond to the orientation of the site.	$\boxtimes$			
• Minimise the visual intrusiveness of service elements (lift overruns, service plants, chimneys, vent stacks, telecommunication infrastructure, gutters, downpipes, and signage) by integrating them into the design of the roof.	$\boxtimes$			
• Support the use of roofs for quality open space in denser urban areas by: providing space and appropriate building systems to support the desired landscape design; incorporating shade	$\boxtimes$			
<ul><li>structures and wind screens to encourage open space use; ensuring open space is accessible.</li><li>Facilitate the use or future use of the roof for</li></ul>	$\boxtimes$			
<ul> <li>sustainable functions e.g. rainwater tanks, photovoltaics, water features.</li> <li>Where habitable space is provided within the roof optimise residential amenity in the form or attics or penthouse apartments.</li> </ul>			$\boxtimes$	
Energy Efficiency			1	
<ul> <li><u>Objectives</u></li> <li>To reduce the necessity for mechanical heating and cooling.</li> <li>To reduce reliance on fossil fuels.</li> <li>To minimise greenhouse gas emissions.</li> <li>To support and promote renewable energy initiatives.</li> </ul>	$\mathbb{X} \mathbb{X} \mathbb{X}$			The proposed development is considered to be consistent with the Energy Efficiency objectives as a BASIX Certificate which achieves the relevant energy targets is provided and the relevant commitments shown on plans.
Design Practice Requirements superseded by BASIX.	$\boxtimes$			The various BASIX Certificates for the buildings show that the development as a whole achieves the Pass Mark for energy and water conservation.
Maintenance			r	-
<ul> <li><u>Objectives</u></li> <li>To ensure long life and ease of maintenance for the development.</li> </ul>	$\boxtimes$			The proposed development is considered to be consistent with the Maintenance objectives as relevant conditions shall be included in any consent to ensure the site is suitably maintained.

Requirement	Yes	No	N/A	Comment
Design Practice				
Design windows to enable cleaning from inside the building, where possible.	$\square$			Should the application be approved, relevant conditions in relation to use of
• Select manually operated systems in preference to mechanical systems.	$\boxtimes$			high-quality materials and general maintenance of the site shall be
• Incorporate and integrate building maintenance systems into the design of the building form, roof	$\square$			included in any consent that may be issued.
<ul><li>and façade.</li><li>Select durable materials, which are easily</li></ul>				
<ul><li>cleaned and are graffiti resistant.</li><li>Select appropriate landscape elements and</li></ul>				
vegetation and provide appropriate irrigation systems.	$\square$			
• For developments with communal open space, provide a garden maintenance and storage area, which is efficient and convenient to use and is connected to water and drainage.	$\boxtimes$			
Waste Management	1		1	
<ul> <li><u>Objectives</u></li> <li>To avoid the generation of waste through design, material selection and building practices.</li> </ul>	$\boxtimes$			The proposed development is considered to be consistent with the
<ul> <li>To plan for the types, amount and disposal of waste to be generated during demolition,</li> </ul>	$\boxtimes$			Waste Management objectives as suitable arrangements and facilities for
<ul><li>excavation and construction of the development.</li><li>To encourage waste minimisation, including</li></ul>				waste disposal and storage are proposed.
source separation, reuse and recycling. • To ensure efficient storage and collection of				
waste and quality design of facilities.				
• Incorporate existing built elements into new work, where possible.			$\square$	Suitable waste management facilities are proposed throughout the building
• Recycle and reuse demolished materials, where possible.	$\square$			and will be managed by an appointed caretaker.
• Specify building materials that can be reused and recycled at the end of their life.	$\square$			
<ul> <li>Integrate waste management processes into all stages of the project, including the design stage.</li> <li>Support waste management during the design</li> </ul>	$\boxtimes$			
stage by: specifying modestly for the project needs; reducing waste by utilising the standard	$\square$			
product/component sizes of materials to be used; incorporating durability, adaptability and ease of future service upgrades.				
Prepare a waste management plan for green and putrescible waste, garbage, glass, containers	$\square$			
<ul><li>and paper.</li><li>Locate storage areas for rubbish bins away from</li></ul>				
the front of the development where they have a significant negative impact on the streetscape, on				
the visual presentation of the building entry and on the amenity of residents, building users and pedestrians.				
<ul> <li>Provide every dwelling with a waste cupboard or temporary storage area of sufficient size to hold a</li> </ul>	$\square$			
single day's waste and to enable source separation.				
• Incorporate on-site composting, where possible, in self contained composting units on balconies or			$\square$	
<ul><li>as part of the shared site facilities.</li><li>Supply waste management plans as part of the</li></ul>	$\square$			
DA submission.	¥			
Water Conservation				
Objectives • To reduce mains consumption of potable water.				The proposed development is
• To reduce the quantity of urban stormwater	I Д			considered to be consistent with the
runoff.	$\square$			Water Conservation objectives as on-
				site detention and a suitable stormwater drainage plan is proposed.

Requirement	Yes	No	N/A	Comment
<ul> <li><u>Design Practice</u></li> <li>Requirements superseded by BASIX.</li> </ul>				The design practice requirements are superseded by commitments listed in the accompanying BASIX Certificate.

## Regional Environmental Plans

The proposed development is affected by the following Regional Environmental Plans:

## Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The site is located within the Sydney Harbour Catchment area and thus, SREP (Sydney Harbour Catchment) 2005 is applicable to the development application. The development application raises no issues in this regard, as the proposal is considered to be consistent with the requirements and objectives of the SREP.

#### Local Environmental Plans

#### Auburn Local Environmental Plan 2010

The relevant objectives and provisions of Auburn LEP 2010 have been considered in the following assessment table:

Clause		Yes	No	N/A	Comment
Ра	rt 1 Preliminary				
1.2	Aims of Plan	$\boxtimes$			
(1)	This Plan aims to make local environmental planning provisions for land in Auburn in accordance with the relevant standard environmental planning instrument under section 33A of the Act.				
(2)	The particular aims of this Plan are as follows:	$\boxtimes$			The proposal substantially complies with the stipulated development standards of the ALEP 2010.
	<ul> <li>(a) to establish planning standards that are clear, specific and flexible in their application,</li> <li>(b) to foster integrated, sustainable development that contributes to</li> </ul>	$\square$			The proposal is considered to establish an acceptable benchmark of future development in the immediate area.
	Auburn's environmental, social and physical well-being,	$\boxtimes$			The development is not considered to be inappropriate for the area. The development substantially complies
	<ul><li>(c) to protect areas from inappropriate development,</li><li>(d) to minimise risk to the community by</li></ul>				and will establish the future desired character for its immediate area.
	restricting development in sensitive areas,	$\square$			The proposal has incorporated ESD principles with features such as passive design and BASIX. The
	<ul><li>(e) to integrate principles of ecologically sustainable development into land use controls,</li><li>(f) to protect, maintain and enhance the</li></ul>			$\boxtimes$	development is acceptable in this regard.
	natural ecosystems, including watercourses, wetlands and riparian land, (g) to facilitate economic growth and	$\boxtimes$			Being a mixed use development the proposal will also create employment opportunities.
	employment opportunities within Auburn, (h) to identify and conserve the natural,			$\bowtie$	The site is not within the vicinity of any heritage item.
	<ul> <li>built and cultural heritage,</li> <li>(i) to provide recreational land, community facilities and land for public purposes.</li> </ul>				
1.8	Repeal of other local planning instruments applying to land				
(1)	All local environmental plans and deemed environmental planning instruments applying only to the land to which this Plan applies are repealed.	$\square$			Noted
	<b>Note.</b> The following local environmental plans are repealed under this provision: <i>Auburn Local Environmental Plan 2000</i>				
(2)	All local environmental plans and deemed environmental planning instruments applying to the land to which this Plan applies and to other and cease to apply to the land to which this Plan applies.	$\boxtimes$			
1.9	Application of SEPPs and REPs				
(1)	This Plan is subject to the provisions of any State environmental planning policy and any regional environmental plan that prevail over this Plan as provided by section 36 of the Act.	$\boxtimes$			

Clause		Yes	No	N/A	Comment
(2)	The following State environmental planning policies and regional environmental plans (or provisions) do not apply to the land to which this Plan applies:				The state policies stated below are not relevant to this application.
	e Environmental Planning Policy No 1— elopment Standards				
State Environmental Planning Policy No 4— Development Without Consent and Miscellaneous Exempt and Complying Development (clause 6, clause 10 and Parts 3 and 4)					
	e Environmental Planning Policy No 60— mpt and Complying Development				
	ney Regional Environmental Plan No 24— nebush Bay Area				
1.9/	A Suspension of covenants, agreements and instruments				
(1)	For the purpose of enabling development on land in any zone to be carried out in accordance with this Plan or with a development consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.				There are no known covenants, agreements or instruments applying to the land which will prevent the development proceeding in accordance with the plan.
(2)	This clause does not apply: (a) to a covenant imposed by the Council or that the Council requires to be imposed, or				None of these apply to the development site.
	(b) to any prescribed instrument within the meaning of section 183A of the			$\square$	
	<ul> <li>Crown Lands Act 1989, or</li> <li>(c) to any conservation agreement within the meaning of the National Parks and Wildlife Act 1974, or</li> </ul>			$\square$	
	<ul> <li>(d) to any Trust agreement within the meaning of the Nature Conservation Trust Act 2001, or</li> </ul>				
	<ul> <li>(e) to any property vegetation plan within the meaning of the Native Vegetation Act 2003, or</li> </ul>				
	<ul> <li>(f) to any biobanking agreement within the meaning of Part 7A of the <i>Threatened Species Conservation</i> <i>Act 1995</i>, or</li> </ul>				
	<ul> <li>(g) to any planning agreement within the meaning of Division 6 of Part 4 of the Act.</li> </ul>			$\square$	
(3)	This clause does not affect the rights or interests of any public authority under any registered instrument.				The development is not on behalf of a public authority.
(4)	Under section 28 of the Act, the Governor, before the making of this clause, approved of subclauses (1)–(3).				

Part 2 Permitted or prohibited development

Clause	Yes	No	N/A	Comment
				Ι
2.1 Land use zones				
The land use zones under this Plan are as follows:				
Residential Zones				
R2 Low Density Residential				
R3 Medium Density Residential				
R4 High Density Residential				
Business Zones				
B1 Neighbourhood Centre				
B2 Local Centre	$\boxtimes$			The land is zoned B4 - Mixed use, which permits the type of development
B4 Mixed Use				proposed.
B6 Enterprise Corridor				
B7 Business Park				
Industrial Zones				
IN1 General Industrial				
IN2 Light Industrial				
Special Purpose Zones				
SP1 Special Activities				
SP2 Infrastructure				
Recreation Zones				
RE1 Public Recreation RE2 Private Recreation				
Environment Protection Zones				
E2 Environmental Conservation				
Waterway Zones				
W1 Natural Waterways				
2.5 Additional permitted uses for particular land				No additional uses in accordance with
(1) Development on particular land that is				this clause are being applied for under
described or referred to in Schedule 1				this application.
may be carried out:			$\square$	
(a) with consent, or				
(b) if the Schedule so provides—without consent,				
in accordance with the conditions (if any) specified in that Schedule in relation to that development.				
(2) This clause has effect despite anything to the contrary in the Land Use Table or other provision of this Plan.				
2.6 Subdivision—consent requirements				
(1) Land to which this Plan applies may be subdivided, but only with consent.			$\square$	No subdivision (Torrens or Strata) approval is being sought.
(2) However, consent is not required for a				
subdivision for the purpose only of any				
one or more of the following:				
(a) widening a public road,				
(b) a minor realignment of boundaries that does not create:				

Clau	se	Yes	No	N/A	Comment
	(i) additional lots or the opportunity for additional dwellings, or			$\square$	
	(ii) lots that are smaller than the minimum size shown on the Lot Size Map in relation to the land			$\boxtimes$	
	concerned, (c) a consolidation of lots that does not create additional lots or the			$\square$	
	opportunity for additional dwellings,			$\boxtimes$	
	<ul><li>(d) rectifying an encroachment on a lot,</li><li>(e) creating a public reserve,</li></ul>			$\boxtimes$	
	(f) excising from a lot land that is, or is intended to be, used for public purposes, including drainage purposes, rural fire brigade or other emergency service purposes or public				
the A	toilets. If a subdivision is exempt development, ct enables the subdivision to be carried thout consent.				
2.6 A	A Demolition requires consent				The domelition component of the
carrie Note. identi Policy Code	emolition of a building or work may be d out only with consent. If the demolition of a building or work is fied in <i>State Environmental Planning</i> ( <i>Exempt and Complying Development</i> s) 2008 as exempt development, the Act es it to be carried out without consent.				The demolition component of the development is being considered as part of this application.
Zone	B4 Mixed Use				
1	Objectives of zone				
•	To provide a mixture of compatible land uses.	$\boxtimes$			The proposed residential and commercial/retail land uses are considered to be compatible with the objectives of the zone.
•	To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and				The site enjoys close proximity to the core Auburn town centre and associated public transport links.
•	encourage walking and cycling. To encourage high density residential development.	$\boxtimes$			The residential component of the development is high density in accordance with the zone.
•	To encourage appropriate businesses which contribute to economic growth.	$\boxtimes$			Being a mixed use development, the development will create an additional benefit in the form of job opportunities.
•	To achieve an accessible, attractive and safe public domain.	$\boxtimes$			The proposal is considered to provide an attractive public domain interface through the use of high quality materials, awning and accessible entry.
2	Permitted without consent				All proposed development requires consent from Council.
Nil	Dormitted with concent				
3	Permitted with consent				

Clause	Yes	No	N/A	Comment
Backpackers' accommodation; Boarding houses; <b>Business premises</b> ; Child care centres; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels; Hotel or motel accommodation; Information and education facilities; <b>Office premises</b> ; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; <b>Residential flat buildings</b> ; <b>Retail premises</b> ; Roads; Self- storage units; Seniors housing; Serviced apartments (but only as part of a mixed use development); Shop top housing; Warehouse or distribution centres; Any other development not specified in item 2 or 4				The proposed building is defined as mixed use development meaning " <i>a</i> <i>building or place comprising 2 or more</i> <i>different land uses</i> ". In this instance, a residential and commercial land use is proposed. All components of the proposed development are permissible with consent from Council.
4 Prohibited				
Agriculture; Air transport facilities; Boat repair facilities; Boat sheds; Bulky goods premises; Canal estate developments; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industries; Marinas; Mining; Moorings; Recreation facilities (major); Research stations; Residential accommodation; Rural industries; Rural supplies; Sewerage systems; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Waste or resource management facilities; Water recreation structures; Water supply systems; Wholesale supplies				No prohibited development is proposed.

Clause			Yes	No	N/A	Comment
		Principal development standa	ards			
		num subdivision lot size				
(1)	The follo	objectives of this clause are as ws:				
	(a)	to ensure that lot sizes are able to accommodate development consistent with relevant development controls, and				The site can comfortably support the development as proposed.
	(b)	to ensure that subdivision of land is capable of supporting a range of development types.				No subdivision is proposed. The site would however be required to be consolidation, should the application be
(2)	any requ carri	clause applies to a subdivision of land shown on the Lot Size Map that ires development consent and that is ed out after the commencement of Plan.				approved.
(3)	subo appl mini	size of any lot resulting from a division of land to which this clause ies is not to be less than the mum size shown on the Lot Size in relation to that land.				
(3A)		pite subclause (3), the minimum lot for dwelling houses is 450 square res.			$\square$	The development is not for a single dwelling.
(3B)	axe and Resi Zone Gen Indu	bite subclause (3), if a lot is a battle- lot or other lot with an access handle is on land in Zone R2 Low Density idential, Zone R3 Medium Density idential, Zone B6 Enterprise Corridor, e B7 Business Park, Zone IN1 eral Industrial and Zone IN2 Light strial, the minimum lot size excludes area of the access handle.				
(3C)	mini Iand Site, Size	espite subclauses (3)–(3B), the mum lot size for development on within the Former Lidcombe Hospital as shown edged blue on the Lot Map, is as follows in relation to elopment for the purpose of:				
	(a) c	welling houses:				
	(	i) 350 square metres, or				
	(	<li>ii) if a garage will be accessed from the rear of the property - 290 square metres, or</li>			$\boxtimes$	
	(	iii) if the dwelling house will be on a zero lot line - 270 square metres,				
		emi-detached dwellings - 270 square netres,			$\boxtimes$	
		nulti dwelling housing - 170 square netres for each dwelling,				
		attached dwellings - 170 square netres.				
(4)	the	clause does not apply in relation to subdivision of individual lots in a a plan or community title scheme.			$\boxtimes$	

Clat	ISE	Yes	No	N/A	Comment
4 3 H	eight of buildings				
(1)	The objectives of this clause are as follows:				
	<ul> <li>(a) to establish a maximum building height to enable appropriate development density to be achieved, and</li> </ul>	$\square$			The subject site has a 27m height limit under the Auburn LEP 2010. The proposal compiles with the maximum allowable height limit of 27 metres.
	(b) to ensure that the height of buildings is compatible with the character of the locality	$\boxtimes$			
	The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.		$\square$		
	Despite subclause (2), the maximum height of office premises and hotel or motel accommodation is:				
	<ul> <li>(a) if it is within the Parramatta Road Precinct, as shown edged orange on the Height of Buildings Map—27 metres,</li> </ul>				Development not on Parramatta Road Precinct.
	(b) if it is on land within Zone B6 Enterprise Corridor within the Silverwater Road Precinct, as shown edged light purple on the Height of Buildings Map—14 metres.				Development not on land within zone B6 – Enterprise Corridor.
4.4 F	loor space ratio				
	The objectives of this clause are as follows:				
	<ul> <li>(a) To establish a maximum floor space ratio to enable appropriate development density to be achieved, and</li> </ul>				A floor space ratio of 3:1 is specified for the site.
	(b) To ensure that development intensity reflects its locality.	$\square$			The development will establish the desired future density of the B4 – Mixed use zone.
	The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.				As noted earlier, a floor space ratio of 3:1 is specified for the site under ALEP 2010. The proposed development has proposed a floor space ratio of 3:1 based on the floor area calculations.
					Not a multi dwelling development.
	Despite subclause (2), the maximum floor space ratio for development for the purpose of multi dwelling housing on land other than land within the Former Lidcombe Hospital Site, as shown edged black on the Floor Space Ratio Map, is as follows:				
	(a) for sites less than 1,300 square metres-0.75:1,				
	<ul> <li>(b) for sites that are 1,300 square metres or greater but less than 1,800 square metres—0.80:1,</li> </ul>				
	(c) for sites that are 1,800 square metres				Not within Zone – B6 Enterprise

Clause	Yes	No	N/A	Comment
or greater—0.85:1.				Corridor.
(2B) Despite subclause (2), the maximum floor space ratio for the following development on land in Zone B6 Enterprise Corridor within the Parramatta Road Precinct, as shown edged orange on the Floor Space Ratio Map, is as follows:				
(a) 1.5:1 for bulky goods premises,				
entertainment facilities, function centres and registered clubs, and			$\square$	
(b) 3:1 for office premises and hotel or motel accommodation.				
(2C) Despite subclause (2), the maximum floor space ratio for the following development on land in Zone B6 Enterprise Corridor within the Silverwater Road Precinct, as shown edged light purple on the Floor Space Ratio Map, is as follows:			$\square$	
(a) 1.5:1 for bulky goods premises, entertainment facilities, function				
centres and registered clubs, and (b) 2:1 for office premises and hotel or				
motel accommodation.				

Cla	Clause		No	N/A	Comment
4.5 ( area	Calculation of floor space ratio and site				
(1)	Objectives				
The	objectives of this clause are as follows:				
(a)	to define <i>floor space ratio</i> ,	$\boxtimes$			Noted
(b)	to set out rules for the calculation of the site area of development for the purpose of applying permitted floor space ratios, including rules to:				
	<ul> <li>(i) prevent the inclusion in the site area of an area that has no significant development being carried out on it, and</li> </ul>				The site consists of 5 lots to be consolidated into 1 lot.
	<ul> <li>(ii) prevent the inclusion in the site area of an area that has already been included as part of a site area to maximise floor space area in another building, and</li> </ul>				
	(iii) require community land and public places to be dealt with separately.			$\square$	
(2)	Definition of "floor space ratio"				
the	<i>floor space ratio</i> of buildings on a site is ratio of the gross floor area of all buildings in the site to the site area.				
(3)	Site area				
deve	determining the site area of proposed elopment for the purpose of applying a r space ratio, the <b>site area</b> is taken to be:				
(a)	if the proposed development is to be carried out on only one lot, the area of that lot, or				
(b)	if the proposed development is to be carried out on 2 or more lots, the area of any lot on which the development is proposed to be carried out that has at least one common boundary with another lot on which the development is being carried out.				Noted
calc appl	In addition, subclauses (4)–(7) apply to the calculation of site area for the purposes of applying a floor space ratio to proposed development.				
(4)	Exclusions from site area				
	following land must be excluded from the area:				
(a)	land on which the proposed development is prohibited, whether under this Plan or any other law,				No exclusions in accordance with this clause are being applied.
(b)	community land or a public place (except as provided by subclause (7)).				
(5)	Strata subdivisions			$\square$	No existing strata subdivision or
of a	area of a lot that is wholly or partly on top nother or others in a strata subdivision is to ncluded in the calculation of the site area				proposed strata subdivision being applied.

The gross floor area of any existing or proposed buildings within the vertical	Clause	Yes	No	N/A	Comment
<ul> <li>(6) Only significant development to be included</li> <li>The site area for proposed development must not include a lot additional to a lot or lots on which the development is being carried out unless the proposed development includes significant development on that additional lot.</li> <li>(7) Certain public land to be separately considered</li> <li>For the purpose of applying a floor space ratio to any proposed development on, above or below community land or a public place, the site area must only include an area that is on, above or below that community land or public place, the proposed development, and may not include any other area on which the proposed development is to be carried out.</li> <li>(8) Existing buildings</li> <li>The gross floor area of any existing or proposed buildings within the vertical</li> </ul>	another lot already included in the site area				
not include a lot additional to a lot or lots on which the development is being carried out unless the proposed development includes significant development on that additional lot.       No public land incorporated into the separately considered         (7) Certain public land to be separately considered       Image: Considered       Image: Considered         For the purpose of applying a floor space ratio to any proposed development on, above or below community land or a public place, the site area must only include an area that is on, above or below that community land or public place, and is occupied or physically affected by the proposed development, and may not include any other area on which the proposed development is to be carried out.       Image: Considered         (8) Existing buildings       Image: Considered out.       Image: Considered out.       Image: Considered out.         The gross floor area of any existing or proposed buildings within the vertical       Image: Considered out.       Image: Considered out.					
<ul> <li>considered</li> <li>For the purpose of applying a floor space ratio to any proposed development on, above or below community land or a public place, the site area must only include an area that is on, above or below that community land or public place, and is occupied or physically affected by the proposed development, and may not include any other area on which the proposed development is to be carried out.</li> <li>(8) Existing buildings</li> <li>The gross floor area of any existing or proposed buildings within the vertical</li> </ul>	not include a lot additional to a lot or lots on which the development is being carried out unless the proposed development includes				
to any proposed development on, above or below community land or a public place, the site area must only include an area that is on, above or below that community land or public place, and is occupied or physically affected by the proposed development, and may not include any other area on which the proposed development is to be carried out. (8) Existing buildings The gross floor area of any existing or proposed buildings within the vertical				$\square$	
The gross floor area of any existing or proposed buildings within the vertical	to any proposed development on, above or below community land or a public place, the site area must only include an area that is on, above or below that community land or public place, and is occupied or physically affected by the proposed development, and may not include any other area on which the proposed				
proposed buildings within the vertical calculation.	(8) Existing buildings	$\square$			All above ground floors of the proposal
projection (above or below ground) of the boundaries of a site is to be included in the calculation of the total floor space for the purposes of applying a floor space ratio, whether or not the proposed development relates to all of the buildings.	proposed buildings within the vertical projection (above or below ground) of the boundaries of a site is to be included in the calculation of the total floor space for the purposes of applying a floor space ratio, whether or not the proposed development				
(9) Covenants to prevent "double Should the application be approved appropriate condition will be imposed	(9) Covenants to prevent "double				Should the application be approved, appropriate condition will be imposed to ensure the 5 lots are consolidated
When consent is granted to development on a site comprised of 2 or more lots, a condition of the consent may require a covenant to be registered that prevents the creation of floor area on a lot (the restricted lot) if the consent authority is satisfied that an equivalent quantity of floor area will be created on another lot only because the site included the restricted lot.	site comprised of 2 or more lots, a condition of the consent may require a covenant to be registered that prevents the creation of floor area on a lot (the restricted lot) if the consent authority is satisfied that an equivalent quantity of floor area will be created on another lot only				
(10) Covenants affect consolidated sites	(10) Covenants affect consolidated sites				
If:	lf:				No consolidation covenant is being
(a) a covenant of the kind referred to in subclause (9) applies to any land ( <i>affected land</i> ), and	subclause (9) applies to any land ( <i>affected</i>				
(b) proposed development relates to the affected land and other land that together comprise the site of the proposed development,	affected land and other land that together comprise the site of the proposed				
the maximum amount of floor area allowed on the other land by the floor space ratio fixed for the site by this Plan is reduced by the quantity of floor space area the covenant prevents being created on the affected land.	the other land by the floor space ratio fixed for the site by this Plan is reduced by the quantity of floor space area the covenant prevents				
(11) Definition					
In this clause, <i>public place</i> has the same meaning as it has in the <i>Local Government Act 1993</i> .	meaning as it has in the Local Government Act				

Cla	use	Yes	No	N/A	Comment
4.6	Exceptions to development standards				
(1)	The objectives of this clause are:				The employet has not employ for env
	(a) to provide an appropriate degree of flexibility in applying certain development standards to particular development, and				The applicant has not applied for any exceptions to development standards in accordance with this clause.
	(b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.			$\square$	
(2)	Consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.				
(3)	Consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:				
	(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and				
	(b) that there are sufficient environmental planning grounds to justify contravening the development standard.				
(4)	Consent must not be granted for development that contravenes a development standard unless:				
	(a) the consent authority is satisfied that:				
	<ul> <li>the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and</li> </ul>				
	<ul> <li>(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and</li> </ul>				
(5)	<ul><li>(b) the concurrence of the Director- General has been obtained.</li><li>In deciding whether to grant</li></ul>			$\boxtimes$	
	concurrence, the Director-General must consider:				

Cla	use	Yes	No	N/A	Comment
	(a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and			$\boxtimes$	
	(b) the public benefit of maintaining the development standard, and				
	(c) any other matters required to be taken into consideration by the Director-General before granting concurrence.			$\boxtimes$	
(6)	Not applicable				
(7)	After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).				
(8)	This clause does not allow consent to be granted for development that would contravene any of the following:				
	(a) a development standard for complying development,				
	(b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated,				
	(c) clause 5.4.				
				$\square$	
Part	5 Miscellaneous provisions				
5.6	Architectural roof features				
(1)	The objectives of this clause are:				
	<ul> <li>(a) To ensure that any decorative roof element does not detract from the architectural design of the building, and</li> </ul>	$\boxtimes$			The roof parapet and lift overruns are not considered to be architectural roof features and accordingly do not receive a height concession in relation to this
	(b) To ensure that prominent architectural roof features are contained within the height limit.			$\boxtimes$	clause.
(2)	Development that includes an architectural roof feature that exceeds, or causes a building to exceed, the height limits set by clause 4.3 may be carried out, but only with consent.				
(3)	Development consent must not be granted to any such development unless the consent authority is satisfied that:				
	(a) the architectural roof feature:				
	(i) comprises a decorative element on the uppermost			$\bowtie$	

Cla	use		Yes	No	N/A	Comment
0.0		portion of a building, and				
	(ii)	is not an advertising structure, and			$\square$	
	(iii)	does not include floor space area and is not reasonably capable of modification to include floor space area, and				
	(iv)	will cause minimal overshadowing, and			$\boxtimes$	
	equi (suc stair supp	building identification signage or pment for servicing the building h as plant, lift motor rooms, fire 's and the like) contained in or ported by the roof feature is fully grated into the design of the roof ure.				
5.10	Heritage	conservation				
area shov natu	ns and ai wn on the ire of any	te items, heritage conservation rchaeological sites (if any) are Heritage Map. The location and such item, area or site is also rchedule 5.				
(1)	Objectiv	es				
The	objectives	s of this clause are:				
(a)	to conse of Aubur	erve the environmental heritage n, and				The land is not listed as being a heritage item or part of a heritage
(b)	heritage areas	erve the heritage significance of items and heritage conservation including associated fabric, and views, and				group or being an archaeological site.
(c)	to conse	rve archaeological sites, and			$\square$	
(d)	to conse significar	rve places of Aboriginal heritage nce.				
(2)	Require	ment for consent				
	elopment wing:	consent is required for any of the				
(a)	a buildir	ing or moving a heritage item or ng, work, relic or tree within a conservation area,			$\boxtimes$	
(b)	work, rel conserva of a bu	a heritage item or a building, ic, tree or place within a heritage ation area, including (in the case ilding) making changes to the bric, finish or appearance of its				
(c)		a heritage item that is a building ing structural changes to its				
(d)	having re the distu likely to r	g or excavating an ogical site while knowing, or easonable cause to suspect, that irbance or excavation will or is result in a relic being discovered, , moved, damaged or destroyed,				
(e)	disturbin	g or excavating a heritage				

Cla	use	Yes	No	N/A	Comment
	conservation area that is a place of Aboriginal heritage significance,				
(f)	erecting a building on land on which a heritage item is located or that is within a heritage conservation area,				
(g)	subdividing land on which a heritage item is located or that is within a heritage conservation area.			$\boxtimes$	
(3)	When consent not required				
	ever, consent under this clause is not ired if:				
(a)	the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:				
	<ul> <li>(i) is of a minor nature, or is for the maintenance of the heritage item, archaeological site, or a building, work, relic, tree or place within a heritage conservation area, and</li> </ul>				
	<ul> <li>(ii) would not adversely affect the significance of the heritage item, archaeological site or heritage conservation area, or</li> </ul>			$\boxtimes$	
(b)	the development is in a cemetery or burial ground and the proposed development:				
	<ul> <li>(i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and</li> </ul>			$\boxtimes$	
	<ul> <li>(ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to a place of Aboriginal heritage significance, or</li> </ul>			$\boxtimes$	
(c)	the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or			$\boxtimes$	
(d)	the development is exempt development.				
zone from is ne use grav herit	e. For land known as Rookwood Cemetery ed SP1 Cemetery, development consent and notification to, the consent authority of required under this plan for the further of an existing grave site or crypt within a eyard that is a heritage item, provided the age significance of the item is not ersely affected.				
(4)	Effect on heritage significance	$\bigtriangledown$			
cons of th sign cons	consent authority must, before granting sent under this clause, consider the effect he proposed development on the heritage ificance of the heritage item or heritage servation area concerned. This subclause ies regardless of whether a heritage				

Clause	Yes	No	N/A	Comment
impact statement is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).				
(5) Heritage impact assessment				
The consent authority <i>may</i> , before granting consent to any development on land:				The land is not within the vicinity of any heritage item, heritage conservation
(a) on which a heritage item is situated, or				area or archaeological site.
(b) within a heritage conservation area, or			$\square$	
<ul><li>(c) within the vicinity of land referred to in paragraph (a) or (b),</li></ul>				
require a heritage impact statement to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.				
(6) Heritage conservation management plans				
The consent authority may require, after considering the significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.				
(7) Archaeological sites				
The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the <i>Heritage Act 1977</i> applies):				
(a) notify the Heritage Council of its intention to grant consent, and				
(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.				
(8) Places of Aboriginal heritage significance				
The consent authority must, before granting consent under this clause to the carrying out of development in a place of Aboriginal heritage significance:				
(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place, and				
(b) notify the local Aboriginal communities (in such way as it thinks appropriate) about the application and take into consideration any response received within 28 days after the notice is sent.				
(9) Demolition of item of State significance				
The consent authority must, before granting consent for the demolition of a heritage item				

Clause	Yes	No	N/A	Comment
identified in Schedule 5 as being of State significance (other than an item listed on the State Heritage Register or to which an interim heritage order under the <i>Heritage Act 1977</i> applies):			$\boxtimes$	
(a) notify the Heritage Council about the application, and			$\boxtimes$	
(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.				
(10) Conservation incentives				
The consent authority may grant consent to development for any purpose of a building that is a heritage item, or of the land on which such a building is erected, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:				
(a) the conservation of the heritage item is facilitated by the granting of consent, and			$\bowtie$	
(b) the proposed development is in accordance with a heritage conservation management plan that has been approved by the consent authority, and			$\boxtimes$	
(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage conservation management plan is carried out, and			$\boxtimes$	
(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, and			$\boxtimes$	
(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.				
Part 6 Additional local provisions				
6.1 Acid sulfate soils				
(1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.				The site lies over Class 5 Acid Sulfate Soils and does not lie within 500 metres of an adjacent altered classification soil.
(2) Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.				Class 5 soils are general acceptable to undertake significant excavation without the need for further studies or management plans to managed Acid Sulfate issues during construction. The development is acceptable in this regard.
Class Works			$\square$	
of land			$\square$	
1 Any works.				

Cla	use	Yes	No	N/A	Comment
2	Works below the natural ground surface. Works by which the watertable is likely to be lowered.			$\boxtimes$	
3	Works more than 1 metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.				
4	Works more than 2 metres below the natural ground surface. Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.				
5	Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3				
	or 4 land.	┝╘┛╴			
(3)	Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority.				
(4)	Despite subclause (2) Development consent is not required under this clause for the carrying out of works if:			$\boxtimes$	
	<ul> <li>(a) a preliminary assessment of the proposed works prepared in accordance with the Acid Sulfate Soils Manual indicates that an acid sulfate soils management plan is not required for the works, and</li> </ul>				
	(b) the preliminary assessment has been provided to the consent authority and the consent authority has confirmed the assessment by notice in writing to the person proposing to carry out the works.				
(5)	Despite subclause (2), development consent is not required under this clause for the carrying out of any of the following works by a public authority (including ancillary work such as excavation, construction of access ways or the supply of power):			$\boxtimes$	
	<ul> <li>(a) emergency work, being the repair or replacement of the works of the public authority required to be carried out urgently because the works have been damaged, have ceased to function or</li> </ul>			$\boxtimes$	

Cla	use	Yes	No	N/A	Comment
	pose a risk to the environment or to public health and safety,				
	(b) routine management work, being the periodic inspection, cleaning, repair or replacement of the works of the public authority (other than work that involves the disturbance of more than 1 tonne of soil),				
(6)	<ul> <li>(c) minor work, being work that costs less than \$20,000 (other than drainage work).</li> <li>Despite subclause</li> <li>(2), development consent is not required under this clause to carry out any works if:</li> </ul>				
	<ul> <li>(a) the works involve the disturbance of more than 1 tonne of soil, such as occurs in carrying out agriculture, the construction or maintenance of drains, extractive industries, dredging, the construction of artificial water bodies (including canals, dams and detention basins) or foundations, or flood mitigation works, or</li> </ul>				
	(b) the works are likely to lower the watertable.				
6.2	Earthworks				
(1)	The objectives of this clause are as follows:				
	(a) to ensure that earthworks for which a development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features of the surrounding land,				Development consent is required for the proposed basement level excavations.
	(b) to allow earthworks of a minor nature without separate development consent.				
(2)	Development consent is required for earthworks, unless:				
	<ul> <li>(a) the work does not alter the ground level (existing) by more than 600 millimetres, or</li> </ul>			$\boxtimes$	
	(b) the work is exempt development under this Plan or another applicable environmental planning instrument, or				
	(c) the work is ancillary to other development for which development consent has been given.			$\boxtimes$	
(3)	Before granting development consent for earthworks, the consent authority must consider the following matters:				
	<ul> <li>(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,</li> </ul>	$\square$			The proposed excavation is not anticipated to disrupt local drainage patterns or soil stability.

Clause	Yes	No	N/A	Comment
<ul> <li>(b) the effect of the proposed development on the likely future use or redevelopment of the land,</li> </ul>	$\square$			The proposed development is in accordance with the desired future character of the area and zone B4 – mixed use zone objectives.
<ul><li>(c) the quality of the fill or of the soil to be excavated, or both,</li></ul>	$\square$			Should the application be approved, appropriate conditions will be imposed to ensure that all fill taken from the site are taken to an approved landfill site.
(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,				Should the application be approved, appropriate noise, construction and traffic control conditions will be imposed to ensure minimal impact on the amenity of adjoining uses.
(e) the source of any fill material and the destination of any excavated material,	$\boxtimes$			Soil has been tested in accordance with SEPP 55 requirements. All off site soil disposal to be to an approved landfill site.
(f) the likelihood of disturbing relics,	$\boxtimes$			The site is not identified as a potential archaeological site.
<ul> <li>(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.</li> </ul>				There are no waterways or environmentally sensitive areas in vicinity.
<b>Note.</b> The <i>National Parks and Wildlife Act 1974</i> , particularly section 86, deals with disturbing or excavating land and Aboriginal objects.				

Cla	aus	e	Yes	No	N/A	Comment
6.3	Floc	od planning				
(1)		The objectives of this				The site is not identified as being flood
		use are: to minimise the flood risk to life and	$\boxtimes$			The site is not identified as being flood prone as per the maps in the ALEP
	(a)	property associated with the use of land,			$\square$	2010. This clause is not applicable to the development.
	(b)	to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,				
	(c)	to avoid significant adverse impacts on flood behaviour and the environment.			$\boxtimes$	
(2)		This clause applies to:			$\square$	
	(a)	land that is shown as "Flood planning area" on the Flood Planning Map, and				
	(b)	other land at or below the flood planning level.			$\boxtimes$	
(3)	this	Development consent must not be nted for development on land to which clause applies unless the consent hority is satisfied that the development:			$\boxtimes$	
	(a)	is compatible with the flood hazard of the land, and				
	(b)	is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and				
	(c)				$\boxtimes$	
	(d)	is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and				
	(e)	is not likely to result in unsustainable social and economic costs to the community as a consequence of				
(4)	the <i>De</i> v unle	flooding. A word or expression used in this use has the same meaning as it has in NSW Government's <i>Floodplain</i> velopment Manual published in 2005, ess it is otherwise defined in this use.				
(5)		In this clause:				
1:1	00 A	<b>Dianning level</b> means the level of a ARI (average recurrent interval) flood us 0.5 metre freeboard.				
		<b>Planning Map</b> means the Auburn Local mental Plan 2010 Flood Planning Map.				
6.4	Fore	eshore building line				
(1)		The objective of this				The subject site is not affected by a

Cla	use	Yes	No	N/A	Comment
	clause is to ensure that development in the foreshore area will not impact on natural foreshore processes or affect the significance and amenity of the area.			$\boxtimes$	foreshore building line.
(2)	This clause applies to land identified as below the foreshore building line on the Foreshore Building Line Map.				
(3)	Development consent must not be granted for development on land in the foreshore area except for the following purposes:			$\boxtimes$	
	(a) the extension, alteration or rebuilding of an existing building wholly or partly in the foreshore area,				
	(b) the erection of a building in the foreshore area, if the levels, depth or other exceptional features of the site make it appropriate to do so,			$\boxtimes$	
	(c) boat sheds, sea retaining walls, wharves, slipways, jetties, waterway access stairs, swimming pools, fences, cycleways, walking trails, picnic facilities or other recreation facilities (outdoors).				
(4)	Development consent must not be granted under subclause (3) unless the consent authority is satisfied that:				
	<ul> <li>(a) the development will contribute to achieving the objectives for the zone in which the land is located, and</li> </ul>				
	(b) the appearance of any proposed structure, from both the waterway and adjacent foreshore areas, will be compatible with the surrounding area, and			$\boxtimes$	
	(c) the development is not likely to cause environmental harm such as:			$\boxtimes$	
	<ul> <li>(i) pollution or siltation of the waterway, or</li> <li>(ii) an adverse effect on surrounding uses, marine habitat,</li> </ul>			$\boxtimes$	
	wetland areas, flora or fauna habitats, or (iii) an adverse effect on			$\boxtimes$	
	drainage patterns, and (d) the development will not cause congestion of, or generate conflicts between, people using open space areas or the waterway, and				
	(e) opportunities to provide continuous public access				

Cla	use	Yes	No	N/A	Comment
	along the foreshore and to the waterway will not be compromised, and			$\boxtimes$	
	(f) any historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the land on which the development is to be carried out and of surrounding land will be maintained,				
	(g) in the case of development for the alteration or rebuilding of an existing building wholly or partly in the foreshore area, the alteration or rebuilding will not have an adverse impact on the amenity or aesthetic appearance of the foreshore, and				
	(h) sea level rise or change of flooding patterns as a result of climate change have been considered.				
6.5	Essential Services				
(1)	Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required:				The listed services are currently available to the site. Should the development be approved conditions will be imposed requiring that all services be augmented as necessary in accordance with service provider requirements.
	(a) the supply of water,	$\boxtimes$			
	(b) the supply of electricity,	$\boxtimes$			
	(c) the disposal and management of sewage.	$\boxtimes$			
	(d) stormwater drainage or on-site conservation,	$\square$			
	(e) suitable road access.			$\boxtimes$	
(2)	This clause does not apply to development for the purpose of providing, extending, augmenting, maintaining or repairing any essential service referred to in this clause.				

# The provisions of any Draft Environmental Planning Instruments (EP& A Act s79C(1)(a)(ii))

The proposed development is not affected by any Draft Environmental Planning Instruments.

## The provisions of any Development Control Plans (EP& A Act s79C(1)(a)(iii))

## ADCP 2010 – Local Centres

The relevant objectives and requirements of the DCP 2010 Local Centres have been considered in the following assessment table:

Requirement	Yes	No	N/A	Comments
2.0 Built Form				
Objectives				
O. To provide richness of detail and architectural interest, especially to visually prominent parts of buildings such as lower storeys and street facades.				The proposed design is considered to be a high quality design of contemporary appearance and consistent with the desired future character of the zone and locality.
b. To ensure that the form, scale, design and nature of development enhances the streetscape and visual quality of commercial areas within the Auburn local government area.				
C. To ensure that the built form and density of a new development respects the scale, density and desired future character of the area.				The design substantially complies with the ALEP 2010 building FSR and building height controls. <i>(it is noted that</i> <i>the FSR compliance shall be confirmed</i> <i>prior to the issue of the operative</i>
d. To ensure development appropriately supports the centres hierarchy within the Auburn local government area.				consent).
2.1 Number of storeys				
D1 The maximum number of storeys shall be as per the table below: Table 1 – Number of storeys				
ALEP 2010 maximum building height Maximum of storeys				
B1 Neighbourhood Centre zone				
14 metres (excluding 3 storeys Wentworth Point Neighbourhood Centre)			$\square$	The DCP controls relating to the maximum permitted number of storeys within a building are intended to ensure
17 metres (Wentworth 4 storeys Point Neighbourhood Centre only)				suitable floor to ceiling heights are provided for purely commercial buildings, which typically require substantially larger ceiling heights
B2 Local Centre zone				compared with residential development
14 metres (excluding 3 storeys Newington Small Village)				types. In this instance, a mixed use development is being proposed, incorporating both commercial and
16 metres (Newington 3 storeys Small Village only) B4 Mixed Use zone				residential units. The proposed commercial units are
18 metres 4 storeys			$\square$	appropriately provided with large floor
27 metres 6 storeys				to ceiling heights, whilst residential units have reduced heights. Given that both commercial and residential floor to
32 metres 8 storeys			$\bowtie$	ceiling heights satisfy the requirements of Residential Flat Design Code (detailed above), the variation to the
36 metres 9 storeys			$\square$	DCP standard is considered acceptable in this instance as the 8 storey building
				proposed is within the maximum height of 27m permissible for the site.
2.2 Articulation and proportion				
<ul> <li>Performance criteria</li> <li>P1 The bulk, scale and intensity of development is consistent with the scale of surrounding existing and planned developments.</li> </ul>				The bulk and scale of the development is considered appropriate with regard to the future desired character of the area and zone objectives.
P2 Existing horizontal or vertical rhythms in a streetscape are complemented by new facades. Visual interest in a building is achieved by: articulation of facade into horizontal divisions of base,				The building can be divided into distinct element comprising the commercial street level base with associated awning, centre core and top elements.

	middle and top; balcony and			The development is considered to
	fenestration details; and proportion, spacing and modelling of the surface		_	respond well in this regard.
P3	through detail and relief. New facades complement the		$\boxtimes$	Surrounding development comprise of
	predominant horizontal and vertical			mixed use, residential and educational developments.
	proportions in the street and are compatible with surrounding buildings.			
	elopment controls Buildings shall incorporate:	$\boxtimes$		
				The proposed design possesses these elements.
•	balanced horizontal and vertical proportions and well spaced and proportioned windows;	$\boxtimes$		The proposed design possesses these elements.
•	a clearly defined base, middle and	$\boxtimes$		
	top;	$\boxtimes$		The proposed design possesses these elements. The building is modulated
•	modulation and texture; and			with the provision of recesses in the front facade of the building.
•	architectural features which give human scale at street level such as	$\square$		The ground floor is of an appropriate scale.
	entrances and porticos.			50010.
		$\boxtimes$		There are no blank walls proposed at
D2	The maximum width of blank walls for			the street level facade. The public
	building exteriors along key retail streets shall be 5m or 20% of the			domain interface is considered to provide an appropriate level of visual
	street frontage, whichever is the			interest.
D3	lesser. Articulation of the building exterior	$\bowtie$		
	shall be achieved through recesses in the horizontal and vertical plane,			
	adequate contrasts in materials,			All windows and doors are considered
	design features and the use of awnings.	$\boxtimes$		to possess appropriate proportions.
D4	Features such as windows and doors shall be in proportion with the scale			
	and size of the new building and any adjoining buildings which contribute			There is an evening provided even the
	positively to the streetscape.	$\boxtimes$		There is an awning provided over the footpath.
D5	Street awnings which appear as			
	horizontal elements along the façade			
	of the building shall be provided as part of all new development.			
	Materials ormance criteria			
P1	Materials enhance the quality and	$\boxtimes$		The proposed materials are considered to be of high quality and contemporary
Deve	character of the business precinct. elopment controls			appearance. The development is
D1	New buildings shall incorporate a mix of solid (i.e. masonry concrete) and	$\boxtimes$		acceptable in this regard.
	glazed materials, consistent with the			The facade contains a mix of masonry
D2	character of buildings in the locality. Building materials and finishes	$\bowtie$		concrete and glazing materials appropriate to the residential and
	complement the finishes predominating in the area. Different			commercial use of the building.
	materials, colours or textures may be			
	used to emphasise certain features of the building.			
D3	Building facades at street level along	$\boxtimes$		
	primary streets and public places consist of a minimum of 80% for			
	windows/glazed areas and building			

	and tenancy entries.		 	Should the application be
D4	Visible light reflectivity from building materials used on the facades of new buildings shall not exceed 20%.			recommended for approval, appropriate condition could be imposed in this regards.
	Roofs			
P1	ormance criteria Roof design is integrated into the overall building design. elopment controls	$\boxtimes$		The proposed parapet is a flat horizontal roof element to the building.
D1	Design of the roof shall achieve the following:			
	• concealment of lift overruns and service plants;	$\square$		The roof overruns are not visible from the street.
	<ul> <li>presentation of an interesting skyline;</li> </ul>			The roof is appropriate in this instance.
	<ul> <li>enhancing views from adjoining developments and public places; and</li> </ul>			
	• complementing the scale of the building.			The roof design is not considered to add to the perceived bulk and scale of
D2	Roof forms shall not be designed to add to the perceived height and bulk of the building.	$\boxtimes$		the building.
D3	Where outdoor recreation areas are proposed on flat roofs, shade structures and wind screens shall be provided.			No outdoor open space is proposed upon the roof.
2.5	Balconies			
P1	ormance criteria Balconies contribute positively to the amenity of residents and the visual quality of the local centre. elopment controls			
D1	Balustrades and balconies shall be constructed from a balance of solid and transparent material to allow for views from the interior.	$\boxtimes$		The facade and balconies present to the street in a coordinated balance of glass and masonry.
D2	Balconies and terraces shall be oriented to overlook public spaces.	$\square$		Balustrades overlook public spaces.
D3	The design of the underside of the balcony shall take into consideration the view of the underside from the street and shall not have exposed pipes and utilities.			Should the application be recommended for approval, appropriate condition could be imposed in this regards.
D4	Screens, louvers or similar devices shall be provided to balconies so as to visually screen any drying of laundry.			Screening elements are proposed.
2.6	Interface with schools, places of			
	public worship, and public precincts			Site is located on the opposite side of
Dev	elopment controls			the road adjacent to Trinity Catholic
D1	Where a site adjoins a school, place of public worship or public open space:			College. The western façade provides passive surveillance to the street.
	<ul> <li>This interface shall be identified in the site analysis plan and reflected in building design;</li> </ul>			The western façade is suitably designed an appropriate in scale and character.
	<ul> <li>Building design incorporates an appropriate transition in scale and character along the site boundary(s);</li> </ul>	$\boxtimes$		

	<ul> <li>Building design presents an appropriately detailed facade and landscaping in the context of the adjoining land use.</li> </ul>	$\boxtimes$			
D2	The potential for overlooking of playing areas of schools shall be minimised by siting, orientation or screening.	$\boxtimes$			Whilst there is some overlooking from private living areas orientated toward Park Road. It has been argued by the applicant that the school play areas are
D3	Fencing along boundaries shared with public open space shall have a minimum transparency of 50%.				already visible from the public domain and the development will not give rise to unreasonable overlooking. On balance it would also result in providing a high level of security for the school grounds particularly outside school hours.
D4	Sight lines from adjacent development to public open space shall be maintained and/or enhanced. Direct, secure private access to public open space is encouraged, where possible.				The development does not directly adjoin public open space.
	Streetscape and Urban form		I		
-	ectives				The development in itself is not
a.	To ensure development integrates well with the locality and respects the streetscape, built form and character of the area.	$\boxtimes$			The development in itself is not considered to be inappropriate for the area in terms of streetscape and built form.
b.	To encourage innovative development which is both functional and attractive in its context.	$\boxtimes$			
	Streetscape				
Peri P1	ormance criteria New and infill development respects the integrity of the existing streetscape and is sympathetic in terms of scale, form, height, shopfront character, parapet, verandah design, and colours and materials, in a manner which interprets the traditional architecture, albeit in modern forms and materials.	$\boxtimes$			The building as proposed is considered to be an appropriate design given the zoning, use and surrounding development.
P2	New development conserves and enhances the existing character of the street with particular reference to architectural themes.	$\boxtimes$			The proposed building provides a highly articulated built form in keeping with the contemporary character and future character of Auburn Centre.
	elopment controls	$\boxtimes$			The proposed building bulk and scale
D1	Applicants shall demonstrate how new development addresses the streetscape and surrounding built environment.				and the adjoining northern development represent a more urban form associated with the Auburn Centre which progressively transitions to a lower density residential form as Park Road continues in a southerly direction.
D2	Signage shall be minimised and coordinated to contribute to a more harmonious and pleasant character for the locality.			$\boxtimes$	There are no signs proposed as part of the subject application.
-	Setbacks				
Perf P1	ormance criteria The setback of new buildings is consistent with the setback of adjoining buildings.	$\boxtimes$			Proposed setbacks considered appropriate and consistent with the setback requirements.
P2	The built edge of development at the street frontage contributes to a sense of enclosure and scale within the centre.	$\boxtimes$			
P3	The design of landmark or gateway				

	buildings on corner and junction sites			The site is not located on a corner or
	recognises the importance of these sites as dominant elements in the streetscape.			identified as a gateway site.
P4	The design of infill buildings reinforces continuity, symmetry and unity in the streetscape. elopment controls		$\boxtimes$	The development is not infill development.
D1	-			
	• Nil setbacks for the first two storeys, particularly if adjoining buildings are on a nil setback. This reinforces the existing continuity of the streetscape.	$\square$		Nil setback is adopted for the first two storeys.
	• Where new buildings are more than two storeys in height, the levels above the first two storeys are set back by stepping the upper levels and/or roof.			The proposed street wall elevation does not provide a setback. This is considered appropriate given that other developments within the street and area are not setback.
D2	Corner sites shall reinforce the street corner, incorporate strong architectural elements and adhere to a nil setback for the lower two storeys.		$\boxtimes$	Not a corner site.
D3	Where business development is located adjacent to existing residential properties, new development shall be set back from side boundaries as follows:			
	• External walls – 900mm for single storey development.		$\square$	
crite be ir impa solar	• External walls – 1500mm for two storeys. ending on performance and other ria, side setbacks may be required to ncreased in order to minimise potential acts on adjoining properties in terms of r amenity, views, privacy and shadowing.			
4.0	Mixed Use Developments			
Obje a.	To encourage sustainable development by permitting services and employment-generating uses in	$\boxtimes$		The development is considered to be in accordance with the mixed-use development objectives. The
b.	conjunction with residential uses. To provide affordable residential development within close proximity to	$\boxtimes$		development will create employment opportunity, enjoy connectivity to existing public transport services,
c.	transport, employment and services. To enhance the vitality and safety of commercial centres by encouraging	$\boxtimes$		enhance the vitality of the area and increase the activation of the street. The development is acceptable in this
d.	further residential development. To achieve a lively and active street frontage by encouraging the	$\square$		regard.
	integration of appropriate retail and commercial uses with urban housing.			
	Building design			
Perf P1	ormance criteria Mixed use developments are designed to architecturally express the different functions of the building while sympathetically integrating into	$\boxtimes$		The development is considered to respond well in this regard.

	the local centre streetscape.			
Dev	elopment controls			
D1	The architecture of ground level uses shall reflect the commercial/retail function of the centre.	$\boxtimes$		The ground floor is identifiable as a commercial component of the development. The residential lobbies are separated from the commercial tenancies.
D2	environment that sympathetically integrates into the character of the	$\boxtimes$		The building will establish the future character of the immediate area.
D3	commercial precinct. Commercial and retail servicing, loading and parking facilities shall be separated from residential access and servicing and parking.	$\boxtimes$		All commercial servicing will be undertaken at the ground floor level. Residential parking is to the basement levels.
	Active street frontages			
	ormance criteria			
P1	Street activity is enhanced by:			
	• the concentration of retail outlets and restaurants at street level; and	$\boxtimes$		No uses of the commercial tenancies is proposed under this application however the proposed building can
Dev	• the number of entrances at street level. elopment controls	$\bowtie$		entertain a number of uses as outlined under the B4 Mixed Use zone of the ALEP 2010 assessment.
Dev D1	Retail outlets and restaurants are			
	located at the street frontage on the	$\square$		
50	ground level.			Separate entries are provided for the
UZ	A separate and defined entry shall be provided for each use within a mixed use development.	$\square$		commercial tenancies and the residential lobbies. The development is acceptable in this regard.
	Amenity			
Perf P1	ormance criteria The amenity provided for residents of a mixed use development is similar to that expected in residential zones in terms of visual and acoustic privacy, solar amenity and views.			The development provides for an appropriate level of amenity for the residential use. See the SEPP 65 assessment section of the report.
D1	Biopment controls The internal environment of dwellings within mixed use developments in the vicinity of major arterial roads or railway lines shall provide an appropriate level of amenity for privacy, solar access and views.	$\boxtimes$		The development is not located in near vicinity of railway lines or arterial roads.
	Residential flat building component			
	of mixed use developments icants shall consult the Residential Flat			Assessment provided later in addition
Build	lings Part of this DCP for the design	$\boxtimes$		to the SEPP 65 assessment
	irements for the residential flat building ponent of a mixed use development.			undertaken.
	Privacy and Security	I	1	
	ectives			
a. b.	To provide personal and property security for residents and visitors and enhance perceptions of community safety. To enhance the architectural	$\boxtimes$		The proposal is considered to promote safety and security in the local area by increasing the opportunity for general pedestrian activity and passive surveillance in the locality.
	character of buildings at night, improve safety and enliven the town centre at night. ormance criteria			
P1	Private open spaces and living areas of adjacent dwellings are protected from overlooking.	$\boxtimes$		The development has provided numerous privacy features to ensure
<b>P2</b>	Site layout and design of buildings, including height of front	$\boxtimes$		adjoining development (existing and future) is not adversely impact upon.

	fences and use of security lighting, minimises the potential for crime, vandalism and fear.			
Deve	elopment controls			
D1	Views onto adjoining private open			
	space shall be obscured by:			
	space shall be obseared by.			
	<ul> <li>Screening with a maximum area of</li> </ul>			
	25% openings is permanently	$\square$		Sufficient building separation provided
	fixed and made of durable			to minimise visual and acoustic
	materials; or			overlooking onto adjoining private open
	the second s			spaces.
	Incorporating planter boxes into			
	walls or balustrades to increase	$\square$		The development is acceptable in this
	visual separation between areas.			regard.
	Existing dense vegetation or new planting may be used as a			-
	secondary measure to further			
	improve privacy.			
D2				
02	Site layout and building design shall ensure that windows do not			Privacy screens and in some cases
	provide direct and close views into	$\square$		solid walls are proposed to the edges of
	windows, balconies or private open			balconies to minimise overlooking
	spaces of adjoining dwellings.			impacts.
	erasso of asjoning amoningo.			
D3	Shared pedestrian entries to			
	buildings shall be lockable.	$\boxtimes$		
D4	Buildings adjacent to streets or			The units facing Park Road and the
	public spaces shall be designed to	$\square$		commercial uses on the ground floor
	allow casual surveillance over the			provides for passive surveillance of the
	public area.			street and public domain.
D5	Development shall be consistent	$\square$		
	with Council's Policy on Crime			A crime risk report has been submitted
	Prevention Through Environmental			with the application. No objection is
	Design.			raised in this regards.
	Lighting			raised in this regards.
Perf	Lighting ormance criteria			
	Lighting ormance criteria Lighting is provided to highlight the			Should the application be
Perf	Lighting ormance criteria Lighting is provided to highlight the architectural features of a building and	$\boxtimes$		Should the application be recommended for approval, appropriate
Perf	Lighting ormance criteria Lighting is provided to highlight the architectural features of a building and enhance the identity and safety of the			Should the application be recommended for approval, appropriate condition may be imposed with regards
Perf	Lighting ormance criteria Lighting is provided to highlight the architectural features of a building and enhance the identity and safety of the public domain but does not floodlight			Should the application be recommended for approval, appropriate
Perf P1	Lighting ormance criteria Lighting is provided to highlight the architectural features of a building and enhance the identity and safety of the public domain but does not floodlight the facade.			Should the application be recommended for approval, appropriate condition may be imposed with regards
Perf	Lighting ormance criteria Lighting is provided to highlight the architectural features of a building and enhance the identity and safety of the public domain but does not floodlight the facade. The use of integrated lighting			Should the application be recommended for approval, appropriate condition may be imposed with regards
Perf P1	Lighting ormance criteria Lighting is provided to highlight the architectural features of a building and enhance the identity and safety of the public domain but does not floodlight the facade. The use of integrated lighting systems in retail shops is both			Should the application be recommended for approval, appropriate condition may be imposed with regards
Perf P1 P2	Lighting ormance criteria Lighting is provided to highlight the architectural features of a building and enhance the identity and safety of the public domain but does not floodlight the facade. The use of integrated lighting systems in retail shops is both functional and decorative.			Should the application be recommended for approval, appropriate condition may be imposed with regards
Perf P1	Lighting ormance criteria Lighting is provided to highlight the architectural features of a building and enhance the identity and safety of the public domain but does not floodlight the facade. The use of integrated lighting systems in retail shops is both functional and decorative. Lighting is sufficient for its purpose			Should the application be recommended for approval, appropriate condition may be imposed with regards
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Perf P1 P2 P3	Lighting ormance criteria Lighting is provided to highlight the architectural features of a building and enhance the identity and safety of the public domain but does not floodlight the facade. The use of integrated lighting systems in retail shops is both functional and decorative. Lighting is sufficient for its purpose and used to make bold design statements. Lighting does not interfere with			Should the application be recommended for approval, appropriate condition may be imposed with regards
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D5	to provide the desired light effect; however, fitting and methods shall be chosen produce the highest energy efficiency. Lighting shall not interfere with the amenity of residents or affect the	$\boxtimes$		
D6	safety of motorists. Excessive lighting shall not be permitted. Light spill onto the street into the public domain shall be minimised.			
5.2	Shutters and grilles			
Peri P1	ormance criteria Security shutters, grilles and screens allow the viewing of shopfront windows and light to spill out onto the footpath.	$\boxtimes$		The commercial tenancies will be visible from the street and be made of durable glass materials
P2	Shutters, grilles and screens are to be made from durable, graffiti- resistant materials and compatible with the building style.			No shutters are noted as being proposed for the commercial tenancies.
D1	elopment controls Windows and doors of existing shopfronts shall not be filled in with solid materials.			
D2	Security shutters, grilles and screens shall:			
	• be at least 70% visually permeable (transparent);			
	<ul> <li>not encroach or project over Council's footpaths; and</li> </ul>			
	• be made from durable, graffiti- resistant materials.		$\square$	
D3	Solid, external roller shutters shall not be permitted.		$\square$	
	Noise ormance criteria			
P1	New commercial developments within major arterial roads or railway lines are designed to mitigate noise and vibration impacts.		$\boxtimes$	The development is not located in the vicinity of any major arterial roads or
P2	Commercial uses in the local centres must minimise noise impacts on adjoining residential areas caused by loading/unloading, late night operations, use of plant and equipment and entertainment activities.			railway lines. An Acoustic report has been submitted with the application in relation to potential traffic noise and noise from the school. Should the proposal be
	elopment controls			recommended for approval, the recommendations of the noise report
D1	New commercial development (whether part of a mixed use development or not) shall comply with the provisions of the relevant acts, regulations, environmental planning instruments, Australian Standards and guidelines produced by the NSW Department of Environment, Climate Change and Water, the NSW Roads and Traffic Authority and the NSW Department of Planning as applicable for noise, vibration and quality assurance. This includes:			shall be included in any consent that may be issued for the site.
	<ul> <li>Development Near Rail Corridors and Busy Roads, NSW Department of Planning,</li> </ul>			

December 2008 – Interim Guidelines.			
<ul> <li>NSW Industrial Noise Policy;</li> </ul>		$\boxtimes$	
<ul> <li>Interim Guideline for the Assessment of Noise from Rail Infrastructure Projects; and</li> </ul>		$\boxtimes$	
<ul> <li>Environmental Criteria for Road and Traffic Noise.</li> </ul>		$\boxtimes$	
D2 Restaurant and cafe design shall minimise the impact of noise associated with late night operation on nearby residents. Operation includes loading/unloading of goods/materials and the use of plant and equipment at a proposed commercial premise.		$\boxtimes$	No use proposed for the commercial tenancies as part of this application.
<b>D3</b> An acoustic report shall be submitted with a development application for a proposed commercial use in the local centre that operates during the hours between 10pm and 6am.		$\boxtimes$	
6.0 Access and Car Parking In addition to this section, applicants shall co parking and loading requirements for all deve			
6.1 Access, loading and car parking requirements			
<ul> <li>Development controls</li> <li>D1 Car parking rates shall be provided in accordance with the Parking and Loading Part of this DCP.</li> </ul>			Residential car parking will be accommodated over three levels of basement with loading/unloading area and the commercial car park located on the ground level.
			General access and manoeuvring has been assessed by Council's engineering section as being acceptable.
			With regard to car parking required the following calculations are provided:
			14 x studio units (1 space per unit) = 14 70 x 2 br units (1 space per unit) = 70 14 x 3 br units (2 spaces per unit) = 28 98 x 0.2 visitor (0.2 per total units) = 20
			Total residential/visitor parking required 132
			Commercial
			1 per 40 sqm = 517 / 40 = 13
			1 loading bay per 4,000 sqm = 1 loading bay required.
			Total = 132 + 13 + 1 = 146 spaces required.
			The subject proposal proposes 146 total car parking spaces including 1 loading bay, 14 commercial spaces, 20 visitor spaces and 10 adaptable residential disabled spaces.

					The development is considered to provide ample parking to service the residential and commercial components of the development. The development is considered acceptable with regard to the Parking and Loading section of the DCP.
_	Creation of new streets and laneways formance criteria All new proposed roads are designed to convey the primary function of the street, including:				No new streets or laneways are being proposed under this development application. This section of the DCP is not applicable.
	• Safe and efficient movement of vehicles and pedestrians;				
	• Provision for parked vehicles and landscaping, where appropriate;			$\bowtie$	
	<ul> <li>Location, construction and maintenance of public utilities; and</li> </ul>				
	• Movement of service and delivery vehicles.			$\square$	
	elopment controls				
D1	On some sites, new streets may be able to be introduced. Where a new street shall be created, the street shall be built to Council's standards, Road Design Specification D1 and relevant Quality Assurance requirements while having regards to the circumstances of each proposal. Consideration will be given to maintaining consistency				
D2	and compatibility with the design of existing roads in the locality.				
D3	•			$\boxtimes$	
D4	A minimum width of 6m shall be provided for all carriageways on access roads. If parallel on-street parking is to be provided, an additional width of 2.5m is required per vehicle per side.				
D5					
	Landscaping		1		
<b>Obje</b> a. b.	To create attractive buildings, public spaces and walkways. To improve visual quality and contribute to a more positive local centre experience.	$\boxtimes$			The proposal provides appropriate landscaped areas. Landscaping provided is considered appropriate

C.	To reduce impacts on climate change at the local level and improve the natural environmental features	$\boxtimes$		given the use of the proposed building and its located within Auburn Town Centre.
Perf P1	and local ecology of the local centre. ormance criteria Landscaping forms an integral part of the overall design concept.	$\square$		
P2	Landscape reinforces the architectural character of the street and positively contributes to	$\square$		
P3	maintaining a consistent and memorable character. Landscaped areas are used to	$\boxtimes$		
<b>D</b> 4	soften the impact of buildings and car parking areas as well as for screening purposes.	$\square$		
P4	Landscaped areas are provided for passive and recreational use of workers.	<u> </u>	_	
Devo D1	elopment controls Development shall incorporate landscaping in the form of planter			
D2	boxes to soften the upper level of buildings. At grade car parking areas, particularly large areas, shall be		$\bowtie$	No at grade car parking that is visible from the public domain is proposed.
	landscaped so as to break up large expanses of paving. Landscaping shall be required around the perimeter			
D3	and within large carparks. In open parking areas, one (1)		$\square$	
D4	shade tree per ten (10) spaces shall be planted within the parking area. Fencing shall be integrated as part		$\bowtie$	No fencing proposed.
	of the landscaping theme so as to minimise visual impacts and to provide associated site security.	$\boxtimes$		
D5	Paving and other hard surfaces shall be consistent with architectural elements.			
7.1 D1	Street trees			
	Street trees shall be planted at a rate of one (1) tree per lineal metre of street frontage, even in cases where a site has more than one street frontage, excluding frontage to			A condition of consent would be attached in respect of this matter.
D2	laneways. Street tree planning shall be consistent with Council's Street Tree Masterplan or relevant Public Domain Plan or Infrastructure Manual.	$\boxtimes$		No significant existing tree observed on site.
D3	Significant existing street trees shall be conserved and, where possible, additional street trees shall be planted to ensure that the existing streetscape		$\boxtimes$	
D4	is maintained and enhanced. Where street trees and the provision of awnings are required, cut-outs shall be included in the awning design to accommodate existing and future street trees.			
D5	Driveways and services shall be located to preserve significant trees.		$\boxtimes$	
D6	At the time of planting, street trees shall have a minimum container size of 200 litres and a minimum height of		$\boxtimes$	

	3.5m, subject to species availability.				
D7	Planter boxes (or similar) surrounding trees in the footpath shall be 1.2m x 1.2m, filled with approved gravel and located 200mm from the back of the kerb line.			$\boxtimes$	
8.0	Energy Efficiency and Water Co	onserv	ation		
	ectives				
a.	To achieve energy efficient	$\square$			ABSA and BASIX Certificates have
	commercial and retail developments.				been submitted with the application to address thermal comfort and energy
b.	To encourage site planning and building design which optimises site conditions to achieve energy efficiency.				efficiency for the residential component. The development is acceptable in this regards.
c.	To minimise overshadowing of the public domain including streets and open space.				With regard to overshadowing of the public domain, the building has been appropriately sited however if the
d.	To give greater protection to the natural environment by reducing greenhouse gas emissions.	$\square$			building was sited in a way to minimise the overshadowing of the street, this would result in an unacceptable design
e.	To encourage the installation of energy efficient and water conserving appliances.	$\square$			outcome and increased overshadowing impact on adjoining uses. Accordingly the buildings overshadowing of the
f.	To reduce the consumption of non- renewable energy sources for the purposes of heating, water, lighting and temperature control.				street and public domain is considered acceptable in this instance.
g.	To minimise potable water mains demand of non residential development by implementing water efficiency measures.	$\boxtimes$			
	Energy efficiency				
Perf P1	ormance criteria Internal building layouts are designed to minimise use of fossil fuel for heating and cooling and to encourage use of renewable energy in their running. Building materials and insulation assist thermal performance.				The building internal layout is generally considered acceptable. The building will be made out of appropriate masonry materials with suitable thermal massing properties.
Deve	elopment controls	$\square$			
D1	Any hot water heaters to be installed, as far as practicable, shall be solar and, to the extent that this is not practicable, shall be greenhouse gas friendly systems that achieve a minimum 3.5 Hot Water Greenhouse Score.				This is as per the BASIX certificate requirements.
D2	lighting and common areas (e.g. undercover car parking) being lit utilising renewable energy resources generated on site shall be investigated. Larger developments (buildings exceeding 400m <sup>2</sup> in area) shall investigate the viability of utilising renewable energy resources for all lighting on site. A statement shall be included with the development application addressing these requirements.				
-	Water conservation ormance criteria Water efficiency is increased by appropriate building design, site layout, internal design and water conserving appliances.				BASIX Certificate submitted addresses water conservation for the residential component.

Dev	elopment controls			
D1	recycle water if serviced by a dual reticulation system for permitted non potable uses such as toilet flushing, irrigation, car washing, fire fighting	$\boxtimes$		
D2	and other suitable purposes. Where a property is not serviced by a dual reticulation system, development shall include an onsite rainwater harvesting system or an onsite reusable water resource for permitted			
D3	using fixtures that meet the WELS (Water Efficiency Labelling Scheme) rated industry standards.	$\boxtimes$		
Appl Drai	Stormwater drainage icants shall consult the Stormwater nage Part of this DCP for requirements tormwater management.			The proposed method of stormwater disposal is generally acceptable to Council's Development engineers subject to appropriate conditions. Should the application be recommended for approval, appropriate conditions will be imposed in this regards.
	Rainwater tanks			
P1	Adequate measures are incorporated into new development to encourage the collection and reuse of stormwater and reduce stormwater runoff.	$\boxtimes$		The applicant is required to provide a rainwater tank within the development.
D1	<ul> <li>elopment controls         <ul> <li>Rainwater tanks shall be installed as part of all new development in accordance with the following:</li> </ul> </li> <li>The rainwater tank shall comply with</li> </ul>	$\boxtimes$		This will be complied with.
	the relevant Australian Standards;			
	<ul> <li>The rainwater tank shall be constructed, treated or finished in a non-reflective material that blends in with the overall tones and colours of the subject and surrounding development;</li> </ul>	$\boxtimes$		
,	<ul> <li>Rainwater tanks shall be permitted in basements provided that the tank meets applicable Australian Standards;</li> </ul>	$\square$		
	<ul> <li>The suitability of any type of rainwater tanks erected within the setback area of development shall be assessed on an individual case by case basis. Rainwater tanks shall not be located within the front setback; and</li> </ul>			
	<ul> <li>The overflow from rainwater tanks shall discharge to the site stormwater disposal system. For details refer to the Stormwater Drainage Part of this DCP.</li> </ul>	$\boxtimes$		
	Ventilation ormance criteria			As per the SEPP 65 section of the

P1				
	Natural ventilation is incorporated into the building design. elopment controls			report, the building is 75% naturally ventilated. The development is acceptable in this regard.
	•			
D1	The siting, orientation, use of	$\square$		
	openings and built form of the			
	development shall maximise			
	opportunities for natural cross			
	ventilation for the purposes of cooling			
	and fresh air during summer and to			
	avoid unfavourable winter winds.			
	Solar amenity			
_	ormance criteria	<b>N</b>		
P1	New buildings are designed to	$\square$		The solar access to the development
	protect solar amenity for the public			and surrounding existing buildings
	domain and residents.			complies with the requirements listed
Dev	elopment controls			below. See also the SEPP 65
D1	Shadow diagrams shall			Assessment for the solar access
	accompany development applications			discussion.
	for buildings which demonstrate that			
	the proposal will not reduce sunlight			Given the orientation of the building all
	to less than 3 hours between 9.00 am			surrounding buildings will receive
	and 3.00 pm on 21 June for:			sufficient solar access during the
				morning, daytime or afternoon at times
	• public places or open space;		$\square$	throughout the year.
	<ul> <li>50% of private open space areas;</li> <li>40% of school playground areas; or</li> </ul>			The building to the south does not receive the required amount of solar access on 21 June. However submitted
	windows of adjoining residences.			solar access diagrams demonstrate
50		$\square$		that this building receives good levels
D2	Lighter colours in building			of solar access throughout the year.
	materials and exterior treatments shall be used on the western facades of buildings.	$\square$		For the most part the proposal complies with this control.
	bullulitys.			There are no adjoining public outdoor
				spaces.
				spaces.
9.0	Ancillary Site Facilities			594005.
	Ancillary Site Facilities			
9.1	Provision for goods and mail			
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9.1 deliv	Provision for goods and mail veries ormance criteria New development incorporates			Deliveries to the site can be made via
9.1 deliv Perf	Provision for goods and mail veries ormance criteria New development incorporates adequate provision in its design for			Deliveries to the site can be made via the proposed loading bay at ground
9.1 deliv Perf	Provision for goods and mail veries ormance criteria New development incorporates adequate provision in its design for the delivery of goods and mail to both			Deliveries to the site can be made via
9.1 deliv Perf P1	Provision for goods and mail veries ormance criteria New development incorporates adequate provision in its design for the delivery of goods and mail to both business and residential occupants.			Deliveries to the site can be made via the proposed loading bay at ground
9.1 deliv Perf P1	Provision for goods and mail veries ormance criteria New development incorporates adequate provision in its design for the delivery of goods and mail to both business and residential occupants. elopment controls			Deliveries to the site can be made via the proposed loading bay at ground floor level.
9.1 deliv Perf P1	Provision for goods and mail veries ormance criteria New development incorporates adequate provision in its design for the delivery of goods and mail to both business and residential occupants. elopment controls Provision shall be made on-site for			Deliveries to the site can be made via the proposed loading bay at ground floor level. Mailboxes are shown at the residential
9.1 deliv Perf P1	Provision for goods and mail veries ormance criteria New development incorporates adequate provision in its design for the delivery of goods and mail to both business and residential occupants. elopment controls Provision shall be made on-site for courier car parking spaces in a			Deliveries to the site can be made via the proposed loading bay at ground floor level. Mailboxes are shown at the residential
9.1 deliv Perf P1	Provision for goods and mail veries ormance criteria New development incorporates adequate provision in its design for the delivery of goods and mail to both business and residential occupants. elopment controls Provision shall be made on-site for courier car parking spaces in a convenient and appropriately			Deliveries to the site can be made via the proposed loading bay at ground floor level. Mailboxes are shown at the residential
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9.1 deliv Perf P1	Provision for goods and mail veries ormance criteria New development incorporates adequate provision in its design for the delivery of goods and mail to both business and residential occupants. elopment controls Provision shall be made on-site for courier car parking spaces in a convenient and appropriately signposted location, preferably with access off the principal street frontage, for developments			Deliveries to the site can be made via the proposed loading bay at ground floor level. Mailboxes are shown at the residential
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9.1 deliv Perf P1	Provision for goods and mail veries ormance criteria New development incorporates adequate provision in its design for the delivery of goods and mail to both business and residential occupants. elopment controls Provision shall be made on-site for courier car parking spaces in a convenient and appropriately signposted location, preferably with access off the principal street frontage, for developments incorporating greater than 3,000m <sup>2</sup> of gross leasable floor area devoted to			Deliveries to the site can be made via the proposed loading bay at ground floor level. Mailboxes are shown at the residential
9.1 deliv Perf P1 Dev	Provision for goods and mail veries ormance criteria New development incorporates adequate provision in its design for the delivery of goods and mail to both business and residential occupants. elopment controls Provision shall be made on-site for courier car parking spaces in a convenient and appropriately signposted location, preferably with access off the principal street frontage, for developments incorporating greater than 3,000m <sup>2</sup> of gross leasable floor area devoted to commercial premises.			Deliveries to the site can be made via the proposed loading bay at ground floor level. Mailboxes are shown at the residential
9.1 deliv Perf P1 Dev	Provision for goods and mail veries ormance criteria New development incorporates adequate provision in its design for the delivery of goods and mail to both business and residential occupants. elopment controls Provision shall be made on-site for courier car parking spaces in a convenient and appropriately signposted location, preferably with access off the principal street frontage, for developments incorporating greater than 3,000m <sup>2</sup> of gross leasable floor area devoted to commercial premises. Provision of mailboxes for residential			Deliveries to the site can be made via the proposed loading bay at ground floor level. Mailboxes are shown at the residential
9.1 deliv Perf P1 Dev	Provision for goods and mail veries ormance criteria New development incorporates adequate provision in its design for the delivery of goods and mail to both business and residential occupants. elopment controls Provision shall be made on-site for courier car parking spaces in a convenient and appropriately signposted location, preferably with access off the principal street frontage, for developments incorporating greater than 3,000m <sup>2</sup> of gross leasable floor area devoted to commercial premises. Provision of mailboxes for residential units shall be incorporated within the			Deliveries to the site can be made via the proposed loading bay at ground floor level. Mailboxes are shown at the residential
9.1 deliv Perf P1 Dev	Provision for goods and mail veries ormance criteria New development incorporates adequate provision in its design for the delivery of goods and mail to both business and residential occupants. elopment controls Provision shall be made on-site for courier car parking spaces in a convenient and appropriately signposted location, preferably with access off the principal street frontage, for developments incorporating greater than 3,000m <sup>2</sup> of gross leasable floor area devoted to commercial premises. Provision of mailboxes for residential units shall be incorporated within the foyer area of the entrance to the			Deliveries to the site can be made via the proposed loading bay at ground floor level. Mailboxes are shown at the residential
9.1 deliv Perf P1 Dev	Provision for goods and mail veries ormance criteria New development incorporates adequate provision in its design for the delivery of goods and mail to both business and residential occupants. elopment controls Provision shall be made on-site for courier car parking spaces in a convenient and appropriately signposted location, preferably with access off the principal street frontage, for developments incorporating greater than 3,000m <sup>2</sup> of gross leasable floor area devoted to commercial premises. Provision of mailboxes for residential units shall be incorporated within the foyer area of the entrance to the residential component of the mixed			Deliveries to the site can be made via the proposed loading bay at ground floor level. Mailboxes are shown at the residential
9.1 deliv Perf P1 Devo D1	Provision for goods and mail veries ormance criteria New development incorporates adequate provision in its design for the delivery of goods and mail to both business and residential occupants. elopment controls Provision shall be made on-site for courier car parking spaces in a convenient and appropriately signposted location, preferably with access off the principal street frontage, for developments incorporating greater than 3,000m <sup>2</sup> of gross leasable floor area devoted to commercial premises. Provision of mailboxes for residential units shall be incorporated within the foyer area of the entrance to the residential component of the mixed use developments.			Deliveries to the site can be made via the proposed loading bay at ground floor level. Mailboxes are shown at the residential
9.1 deliv Perf P1 Dev D1 D2	Provision for goods and mail veries ormance criteria New development incorporates adequate provision in its design for the delivery of goods and mail to both business and residential occupants. elopment controls Provision shall be made on-site for courier car parking spaces in a convenient and appropriately signposted location, preferably with access off the principal street frontage, for developments incorporating greater than 3,000m <sup>2</sup> of gross leasable floor area devoted to commercial premises. Provision of mailboxes for residential units shall be incorporated within the foyer area of the entrance to the residential component of the mixed use developments.			Deliveries to the site can be made via the proposed loading bay at ground floor level. Mailboxes are shown at the residential
9.1 deliv Perf P1 Dev D1 D2 10.0	Provision for goods and mail veries ormance criteria New development incorporates adequate provision in its design for the delivery of goods and mail to both business and residential occupants. elopment controls Provision shall be made on-site for courier car parking spaces in a convenient and appropriately signposted location, preferably with access off the principal street frontage, for developments incorporating greater than 3,000m <sup>2</sup> of gross leasable floor area devoted to commercial premises. Provision of mailboxes for residential units shall be incorporated within the foyer area of the entrance to the residential component of the mixed use developments. O Other Relevant Controls Waste			Deliveries to the site can be made via the proposed loading bay at ground floor level. Mailboxes are shown at the residential entry.
9.1 deliv Perf P1 Dev D1 D2 10.0	Provision for goods and mail veries ormance criteria New development incorporates adequate provision in its design for the delivery of goods and mail to both business and residential occupants. elopment controls Provision shall be made on-site for courier car parking spaces in a convenient and appropriately signposted location, preferably with access off the principal street frontage, for developments incorporating greater than 3,000m <sup>2</sup> of gross leasable floor area devoted to commercial premises. Provision of mailboxes for residential units shall be incorporated within the foyer area of the entrance to the residential component of the mixed use developments.			Deliveries to the site can be made via the proposed loading bay at ground floor level. Mailboxes are shown at the residential entry.
9.1 deliv Perf P1 Dev D1 D2 10.0	Provision for goods and mail veries ormance criteria New development incorporates adequate provision in its design for the delivery of goods and mail to both business and residential occupants. elopment controls Provision shall be made on-site for courier car parking spaces in a convenient and appropriately signposted location, preferably with access off the principal street frontage, for developments incorporating greater than 3,000m <sup>2</sup> of gross leasable floor area devoted to commercial premises. Provision of mailboxes for residential units shall be incorporated within the foyer area of the entrance to the residential component of the mixed use developments. O Other Relevant Controls Waste			Deliveries to the site can be made via the proposed loading bay at ground floor level. Mailboxes are shown at the residential entry. An acceptable waste management plan dealing with the demolition and
9.1 deliv Perf P1 Dev D1 D2 10.0	Provision for goods and mail veries ormance criteria New development incorporates adequate provision in its design for the delivery of goods and mail to both business and residential occupants. elopment controls Provision shall be made on-site for courier car parking spaces in a convenient and appropriately signposted location, preferably with access off the principal street frontage, for developments incorporating greater than 3,000m <sup>2</sup> of gross leasable floor area devoted to commercial premises. Provision of mailboxes for residential units shall be incorporated within the foyer area of the entrance to the residential component of the mixed use developments. D Other Relevant Controls Waste Applicants shall consult the Waste			Deliveries to the site can be made via the proposed loading bay at ground floor level. Mailboxes are shown at the residential entry.

	onsult the relevant the Access and DCP.			
11.0 Public Domain				
Objectives			_	
contributes to a subscription to a subscription of a subscription	vate development safe, attractive and environment within of the Auburn local	$\square$		The development does not specifically propose significant public domain works (beyond providing awning over the footpath and vehicular crossover). The proposed development is not likely
b. To ensure the p	ublic domain forms part of the urban	$\boxtimes$		to impact on the intentions of the Town Centre Outer of Auburn Public Domain Plan.
	oth night and day ctivity in the res.	$\bowtie$		
	vate development positive pedestrian	$\boxtimes$		
e. To encourage development. Development controls	public art in new	$\boxtimes$		
shall be consiste Public Domain M Town Centre Infr and Council's F	ne public domain or the public domain ant with Council's fanual and/or the astructure Manual Policy on Crime gh Environmental			
awnings, sheltered verandahs and pedestrian linkage landscaping, and d appropriate.	ugh the provision of d building entries, canopies, safe es to car parks, open space, where			
Note: Refer to the relevent Plan and Council's Public				
12.0 Subdivision				
Objectives			 	
reasonable size accommodate proportioned buildi	architecturally ngs and adequate	$\boxtimes$		The site lots will be amalgamated by way of condition of consent.
size to satisfy user to facilitate develo	ch are of sufficient r requirements and pment of the land regard to site			
12.1 Size and dimension				
Performance criteria				As above. It is noted that the total site
P1 The size an proposed lots contr development of centres.	d dimension of ibute to the orderly the commercial	$\square$		area is approximately 2,965sqm. The site has appropriate dimensions.
Development controls				
area and dimension standard of archite appropriate siting of	all be of sufficient on to allow a high ectural design, the of buildings and the nired car parking, , access and			
12.2 Utility services				
Performance criteriaP1All essential put	blic utility services	$\boxtimes$		The site is capable of being serviced by utilities.

<ul> <li>are provided to the development to the satisfaction of relevant authorities.</li> <li>Development controls</li> <li>D1 The applicant shall demonstrate that each proposed allotment can be connected to appropriate utility services including water, sewerage, power and telecommunications and (where available) gas. This may include advice from the relevant service authority or a suitably qualified consultant as to the availability and capacity of services.</li> <li>D2 Common trenching for gas, electricity and telecommunications shall be provided in accordance with agreements between the relevant servicing authorities in NSW.</li> </ul>	$\boxtimes$		
13.0 Auburn Town Centre		1	
13.1 Development to which this section			
applies This section applies to the Auburn Town Centre which is zoned B4 Mixed Use under <i>Auburn LEP 2010.</i> Refer to Figure 4. The development controls apply in addition to the development controls presented in previous sections of this Part. Where there are inconsistencies between the controls contained within this section and other controls within this DCP, these controls prevail to the extent of the inconsistency. <b>13.2 Setbacks</b>	$\boxtimes$		The subject site lies within the boundary of Figure 4.
13.2 Setbacks Development controls			
<ul> <li>D1 Setbacks within the town centre shall be consistent with Figure 5.</li> <li>Note: Landscape setback means the provision of soft landscaping in the area between the property boundary and building. Soft landscaping includes, but is not limited to, grasses, groundcover plants, shrubs and trees. Landscape setbacks shown in this figure have been identified to maintain predominant street setback character in these locations.</li> </ul>			Two of the existing lots are required to be provided with a landscaped setback. The other three lots are not required to have a setback. It would be inappropriate to provide a part landscaped setback and a part nil setback. The proposed nil setback is appropriate.
13.3 Street wall heights			
Performance criteria P1 Development within Auburn Town Centre strengthens urban form by providing a strong street wall.	$\boxtimes$		
P2 The built edge of development fronting the street contributes to a sense of enclosure and scale within the town centre.	$\boxtimes$		
<ul> <li>Development controls</li> <li>D1 The height of the built edge to the street (street wall) formed by new or infill development within Auburn Town Centre shall be consistent with Fig 6.</li> </ul>			The control requires a setback above 4 storey level. The proposed front setback is nil to the façade, however the recessed balconies provide some recess to the main façade. The neighbouring buildings do not step in as required by this control either. No objection is made in respect of the built form, which is likely to be consistent with future development within the
13.4 Active frontages			 area.
Development controls			No active frontage requirement is

D1 As a minimum, buildings shall provide active street frontages consistent with Figure 7.		$\boxtimes$	stipulated for the subject development site in figure 7. The commercial tenancies will however assist in activating the street frontage.
<ul> <li>13.5 Laneways         Development controls         D1 Redevelopment within the Auburn             Town Centre shall make provision for             the creation of new laneways as             shown in Figure 8.     </li> </ul>		$\boxtimes$	No laneway is shown to be provided to service the site as per figure 8. Accordingly the development is considered to be acceptable in this regard.

## **DCP 2010 Residential Flat Buildings**

The relevant objectives and requirements of the DCP 2010 Residential Flat Buildings have been considered in the following assessment table:

Requirement			No	N/A	Comments
1.0	Introduction				
<ul> <li>1.1 Development to which this Part applies</li> <li>This part applies to residential flat building development. It does not apply to Newington and Wentworth Point (formerly Homebush Bay West) areas. Please refer to the Newington Parts of this DCP or the Wentworth Point DCPs listed in Section 1.6 of the Introduction Part of this DCP.</li> </ul>					The development site is not located in the Wentworth Point locality.
1.2	Purpose of this Part				
	e purpose of this Part is to ensure idential flat buildings:				
•	are pleasant to live in and create enjoyable urban places;	$\boxtimes$			The development is considered to be generally in compliance with this part.
•	maintain a high level of amenity;				
٠	contribute to the overall street locality;	$\boxtimes$			
•	minimise the impact on the environment; and	$\boxtimes$			
•	optimise use of the land.	M			
2.0	Built Form				
•	Objectives				
•	To ensure that all development contributes to the improvement of the character of the locality in which it is located.	$\boxtimes$			The proposed development is consistent with the built form objectives as it results in an articulated, balanced development which improves the
•	To ensure that development is sensitive to the landscape setting and environmental conditions of the locality.	$\boxtimes$			existing streetscape, provides ample deep soil zones and landscaping, is consistent with the form and scale of like developments in the near vicinity
•	To ensure that the appearance of development is of high visual quality and enhances and addresses the street.	$\boxtimes$			and achieves the required energy efficiency ratings.
•	To ensure that the proposed development protects the amenity of adjoining and adjacent properties. To ensure that the form, scale and height of the proposed development	$\boxtimes$			

	esponds appropriately to site haracteristics and locality.	$\boxtimes$		
	o ensure that development relates well o surrounding developments.	$\square$		
	o ensure that development maximises sustainable living.			
2.1	Site area			
Perf	ormance criteria			
P1	The site area of a proposed development is of sufficient size to accommodate residential flat buildings.	$\boxtimes$		The development site is considered to be of acceptable size and dimensions with a site area of approximately 2965sqm and frontage of 63m. The
Dev	elopment controls	$\boxtimes$		development is acceptable in this regard.
D1	A residential flat building development shall have a minimum site area of 1000m <sup>2</sup> and an average minimum width of 24m.			
D2	Where lots are deep and have narrow street frontages the capacity for maximising residential development is limited. Two or more sites may need to be amalgamated to provide a combined site with sufficient width for good building design.	]	]	
2.2	Site coverage			
Perfo	ormance criteria			
P1	Adequate areas for landscaping, open space and spatial separation is provided between buildings.	$\square$		
Dev	elopment controls			
D1	The built upon area shall not exceed 50% of the total site area.			The site coverage will exceed 50% of the site (approximately 70%) however the development is for a mixed use development and not a dedicated residential flat building. Notwithstanding this, the development will provide for a significant landscaped / communal outdoor landscaping space of approximately 770sqm or 26% of the site area whilst still providing for basement garage, access driveway and commercial space. The development is acceptable in this regard.
D2	The non-built upon area shall be landscaped and consolidated into one communal open space and a series of courtyards.	$\boxtimes$		
2.3	Building envelope			
Perf	ormance criteria			
P1	The height, bulk and scale of a residential flat building development	$\square$		The proposal is consistent with the objectives of the zone and compatible

<ul> <li>is compatible with neighbouring development and the locality Residential flat buildings:</li> <li>addresses both streets or corner sites;</li> <li>align with the street and/o proposed new streets;</li> <li>are located across the site; and</li> <li>form an L shape or a T shape where there is a wing at the rear.</li> </ul> Note: The development control diagrams in section 10.0 illustrate building enveloped.		with the desired future character of the area in accordance with the zone objectives. The proposal aligns with the street and is not located on a corner allotment nor requires a laneway to meet its service needs. The building has a rear wing.
controls. Development controls		
Council may consider a site specific building envelope for certain sites, including:		A site specific building envelope is not considered to be necessary in this instance.
2.4 Setbacks		
Performance criteria P1 Impact on the streetscape is minimised by creating a sense of openness providing opportunities fo landscaping and semi private areas, and providing visual continuity and building pattern.		The setbacks are considered to be appropriate in this instance.
Development controls		
2.4.1 Front setback D1 The minimum from setback shall be between 4 to 6m (except fo residential fla development in the B1, B2 and B4 zones).		The subject site is located within the B4- Mixed use zone. The front setback is consistent with the requirements of Council's Local Centres DCP as addressed earlier in the report.
D2 Where a site has frontage to a lane, the minimum setback shall be 2m however, this will vary depending on the width o the lane.		
D3 Where a new building is located on a corner, the main frontage shall be determined on the existing streetscape patterns Where the elevation is		Not a corner site.

	determined as the 'secondary' frontage, the setback may be reduced to 3m except where it relates to a primary frontage on that street.				
D4	Setbacks from the street shall ensure that the distance between the front of one building to the front of the building on the opposite side of the street is a minimum of 10m for three (3) storey buildings. For example, 2m front setbacks and a 6m wide				The development achieves compliance with this requirement and provides a building separation of greater than 10m from the building across the street.
D5	laneway where that laneway is a shareway. Where a footpath is to be incorporated a greater setback shall be required. All walls shall be articulated by bay windows, verandahs, balconies and/or blade walls. Such articulation elements may be forward of the required building line up to 600mm.	$\boxtimes$			The front facade of the development is considered to be well articulated with the incorporation of recesses in horizontal and vertical planes and contrasting material with fenestration treatments to create a varied facade.
2.4.2 Side set	back				
D1	Where the external walls have no windows or only windows to bathrooms/laundries, these shall be setback at least 3m from a side boundary. Where there are windows in the wall to living rooms the setback from the side boundary shall be at least 3m.				The setbacks are appropriate to the site. They allow for good amenity to be achieved to the surrounding buildings. Side setbacks vary, and a re generally greater than 3m.
D2	Eaves may extend a distance of 700mm from the wall.			$\boxtimes$	The proposal is for a mixed use development. This control is not applicable.
D3	If the depth of the building is greater than 12m, a courtyard space that is at least 3m from the side boundary and a minimum 3m deep shall be included on the side wall, generally mid-way along the length of the wall.	$\boxtimes$			
2.4.3 Rear	setback				
D1	Rear setbacks shall be a minimum of 10m.		$\boxtimes$		This is more applicable to a residential development in residentially zoned area. Given that the proposal is for a
D2	Where there is a frontage to a street and a rear laneway the setback to the rear laneway shall be a minimum of 2m.			$\boxtimes$	mixed use development within the Town Centre, a setback of 10m will significantly limit the development potential of the site.

	D3	Where a building is an L or T shape with the windows facing side courtyards the rear setback shall be a minimum of 2m.			"T" or "rear wing' shaped building proposed with varying and appropriate setback.
2.4.4	Hasla	am's creek setback			
	D1	A minimum 10m setback from the top of the creek bank of Haslam's Creek and its tributaries shall be required. Refer to the Stormwater Drainage Part of this DCP for additional controls.			The development site is not in near vicinity of Haslam's Creek.
2.4.5	Setba Lidco	acks at Olympic Drive, ombe			
Perform	nance	criteria			
	P1	Sites with frontage to Olympic Drive, Lidcombe, address this road and			The development is not located on Olympic Drive. This section of the DCP is not applicable.
		provide an appropriately landscaped setback.		$\boxtimes$	
	P2	East-west streets maintain view corridors to Wyatt Park.			
Develo	pment	controls		$\square$	
	D1	For sites with frontage to Olympic Drive, buildings shall be designed to address Olympic Drive and provide a setback of			
		6m.		$\bowtie$	
	D2	The setback area and verge shall be landscaped and planted with a double row of street trees.			
	D3	The setback to east-west streets shall be generally 4 to 6m and ensure view corridors to Wyatt Park are maintained.			
2.5	Build	ling depth			
Perform	nance	criteria			
	P1	A high level of amenity is provided for residents.	$\square$		The proposal is considered to deliver an appropriate level of amenity to the residents of the building.
Develo	pment	controls			
	D1	The maximum depth of a residential flat building shall be 18m excluding balconies.			As discussed under compliance table for SEPP 65, a variation is proposed with the building depth reaching up to 19m in some areas. Notwithstanding this, the building would provide an appropriate level of amenity for future residents and this minor standard variation is considered worthy of support in his instance. Refer also to SEPP 65 discussions above in this

						matter.
2.6	Numbe	r of storeys				
Perform	nance cr	iteria				
	P1	The number of storeys is achievable within the maximum building height in <i>Auburn LEP 2010.</i>	$\boxtimes$			The proposed development is consistent with this requirement and provides for a building height of 27m under the ALEP 2010.
Develo	pment co	ontrols				
0.7	D1	Residential flat buildings shall be a maximum four (4) storeys above ground level (existing), except where basement car parking allows for natural ventilation up to less than 1m above ground level.			$\boxtimes$	Mixed use development proposed.
2.7		o ceiling heights				
Perform	nance cr	iteria				
	P1	Floor to ceiling heights provide well proportioned rooms and spaces to allow for light and ventilation into the built form.				
Develo	pment co	ontrols				
	D1	The minimum floor to ceiling height shall be 2.7m. This does not apply to mezzanines.	$\boxtimes$			Complies.
	D2	Where there is a mezzanine configuration, the floor to ceiling height may be varied.			$\boxtimes$	No mezzanine space proposed.
	D3	When located near business areas, a floor to ceiling height of 3 to 3.3m for the ground and first floor shall be provided.			$\boxtimes$	
•	D4	When located within business areas, a floor to ceiling height of 3.3m for the ground and first floor shall be provided.		$\boxtimes$		Ground floor height of commercial space is greater than 3.3m. The first floor will be 2.7 metres however the 2.7 proposed for the first floor is considered acceptable given the residential only use of the floor. The development is acceptable in this regard.
2.8	Floor to	o ceiling heights	-			
Perform	nance cr	iteria				
	P1	Window heights allow for light penetration into rooms and well proportioned elevations.	$\boxtimes$			Window head heights are a minimum of 2.4 metres from floor level. The development is acceptable in this regard.
Develo	pment co	ontrols				
	D1	The head height of windows and the	$\square$			

-		proportion of windows	1		
		proportion of windows shall relate to the floor to ceiling heights of the dwelling.	$\square$		
	D2	For storeys with a floor to ceiling height of 2.7 metres, the minimum head height of windows shall be 2.4 metres.		$\boxtimes$	
	D3	For storeys with a floor to ceiling height of 3 metres, the minimum head height of windows shall be 2.7 metres.			
2.9	Heritag				
Perfor	mance ci	iteria			
P1	affect theritage and arc their streetso	pment does not adversely the heritage significance of e items and heritage groups chaeological sites as well as settings, distinctive cape, landscape and ctural styles.			The development site is not an identified heritage item nor is the site directly adjacent to any identified heritage items.
Develo	pment c	ontrols		$\square$	
D1		elopment adjacent to and/or Ig a heritage item shall be:		$\bowtie$	
	sponsive sign;	in terms of the curtilage and		$\bowtie$	
	companie atement;	ed by a Heritage Impact and		$\square$	
sig ma	nificance	of the building's heritage in terms of the form, of shapes, pitch, height and			
2.10	Buildir	ng design			
Perfor	mance ci	iteria			
Develo	P1	Building design, detailing and finishes provide an appropriate scale to the street and add visual interest.			No objection is raised to the materials and colour scheme of the proposal which is considered to be of high quality and will make a positive contribution to the streetscape.
2.10.1	Materia				
	D1	All developments shall be constructed from durable, quality materials. As a guide, preference shall be given to bricks that are smooth faced and in mid to dark tones.			
2.10.2	Buildir	ng articulation			
	D1	Windows and doors in all facades shall be provided in a balanced manner and respond to the orientation and internal uses.			The proposal offers an articulated facade with distinct horizontal and vertical elements.

			1		
	D2 D3	Dwelling entrances shall create a sense of individuality and act as a transitional space between private and communal spaces. Elevations shall provide for variation and depth rather than relying on front façade treatment only. Varied massing projections and recesses shall be used to create a sense of articulation and			At ground level the residential entrance lobby is integrated with the commercial facade however they are easily distinguishable from entry to commercial tenancies. The development is considered acceptable in this regard. The facade provides recessed elements on every facade of the building.
0.40.0	Destin	depth.			
	Roof for D1	m Roof forms shall be designed in a way that the total form does not add to height and bulk of the building.			Flat roof and low horizontal parapet proposed. The roof form is in accordance with this clause.
2.10.4 Ba	alustrad	es and balconies			
	D1	Balustrades and balconies shall allow for views from the interior. Accordingly, balustrades shall be partly transparent and partly solid.			Partly transparent and partly solid balustrades proposed.
	D2	The design of the underside of the balcony shall take into consideration the view of the underside from the street and shall avoid having exposed pipes and utilities.			Complies.
2.11	Dwelling	g size			
a ty <b>P2</b>	Internal are suitab ypes. All roc	dwelling sizes and shapes ble for a range of household oms are adequate in and accommodate their	$\boxtimes$		All units within the development meet the Residential flat building minimum dwelling size. The layout is suitable to accommodate a variety of furniture layouts. The development is acceptable in this regard.
	ntended				
Develop	ment co	ntrols		$\boxtimes$	Smallest 1 bedroom unit size (single aspect) = 50 sqm.
	determin	e of the dwelling shall e the maximum number of s permitted.			Smallest 2 bedroom unit size (no cross over units proposed) = 85sqm.
Number	r of bedr	ooms Dwelling size			
Studio 1 bedroo 1 bedroo <b>1 bedroo</b>	om (cros om (mas	50m <sup>2</sup> s through) 50m <sup>2</sup> ionette) 62m <sup>2</sup> gle aspect) 63m <sup>2</sup>			Smallest 3 bedroom unit size = 115sqm. The proposal complies. It is noted that proposed apartment sizes is compliant with SEPP 65 controls.
	•				
		ss through or over) 90m <sup>2</sup>			
3 bedro	oms	115m <sup>2</sup>			

4 bedr	ooms	130m <sup>2</sup>			
D2		t one living area shall be s and connect to private areas.	$\boxtimes$		All balconies are accessible from the living rooms of every unit.
2.12	Apartm	ent mix and flexibility			
Perforr	nance cr	iteria			
	P1	A diversity of apartment types are provided, which cater for different household requirements now and in the future.			The residential component of the building will offer a variety of unit types of differing sizes and bedrooms.
	P2	Housing designs meet the broadest range of the occupants' needs possible.	$\boxtimes$		
Develo	pment co	ontrols			
	D1	A variety of apartment types between studio, one, two, three and three plus- bedroom apartments shall be provided, particularly in large apartment buildings.			The development has the following bedroom mix:- 1 bedroom – 14 units (14%) 2 bedroom – 70 units (70%) 3 bedroom – 14 units (14%)
		Variety may not be possible in smaller buildings, for example, up to six units.			
	D2	The appropriate apartment mix for a location shall be refined by:	$\square$		The building is considered to offer an appropriate unit mix.
		<ul> <li>considering population trends in the future as well as present market demands; and</li> </ul>	$\boxtimes$		The development has the benefit of being within close proximity to public transport.
		noting the apartment's location in relation to public transport, public facilities, employment areas, schools and universities and retail centres.			
	D3	A mix of one (1) and three (3) bedroom apartments shall be located on the ground level where accessibility is more easily achieved for disabled, elderly people or families with children.			Part of the ground floor is dedicated to commercial tenancies in accordance with the mixed use zoning. The development is acceptable in this regard.
	D4	The number of accessible and adaptable apartments to cater for a wider range of occupants shall be optimised.			The building is fully visitable due to the lift access. The development has 10 units identified as being adaptable.

D5	The possibility of flexible apartment configurations, which support future change to optimise the building layout and to provide northern sunlight	$\boxtimes$		
D6	access for all apartments, shall be considered. Robust building configurations which utilise multiple entries and circulation cores shall be provided especially in	$\boxtimes$		1 lift core that contains 2 lifts is proposed for the development. The development is acceptable in this regard.
	larger buildings over 15m long.			
D7	Apartment layouts which accommodate the changing use of rooms shall be provided.	$\square$		Unit floor sizes are considered to be of sufficient size to provide flexible furniture layouts.
	Design solutions may include:			
	<ul> <li>windows in all habitable rooms and to the maximum number of non- habitable rooms;</li> </ul>			
	<ul> <li>adequate room sizes or open-plan apartments, which provide a variety of furniture layout opportunities; and</li> </ul>			
	<ul> <li>dual master bedroom apartments, which can support two independent adults living together or a live/work situation.</li> </ul>			
D8	Structural systems that support a degree of future change in building use or configuration shall be used. Design solutions may include:	$\boxtimes$		
	<ul> <li>a structural grid, which accommodates car parking dimensions, retail, commercial and residential uses vertically throughout the building;</li> </ul>			
	<ul> <li>the alignment of structural walls, columns and services cores between floor levels;</li> </ul>			
	<ul> <li>the minimisation of internal structural walls;</li> </ul>			
	higher floor to ceiling dimensions on the			

		ground floor and possibly the first floor; and			
		knock-out panels between apartments to allow two adjacent apartments to be amalgamated.			
3.0 Ope	en space	and landscaping		1	
Objecti	ves				
	a.	To provide sufficient and accessible open space for the recreation needs of the likely residents of the proposed dwelling.			The development proposal is considered to be consistent with the open space and landscaping objectives.
	b.	To provide private open areas that relate well to the living areas of dwellings.			
	с.	To enhance the appearance and amenity of residential flat buildings through integrated landscape design.			
	d.	To provide for the preservation of existing trees and other natural features on the site, where appropriate.			
	e.	To provide low maintenance communal open space areas.	$\square$		
	f.	To provide adequate opportunities for water infiltration and tall trees to grow and to spread, so as to create a canopy effect.			
	g.	To conserve and enhance street tree planting.			
3.1	Develo require				
	submitt applicat		$\square$		A suitable landscaping plan which details species, quantity required, height and spread, planting depth
	buildings. The landscape plan should specify				detail, etc has been submitted and is considered satisfactory.
	landsca (locatio lighting attractiv environ integrat	pe themes, vegetation n and species), paving and that provide a safe, re and functional ment for residents, es the development with the purhood and contributes to efficiency and water			
	profess archited submitt	scape plan prepared by a ionally qualified landscape t or designer shall be ed with the development ion which shows:			

	proposed site contours and reduced levels at embankments, retaining walls and other critical locations;			
	existing vegetation and the proposed planting and landscaping (including proposed species);			
-	general arrangement of hard landscaping elements on and adjoining the site;			
-	location of communal facilities;			
-	proposed lighting arrangements;			
	proposed maintenance and irrigation systems; and			
	proposed street tree planting.			
3.2 Landsc				
P1	Paving may be used to: ensure access for	$\square$		
	people with limited mobility;	$\boxtimes$		
	<ul> <li>add visual interest and variety;</li> </ul>			
	<ul> <li>differentiate the access driveway from the public street; and</li> </ul>	$\square$		
	encourage shared use of access driveways between pedestrians, cyclists and vehicles.			
Development co	ontrols			
D1	If an area is to be paved, consideration shall be given to selecting materials that will reduce glare and minimise surface run-off.	$\boxtimes$		
D2	All landscaped podium areas shall maintain a minimum soil planting depth of 600mm for tree provision and 300mm for turf provision.			
-	oil zone			
Performance cr	iteria			
P1	A deep soil zone allows adequate opportunities for tall trees to grow and	$\square$		A deep soil zone of 301 or 10% of the site is proposed for the development. The width of the deep soil zone allows for the planting of medium to large

	spread.	$\boxtimes$		trees. The development is acceptable in
	Note: Refer to the			this regard.
	development control			
Development co	diagrams in section 10.0. Introls			
D1	A minimum of 30% of the			<del>_</del>
DI	site area shall be a deep soil zone.			The proposed development provides approximately 301sqm of deep soil zone which equates to 10% of the site being deep soil zone. The non compliance is supported in this instance given that (i) the development site is within Auburn Town Centre and (ii) the need to provide commercial uses on the ground floor. A requirement for minimum 30% deep soil zone may not be practical in this instance without significantly compromising the development potential of the site.
D2	The majority of the deep soil zone shall be provided as a consolidated area at	$\boxtimes$		
	the rear of the building.			
D3	Deep soil zones shall have	$\square$		
	minimum dimensions of 5m.	$\square$		
D4	Deep soil zones shall not include any impervious (hard) surfaces such as paving or concrete.			
3.4 Landso	ape setting			
Performance cr	iteria			
P1	Development does not unreasonably intrude upon the natural landscape, particularly on visually prominent sites or sites which contribute to the public domain.			Due to the mixed use nature of the building, limited opportunity exists to provide landscaping on the front elevation. Landscaping within the development is located at the sides and rear and have assisted in reducing the bulk and scale of the development.
P2	Residential flat buildings are adequately designed to reduce the bulk and scale of the development.	$\square$		
P3	Landscaping assists with the integration of the site into the streetscape.	$\square$		
Development co	ontrols			
D1	Development on steeply sloping sites shall be stepped to minimise cut and fill.		$\boxtimes$	The development is not on a steeply sloping site.
D2	Existing significant trees shall be retained within the development.		$\boxtimes$	Existing tree on site is proposed to be removed. As noted earlier in the report, the tree is not considered significant and no objection is raised to its

D3	Applicants shall demonstrate that the development will not impact adversely upon any adjoining public reserve or bushland.			removal.
D4	Residential flat buildings shall address and align with any public open space and/or bushland on their boundary.			
D5	All podium areas and communal open space areas, which are planted, shall be provided with a water efficient irrigation system.			
3.5 Private	open space			
Performance cr	iteria			
P1	Private open space is clearly defined and screened for private use.	$\boxtimes$		The proposed development is considered to be consistent with the Balconies objectives as all apartments
P2	Private open space:			are provided with suitably sized private open spaces which integrate with the
	<ul> <li>takes advantage of available outlooks or views and natural features of the site;</li> </ul>	$\boxtimes$		overall architectural form of the building and provide casual overlooking of communal and public areas.
	<ul> <li>reduces adverse impacts of adjacent buildings on privacy and overshadowing; and</li> </ul>	$\boxtimes$		
	resolves surveillance, privacy and security issues when private open space abuts public open space.	$\square$		
Development co	ontrols			
D1	Private open space shall be provided for each dwelling in the form of a balcony, roof terrace or, for dwellings on the ground floor, a courtyard.			All apartments have at least one balcony. Access is provided directly from living areas and where possible, secondary access is provided from primary bedrooms.
D2	Dwellings on the ground floor shall be provided with a courtyard that has a minimum area of 9m <sup>2</sup> and a minimum dimension of		$\boxtimes$	NA commercial on ground floor.
D3	2.5m. Dwellings located above ground level shall be provided with a balcony or roof terrace that has a minimum area of 8m <sup>2</sup> and a minimum dimension of 2m.	$\boxtimes$		All apartments have a minimum balcony depth of 2m and have a total area that exceeds 8sqm.

		-		
D4	Balconies may be semi enclosed with louvres and screens.			
D5	Private open space shall have convenient access from the main living area.			
D6	Part of the private open space shall be capable of serving as an extension of the dwelling for relaxation, dining, recreation, entertainment and children's play.			
D7	Additional small, screened service balconies may be provided for external clothes drying areas and storage.			
D8	Private open space and balconies shall take advantage of mid to long distance views where privacy impacts will not arise.	$\boxtimes$		
3.6 Con	nmunal open space			
Performance	e criteria			
P1	The site layout provides communal open spaces which:	$\boxtimes$		A communal open space of 770sqm or 26% of the site is proposed for the development. The width of the deep soil
	<ul> <li>contribute to the character of the development;</li> </ul>			zone allows for the planting of medium to large trees.
	provide for a range of uses and activities;			The outdoor space provided at the western and eastern sides of the building provides:
	<ul> <li>allows cost- effective maintenance; and</li> </ul>	$\square$		<ul> <li>quality outdoor space for the residents,</li> <li>common room,</li> </ul>
	<ul> <li>contributes to stormwater management.</li> </ul>			<ul> <li>Tangible improvement to the immediate microclimate and air quality of the site</li> <li>Provides an opportunity to contribute to biodiversity.</li> </ul>
Developmen	t controls			
D1	Communal open space shall be useable, have a northern aspect and contain a reasonable proportion of unbuilt upon (landscaped) area and paved recreation area.			
D2	The communal open space area shall have minimum dimensions of 10m.			The development is acceptable in this regard.
3.7 Pro	tection of existing trees			
Performance	e criteria			

	P1	Major existing trees are retained where practicable through appropriate siting of buildings, access driveways and parking areas and appropriate landscaping.			No significant trees located within the subject site.
Develo	pment co	ontrols		$\boxtimes$	
	D1	Building structures or disturbance to existing ground levels shall not be within the drip line of existing significant trees to be retained.		$\boxtimes$	
	ation Par	t of this DCP.			
3.8 Perform	Biodive nance cr	-			
	P1 Exis	ting and native flora at ppy and understorey levels eserved and protected.		$\boxtimes$	
<b>P2</b> Plantings are a mix of native and exotic water-wise plant species.		$\boxtimes$		An appropriate mix of species is proposed in the landscaping design.	
Develo	pment co D1	ontrols The planting of indigenous species shall be encouraged.	$\boxtimes$		Trees and shrubs proposed within the deep soil zone. The development is acceptable in this regard.
3.9	Street t	rees			
Perform	nance cr	iteria			
	P1	Existing street landscaping is maintained and where possible enhanced.	$\boxtimes$		Street trees will be protected.
Develo	pment co	ontrols			
	D1	Driveways and services shall be located to preserve existing significant trees.		$\boxtimes$	
	D2	Additional street trees shall be planted at an average spacing of 1 per 10 lineal metres of street frontage.		$\boxtimes$	Given the proposal to include awning on the front elevation and over the foot path, planting on street trees are not required in this instance.
		Note: Where a site has more than one street frontage, street tree planting shall be applied to all street frontages, excluding frontage to laneways.			
		car parking			
Objecti					
5.1	Access	and car parking			

	require	ments			
		is shall consult the Parking t of this DCP. ents	$\square$		The building as proposed provides sufficient onsite parking to service the need of the development in accordance with the needs of the Parking and
	- <i>.</i>				Loading section of the DCP.
	Perforn	nance criteria			The proposal allows for a deep soil
	P1	Basements allow for areas of deep soil planting.	$\boxtimes$		zone separate to the basement as proposed.
	Develo	pment controls			
	D1	Where possible, basement walls shall be located directly under building walls.		$\boxtimes$	
	D2	A dilapidation report shall be prepared for all development that is adjacent to sites, which build to the boundary.	$\boxtimes$		This requirement is a standard requirement for all construction involving the excavation for significant basements.
	D3	Basement walls not located on the side boundary shall have minimum setback of 1.2m from the side boundary to allow planting.		$\boxtimes$	Being a mixed-use development, the basement can be provided to the boundary. Notwithstanding this, a significant deep soil, landscaping area and landscaping down the western side of the building is proposed. The development is acceptable in this regard.
	D4	Basement walls visible above ground level shall be appropriately finished (such as face brickwork and/or render) and appear as part of the building.		$\boxtimes$	
5.0 Priv	acy and	security		1	
Objecti	ves				
a.	building acoustic neighbo	are the siting and design of s provide visual and c privacy for residents and urs in their dwellings and open spaces.	$\square$		The proposal is considered to promote safety and security in the local area by increasing the opportunity for general pedestrian activity and passive surveillance in the locality.
b.	security and e commun	vide personal and property for residents and visitors enhance perceptions of hity safety.	$\square$		
5.1	Privacy				
Performance criteria					
Develo	P1	Private open spaces and living areas of adjacent dwellings are protected from overlooking.	$\boxtimes$		The development has provided numerous privacy features to ensure adjoining development (existing and future) is not adversely impacted upon including shrubs/trees planting and louvres/screens.
	D1	Buildings shall be designed to form large		$\boxtimes$	Sufficient building separation provided to minimise visual and acoustic overlooking onto adjoining private open spaces.

D2	external courtyards with a minimum distance of 10 to 12m between opposite windows of habitable rooms. Windows to living rooms and main bedrooms shall be oriented to the street and to the rear, or to the side when buildings form an 'L' or 'T' shape.			The development is acceptable in this regard.
D3	Site layout and building design shall ensure that windows do not provide direct and close views into windows, balconies or	$\square$		Privacy screens and in some cases
D4	private open spaces of adjoining dwellings. Views onto adjoining private open space shall be obscured by:			solid walls are proposed to the edges of balconies to minimise overlooking impacts.
	<ul> <li>Screening that has a maximum area of 25% openings, shall be permanently fixed and made of durable materials; or</li> <li>Existing dense vegetation or new planting.</li> </ul>	$\boxtimes$		New planting proposed on rear elevation to minimise overlooking impact on adjoining terrace/balconies.
5.2 Noi	· · · ·			
Performanc	e criteria			
P1	The transmission of noise between adjoining properties is minimised.	$\boxtimes$		The development is not located in vicinity of any major arterial roads or railway lines.
Ρ2	New dwellings are protected from existing and likely future noise sources from adjoining residential properties and other high noise sources (such as busy roads, railway corridors and industries) and the transmission of intrusive noise to adjoining residential properties is minimised.	$\boxtimes$		
Developmer	at controls			
D1	<ul> <li>For acoustic privacy, buildings shall:</li> <li>be designed to locate noise sensitive rooms and private open space away from the noise source or by use of solid</li> </ul>			The proposed development has provided an Acoustic Report with the application, which recommended measure to minimise potential noise impacts.

	barriers where dwellings are close to high noise sources; minimise			
	transmission of sound through the building structure and in particular protect sleeping areas from noise intrusion; and	$\square$		
	all shared floors and walls between dwellings to be constructed in accordance with noise transmission and insulation requirements of the BCA.			
a rail corridor, or annual average than 40,000 consult <i>State Er</i> <i>(Infrastructure)</i> Department of P				
Performance cr	-			
P1	Site layout and design of the dwellings, including height of front fences and use of security lighting, minimises the potential for crime, vandalism and fear.			A crime safety report was submitted with the application stating that the development had been designed in accordance with the CPTED principles.
given to Preven	Consideration shall also be o Council's Policy on Crime tion Through Environmental (CPTED).			
Development c	ontrols			
D1	Shared pedestrian entries to buildings shall be lockable.			Pedestrian residential entry lobby on the ground floor are separate and lockable.
D2	Buildings adjacent to streets or public spaces shall be designed to allow casual surveillance over the public area.			Casual surveillance to the street will be possible from the upper residential floors of the development.
D3	Ground floor apartments may have individual entries from the street.			Mixed use development proposed.
D4	Residential flat buildings adjoining a park or public open space shall be treated like a front entrance/garden for the			

	length of the park. Refer to Figure 4 - Park frontage in section 10.0.				
5.4	Fences				
Perform	nance co	ontrols			
	P1 Front fences and walls maintain the streetscape character and are consistent with the scale of development.				Being a mixed use development there are no front fences specifically proposed.
Develo	pment co	ontrols			
	D1	The front and side dividing fences, where located within the front yard area, shall not exceed 1.2m as measured above existing ground level and shall be a minimum of 50% transparent. Front and side dividing fences where located within the front yard area shall not be constructed of solid pre- coated metal type materials such as Colorbond <sup>™</sup> or similar.			
	D2	All fences forward of the building alignment shall be treated in a similar way.		$\boxtimes$	
	D3	Solid pre-coated metal fences shall be discouraged and shall not be located forward of the front building line.		$\boxtimes$	
	D4	Front fences shall satisfy the acoustic abatement criteria and be provided with a landscaped area on the street side of the fence.		$\boxtimes$	
	D5	Fences located on side or rear boundaries of the premises, behind the main building line shall not exceed a maximum height of 1.8m.		$\boxtimes$	
6.0 Sol Object		ty and stormwater reuse		 	
Object	1463				
	a.	To minimise overshadowing of adjoining residences and to achieve energy efficient housing in a passive solar docian that provides	$\boxtimes$		The siting of the building is such that surrounding buildings and private open space will receive adequate solar access.
	b.	design that provides residents with year round comfort and reduces energy consumption. To create comfortable living environments	$\boxtimes$		The development incorporates a suite of energy efficiency and water conservation measure and detailed in the submitted plans and BASIX certificate. The measures include:

	c. d. e.	To provide greater protection to the natural environment by reducing the amount of greenhouse gas emissions. To reduce the consumption of non- renewable energy sources for the purposes heating water, lighting and temperature control. To encourage installation of energy efficient appliances that minimise green house gas generation.			<ul> <li>Energy efficient lighting</li> <li>Water saving fixtures</li> <li>Appropriate floor and wall insulation measures</li> <li>Use of shading devices over windows</li> <li>Installed appliances to meet minimum efficiency targets</li> <li>Instantaneous hot water system</li> <li>Water reuse system</li> </ul>
6.1	Solar a	menity			
Perform	nance cr	iteria			
	P1	Buildings are sited and designed to ensure daylight to living rooms in adjacent dwellings and neighbouring open space is not significantly decreased.			The siting of the building is such that surrounding buildings and private open space will receive adequate solar access either in the morning, daytime or afternoon depending on its positioning relative to the building.
	P2	Buildings and private open space allow for the penetration of winter sun to ensure reasonable access to sunlight or daylight for living spaces within buildings and open space around buildings.	$\boxtimes$		Apartment layouts are generally considered satisfactory in terms of orientating living areas and private open spaces to optimise solar access where possible. The primary communal outdoor space is located on the north- eastern side of the building.
Develo	pment co	ontrols			
	D1	Solar collectors proposed as part of a new development shall have unimpeded solar access between 9:00am to 3:00pm on June 21.		$\boxtimes$	No solar collectors proposed as part of this development.
		Solar collectors existing on the adjoining properties shall not have their solar access impeded between 9:00am to 3:00pm on June 21.			No solar collectors are noted however any that may be proposed or installed will be able to receive at least three hours of solar access a day on all or a portion of their rooves in accordance with this control. The development is
		Where adjoining properties do not have any solar collectors, a minimum of 3m <sup>2</sup> of north facing roof space of the adjoining dwelling shall retain unimpeded solar access between 9:00am to 3:00pm on June 21.	$\boxtimes$		acceptable in this regard.
		<b>Note:</b> Where the proposed development is located on an adjacent northern boundary this may not be		$\boxtimes$	

	possible.	$\boxtimes$	$\boxtimes$	The siting of the building is such that
D2 D3	Buildings shall be designed to ensure sunlight to at least 50% of the principal area of ground level private open space of adjoining properties for at least 3 hours between 9:00am and 3:00pm on June 21. If the principal area of ground level private open space of adjoining properties does not currently receive at least			surrounding buildings and private open space will receive adequate solar access either in the morning, daytime or afternoon depending on its positioning relative to the building at different times throughout the year. Whilst the building to the south is affected by the works, it is likely that in time this building will be redeveloped in time and improved solar access achieved to this site.
D4	this amount of sunlight, then the new building shall not further reduce solar access. Habitable living room windows shall be located	$\boxtimes$		All living rooms and balconies in the proposal are orientated towards the
D5	to face an outdoor space. North-facing windows to living areas of neighbouring dwellings shall not have sunlight reduced to less than 3 hours between 9:00am and 3:00pm on June 21 over a portion of their surface.	$\boxtimes$		street, rear or sides of the site for maximum outlook and minimal privacy intrusion into adjoining sites.
D6	Where the proposed residential flat building is on an adjacent northern boundary or located within an area undergoing transition, compliance with D1, D2, D3 and D4 development controls may not be achievable.			
D7	Internal living areas and external recreation areas shall have a north orientation for the majority of units in the development, where possible.			This has been achieved.
D8	The western walls of the residential flat building shall be appropriately shaded.			Shading devices are shown on balconies the western elevation of the building.
6.2 Ventila	tion			
Performance cr	iteria			
P1	The design of development is to utilise natural breezes for cooling and fresh air during summer and to avoid unfavourable winter winds.	$\boxtimes$		The proposed development is considered to be consistent with the Natural Ventilation objectives as all habitable rooms, and where possible non-habitable rooms, have sufficient openings for ventilation.

Develop	oment co	ontrols			
	D1	D1 Rooms with high fixed ventilation openings such as bathrooms and laundries shall be situated on the southern side to act as buffers to insulate the building from winter winds.			The building and unit layouts are designed to maximise natural ventilation through the use of open-plan living areas and generous openings to living areas and bedrooms.
	D2	Apartments shall be designed to consider ventilation and dual aspect. This can be achieved with cross over apartments, cross through apartments, corner apartments and two (2) storey apartments. Single aspect apartments shall be kept to a minimum except for those that are north facing. Single aspect apartments shall be limited in depth to 8m from a window.	$\boxtimes$		74 of the units or 75% has access to two or more wall orientation and can be considered to be naturally ventilated. Generally single aspect apartments are minimised in depth especially with regards to their living areas.
	D3	Where possible residential flat buildings shall be designed with bathrooms, laundries, and kitchens positioned on an external wall with a window to allow for natural ventilation of the room.	$\boxtimes$		The living rooms are adjacent to the balconies and generally promote natural ventilation.
6.3 Rainwater tanks					
Performance criteria					
		iteria			
P1	The de	i <b>teria</b> velopment design reduces ater runoff.			
	The de stormwa	velopment design reduces			
	The de stormwa	velopment design reduces ater runoff.	$\boxtimes$		A rainwater tank is proposed to be provided within the development.
	The de stormwa	velopment design reduces ater runoff. <b>Developments</b> may have rain water tanks for the collection and reuse of stormwater for car washing and watering of	$\boxtimes$		
	The de stormwa Develop D1	velopment design reduces atter runoff. Developments may have rain water tanks for the collection and reuse of stormwater for car washing and watering of landscaped areas. Rainwater tanks shall be constructed, treated or finished in a non-reflective material which blends in with the overall tones and colours of the building and the surrounding			

		a atha a dr			
		setback.	$\bowtie$		
	D5	The overflow from the domestic rain water tank shall discharge to the site stormwater disposal			
		system. For additional details refer to the Stormwater Drainage Part of this DCP.			
	D6	The rain water tank shall comply with the applicable Australian Standards AS/NZ 2179 and AS 2180 for rainwater goods and installation.			
6.4	Stormv	vater drainage	$\square$		Council's development engineer has raised no objections subject to
	in the S this DC	ater drainage requirements Stormwater Drainage Part of P.			recommended conditions of consent.
		e facilities			
Object	ives				
	a.	To ensure that site facilities are effectively integrated into the development and are	$\square$		All service areas are located at the basement levels of the site and accessed via the driveway.
		unobtrusive.	$\square$		
	b.	To ensure site facilities are adequate, accessible to all residents and easy to	$\boxtimes$		A loading bay is provided at the
	C.	maintain. To cater for the efficient use of public utilities including water supply, sewerage, power, telecommunications and gas services and for the delivery of postal and other services.			basement level.
7.1	Clothes	s washing and drying			
Perfor	mance cr	iteria			
	P1	Adequate open-air clothes drying facilities which are easily accessible to all residents and screened, are provided.	$\boxtimes$		The balconies are of sufficient size and appropriate masonry and privacy screens are provided so that any balcony clothes drying will not be readily apparent when viewed from the
Develo	elopment controls				public domain.
	D1	Each dwelling shall be provided with individual laundry facilities located within the dwelling unit.			Each units has a laundry facility.
	D2	Open air clothes drying facilities shall be provided in a sunny, ventilated and convenient location which is adequately screened from streets and other public places, where possible.			

7.2	Storag	e			
Perform	nance cr	iteria			
	P1 Develo	Dwellings are provided with adequate storage areas. pment controls	$\boxtimes$		Storage is provided within each unit in the form of built in wardrobes, kitchen cupboards and dedicated separate storage cupboards.
		-		 	
	D1 Storage space of 8m <sup>3</sup> per dwelling shall be provided. This space may form part of a garage or be a lockable unit at the side of the garage.				Additional storage is proposed to be provided for some units on the basement levels.
	D2	Storage space shall not impinge on the minimum area to be provided for parking spaces.			
7.3	Utility	services			
Perform	nance cr	iteria			
	P1	All proposed allotments are connected to appropriate public utility services including water, sewerage, power and telecommunications, in an orderly, efficient and economic manner.	$\boxtimes$		The site is currently suitably serviced. Any augmentation required could be resolved by standard conditions should the proposal be recommended for approval.
Development controls			$\square$		
		Where possible, services shall be underground.			
7.4	Other s	site facilities			
Perform	nance cr	riteria			
	<b>P</b> 1	Dwellings are supported by necessary utilities and services.	$\boxtimes$		
Develo	pment c	ontrols			
	D1	A single TV/antenna shall be provided for each building.	$\boxtimes$		Can comply.
	D2	A mailbox structure that meets the relevant Australia Postal Service requirements shall be provided, located centrally			Mailboxes are close to the residential entry.
	<b>F</b> a ·	and close to the major street entry to the site. All letterboxes shall be lockable.	$\boxtimes$		
		dividual letterboxes can be provided where ground floor residential flat building units have direct access to the street.			
7.5	Waste	disposal			An acceptable waste management plan

	Applicants shall refer to the requirements held in the Waste Part of this DCP.				dealing with the demolition, construction and ongoing waste phase of the development has been submitted for the application. The development is acceptable in this regard.
8.0 Su Object	bdivisior	1			
	a.	To ensure that subdivision and new development is sympathetic to the landscape setting and established character of the locality.	$\boxtimes$		The subdivision of the lots is appropriate. The existing house lots will be consolidated.
	b.	To provide allotments of sufficient size to satisfy user requirements and to facilitate development of the land at a density permissible within the zoning of the land having regard to site opportunities and constraints.			
8.1	Lot ama	Igamation			
Perfor	mance c	riteria			
	P1	Lot amalgamations within development sites are undertaken to ensure better forms of housing development and design.			The existing house lots will be consolidated.
Develo	opment c	ontrols			
	D1	Development sites involving more than one lot shall be consolidated.			
	D2	Plans of Consolidation shall be submitted to, and registered with, the office of the NSW Land and Property Management Authority. Proof of registration shall be produced prior to release of the Occupation Certificate.			
	D3	Adjoining parcels of land not included in the development site shall be capable of being economically developed.	$\boxtimes$		
8.2	Subdiv	vision			
Develo	Development controls				
	Development controls D1 The community title or strata title subdivision of a residential flat building shall be in accordance with the approved development application plans, particularly in regard to the allocation of private open space,				Can comply.

		communal open space and car parking spaces.			
	D2	Proposed allotments, which contain existing buildings and development, shall comply with site coverage and other controls contained within this Part.			
8.3	Creatio	n of new streets			
Perform	nance cr	iteria			
	P1	On some sites, where appropriate, new streets are introduced.		$\boxtimes$	No new streets are being proposed as part of the development. This clause is not applicable to the proposal.
	P2	New proposed roads are designed to convey the primary residential functions of the street including:		$\boxtimes$	
		<ul> <li>safe and efficient movement of vehicles and pedestrians;</li> </ul>		$\square$	
		<ul> <li>provision for parked vehicles;</li> </ul>		$\square$	
		<ul> <li>provision of landscaping;</li> </ul>		$\square$	
		<ul> <li>location, construction and maintenance of public utilities; and</li> </ul>		$\square$	
		movement of service and delivery vehicles.		$\square$	
	Develo	pment controls			
	D1	Where a new street is to be created, the street shall be built to Council's standards and quality assurance requirements having regard to the circumstances of each proposal. Consideration shall be given to maintaining consistency and compatibility with the design of existing roads in the locality.			
	D2	A minimum width of 6m shall be provided for all carriageways on access roads. If parallel on-street parking is to be provided, an additional width of 2.5m is required per vehicle per side. For specific information detailing Council's road design specifications, refer to Table 1 – Development Standards for Road Widths in section 10.2.			

D3	For larger self-contained new residential areas, specific road design requirements shall be considered for site specific development controls.		$\boxtimes$	
9.0 Adaptable	housing			
Objectives				
a.	To ensure a sufficient proportion of dwellings include accessible layouts and features to accommodate changing requirements of residents.	$\boxtimes$		The development is fully accessible from the basement levels via lifts to residential levels above and from the street to commercial and residential levels.
b.	To encourage flexibility in design to allow people to adapt their home as their needs change due to age or disability.			
	opment application			
requirements Note: Evidence of compliance with the Adaptable Housing Class C requirements of Australian Standard (AS) 4299 shall be submitted when lodging a development application to Council and certified by an experienced and qualified building professional.				
9.2 Design gui	delines			
Performance criteria				
Feriormance				
P1 Development	P1 Residential flat building developments allow for dwelling adaptation that meets the changing needs of people. Development controls			
D1	The required standard for Adaptable Housing is AS 4299. Wherever the site permits, developments shall include adaptive housing features into the design.			Can comply.
	External and internal considerations shall include:			
	access from an adjoining road and footpath for people who use a wheel chair;			
	<ul> <li>doorways wide enough to provide unhindered access to a wheelchair;</li> </ul>	$\square$		
	<ul> <li>adequate circulation space in corridors and approaches to internal doorways;</li> </ul>			
	wheelchair access to			

bath	room and toilet;	$\square$			
light capa	able of producing quate lighting for ple with poor	$\boxtimes$			
barr	ding physical iers and acles;	$\boxtimes$			
	ding steps and p end gradients;	$\boxtimes$			
■ visu war	al and tactile ning techniques;			_	
■ leve lit	l or ramped well uncluttered	$\square$			
pave	roaches from ement and king areas;	$\square$			
ram later	viding scope for p to AS 1428.1 at stage, if essary;	$\square$			
reac basi cupl	ooards, shelves, dows, fixtures and				
hous enst incli insta	rnal staircase gns for adaptable sing units that ure a staircase nator can be alled at any time te future; and				Each adaptable unit is provided with a disabled parking space.
car dwe	riding a disabled space for each Iling designated daptable.	$\boxtimes$			
Note: In the design of buildings, applicants sha Access and Mobility Part of	all consider the	$\square$			
or more housing capable of being a under AS 4299	or more housing units shall be capable of being adapted (Class C) under AS 4299. The minimum number of adaptable housing units				
Number of dwellings Number of adaptable units					The development proposes 98 units with 10 units identified as being adaptable. This represent 10% of the
Number of dwellings	Number of units				units and therefore compliant with this clause.
5-10	1				
11-20	2				
21 – 30	3				

31-40	)		4		H		
41 - 50	41 - 50 <b>5</b>		5				
Over 5	50		6				
			ellings beyond 60, vhole number)				
<b>Note:</b> Adaptable Housing Class C incorporates all essential features listed in Appendix A – Schedule of Features for Adaptable Housing in AS 4299.							
• 9.3	Lifts						
Develo	pment c	ontrols					
	D1 Lifts are encouraged to be installed in four (4) storey residential flat buildings where adaptable housing units shall be required.		$\boxtimes$			The development proposed two separate lift cores within the building. The development is acceptable in this regard.	
	D2 Where the development does not provide any lifts and includes adaptable housing units, the adaptable housing units shall be located within the ground floor of the development.				$\boxtimes$		
9.4	Physic	al barriers					
• Dovrale	nmant -	ontrolo					
•	Development controls						
	D1 Physical barriers, obstacles, steps and steep gradients within the development site shall be avoided.					The development is fully accessible from the pedestrian footpath to ground floor lobbies and lifts to basement levels and residential floors.	

# Parking and Loading DCP

Requirement	Yes	No	N/A	Comment
<ul> <li>2.0 Off-Street Parking Requirements This section applies to all development. Objectives a. To ensure that an acceptable level of parking is provided on-site to minimise adverse impacts on surrounding streets. b. To provide for the reasonable parking needs of business and industry to support their viability, but discourage unnecessary or excessive parking.</li></ul>	$\boxtimes$			An appropriate amount of parking is provided for the proposed residential use.
Performance criteria <b>P1</b> New development provides adequate off-street parking to service the likely parking demand of that development.				Adequate parking is provided as follows:
<b>P2</b> New development does not introduce unnecessary or excessive off-street parking.	$\square$			14 x studio units (1 space per unit) = 14
<b>P3</b> Parking provided for development which is not defined in this Part on sound and detailed parking assessment.			$\square$	$70 \times 2$ br units (1 space per unit) = 70 $14 \times 3$ br units (2 spaces per unit)
Development controls <b>D1</b> All new development shall provide off-street parking in accordance with the parking requirement tables of the respective developments in this Part.				= 28 98 x 0.2 visitor (0.2 per total units) = 20

			Total residential/visitor parking required 132
			Commercial
			1 per 40 sgm = 517 / 40 = 13
			1 loading bay per 4,000 sqm = 1 loading bay required.
			Total = $132 + 13 + 1 = 146$ spaces required.
<ul> <li>D2 That in circumstances where a land use is not defined by this plan, the application shall be accompanied by a detailed parking assessment prepared by a suitably qualified professional which includes:</li> <li>A detailed parking survey of similar establishments located in areas that demonstrate similar traffic and parking demand characteristics;</li> <li>Other transport facilities included in the development;</li> <li>Anticipated traffic generation directional distribution and nature of impacts expected;</li> </ul>			Landuse is defined as residential/commercial use.
<ul> <li>An assessment as to whether the precinct is experiencing traffic and on-street parking congestion and the implications that development will have on existing situation;</li> <li>An assessment of existing public transport networks that service the site, particularly in the</li> </ul>			
<ul> <li>off-peak, night and weekend periods and initiatives to encourage its usage;</li> <li>Possible demand for car parking space from adjoining localities;</li> <li>Occasional need for overflow car parking; and</li> </ul>			
• Requirements of people with a limited mobility, sensory impairment.			
3.0 Design of parking facilities This section applies to all development.			
Objectives a. To promote greater bicycle use, decrease the reliance on private vehicles and encourage	$\boxtimes$		The proposal is considered to meet the design of parking objectives
alternative, more sustainable modes of transport. b. To provide convenient and safe access and parking to meet the needs of all residents and	$\square$		subject to amendments as suggested by Council's development engineer.
visitors. c. To provide access arrangements which do not impact on the efficient or safe operation of the	$\boxtimes$		The site is in close proximity to
surrounding road system. d. To encourage the integrated design of access and parking facilities to minimise visual and environmental impacts.			public transport and bicycle parking spaces are provided within the basement area.
<ul> <li>3.1 Bicycle parking</li> <li>Development controls</li> <li>D1 Bicycle racks in safe and convenient locations are provided throughout all developments with a total gross floor area exceeding 1,000sqm and shall be designed in accordance with AS2890.3 – Bicycle Parking Facilities.</li> </ul>			Bicycles spaces provided within the basement area.
<ul> <li>3.2 Access driveway and circulation roadway design</li> <li>Performance criteria</li> <li>D1 Vehicular movement to and from the site and within the site reduces potential conflict with other vehicles and pedestrians by creating minimal interference with vehicular and pedestrian movements on public roads, as well as within the</li> </ul>	$\boxtimes$		
site being developed. D2 Access driveways, circulation roadways and		$\square$	Basement parking proposed.

open parking areas are suitably landscaped to				
enhance amenity which providing for security and				
accessibility to all residents and visitors.				
D3 Access driveways and circulation roadways	$\square$			
shall not be wider than prescribed for their				
particular use.				
Development controls				
<b>D1</b> Circulation driveways are designed to:				
	$\boxtimes$			Should the application be
Enable vehicles to enter the parking space in a				
single turning movement;	$\square$			recommended for approval
<ul> <li>Enable vehicles to leave the parking space in no</li> </ul>	$\square$			appropriate condition shall be
more than two turning movements;				imposed in this regards.
<ul> <li>Comply with AS2890 (all parts);</li> </ul>	$ $ $\times$			
<ul> <li>Comply with AS1429.1 – Design for Access and</li> </ul>	$\overline{\nabla}$			
Mobility; and	$\square$			
<ul> <li>Comply with Council's road design</li> </ul>			$\bowtie$	
specifications and quality assurance				
requirements.				
3.3 Sight distance and pedestrian safety				
Performance criteria	$\nabla$			
P1 Clear sight lines are provided to ensure	$\boxtimes$			
pedestrian safety.				
Development controls				
D1 Access driveways and circulation roadways	$\boxtimes$			
shall be design to comply with sight distance				
requirements specified in AS2890 - Parking				
Facilities.			<u> </u>	
<b>D2</b> Obstruction/fences shall be eliminated to			$\square$	
provide adequate sight distances.				
3.4 General parking design				
Performance criteria	$\bigtriangledown$			Basement car parking proposed.
<b>P1</b> Parking facilities are designed in a manner that	$\boxtimes$			Dasement car parking proposed.
enhances the visual amenity of the development				
and provides a safe and convenient parking facility				
for users and pedestrians.				
<b>P2</b> The site layout enables people with a disability				
to use one continuously accessible path of travel:	$\square$			
<ul> <li>To the site from the street frontage;</li> </ul>				
<ul> <li>To individual or main car parking areas; and</li> </ul>	$\square$			
• To all buildings, site facilities and communal	$\boxtimes$			
open space.				
Development controls				
D1 Visual dominance of car parking areas and	$\square$			
	$\square$			
access driveways shall be reduced.		_	_	
<b>D2</b> All basement/underground car parks shall be	$\square$			
designed to enter and leave the site in a forward				
direction.	$\square$			
D3 Car parking modules and access paths shall	$\square$			
be designed to comply with AS2890 - Parking				
Facilities (all parts).				
Note 1: Disabled parking shall comply with AS2890				
<ul> <li>Parking Facilities requirements. Parking bay</li> </ul>				
envelope width shall be maintained for the length of				
the parking bay.				
Note 2: Visitor parking dimensions shall be a				
minimum 2.6 metres by 5.4 metres.				
<b>D4</b> All pedestrian paths and ramps shall:				
Have a minimum width of 1000mm;				Should the application be
<ul> <li>Have a non-slip finish;</li> </ul>	$\boxtimes$			recommended for approval
				appropriate condition shall be
• Not be steep (ramp grades between 1:20 and				imposed in this regards.
1:14 are preferred);				_
Comply with AS1428.1 – Design for Access and				
Mobility; and				
<ul> <li>Comply with AS1428.2 – Standards for blind</li> </ul>				
people or people with vision impairment.				

4.0		Residential development			
Section 4.1 contains general controls for residential development while sections 4.2 to 4.4 contain controls for specific residential development such as detached dwellings and dual occupancies, multiple dwelling housing and residential flat buildings.		$\boxtimes$		Noted.	
Objecti	ive				
	a.	To provide convenient and safe access and parking that meets the needs of all residents and visitors.	$\boxtimes$		As discussed earlier in the report, adequate parking is provided on site to meet the demand for the proposed use.
4.1	Genera	l controls			Nut
• These resident	develop tial devel	ment provisions apply to all opment.	$\boxtimes$		Noted.
4.1.1	Drivew	ays and entrances			
•	Perforr	nance criteria			
	<b>D1</b>			 	
	P1	Access driveways reflect the site's function and anticipated volume of use, and provides safe and efficient ingress and egress to individual lots for both pedestrian and vehicle movements.			Council's development engineer has raised no objections to the proposed driveway and entrances.
	P2	The driveway gradient is sufficient to allow use by all vehicle types in a safe and convenient manner.			
	Р3	The design of car parking entrances and associated driveways is sympathetic to proposed and adjacent developments, and does not dominate the site or the streetscape.	$\boxtimes$		
Develo	pment c				
	D1	Driveways shall be located and designed to avoid the following:	$\bowtie$		
		<ul> <li>being located opposite other existing access driveways with significant vehicle</li> </ul>	57		
		<ul><li>usage;</li><li>restricted sight distances;</li></ul>	$\square$		
		<ul> <li>nestricted signt distances,</li> <li>on-street queuing; and</li> </ul>	$\square$		
		<ul> <li>being located within 6m from a tangent point.</li> </ul>	$\square$		
	D2	Driveways servicing car parking shall comply with AS 2890 – Parking Facilities or similar designs for car turning paths unless otherwise advised by Council's Works and Services Department.	$\boxtimes$		

	D3	Access driveways of a length exceeding 50m shall incorporate:			
		A driveway width that allows for the passing of vehicles in opposite directions, this may be achieved by intermittent	$\boxtimes$		
		<ul> <li>passing bays; and</li> <li>Turning areas for service vehicles.</li> </ul>	$\boxtimes$		
	54				
	D4	The maximum gradient for a driveway shall be 20% (with appropriate transitions). However, in extreme circumstances, gradients up to 25% (with appropriate transitions) shall be considered.			
	D5	For multi dwelling housing, entrances to car parks including the access driveway shall have a minimum clear width of 5.5m wide. (Where there are adjoining walls an additional 300mm on			Not a multi dwelling housing
		each side of the driveway shall be provided).		$\square$	
		The above width may be reduced to 3.6m for developments with less than 20 dwellings. In this case, the driveway shall be 5.5m in width for the first 6m from the property boundary leading into the car park to allow for two passing vehicles entering and exiting the car park. Refer to AS 2890.1 –			
		Off-street car parking for more information on access driveway widths.			
		<b>Note:</b> Waiting bays shall be provided within the development site.			
	D6	Circulation roadways and ramps servicing car parking areas shall comply with AS 2890 – Parking Facilities unless otherwise advised by Council's Works and Services department.			
	D7	For detached dwellings and dual occupancy development, driveways shall be a maximum of 3.5m in width at the property boundary.			Not a detached dwelling development.
•	D8	For detached dwellings and dual occupancy development, the minimum width of vehicle access driveways shall be 1.2m clear of structures such as power poles, service pits and drainage pits.			
4.4	Resid	ential flat buildings			
4.4.1	Number	of parking spaces			

Performance c	riteria			
P1	Sufficient car parking spaces shall be provided to meet the likely use and needs of proposed developments.	$\boxtimes$		As discussed earlier in the report, adequate parking is provided on site to meet the demand of the proposed use.
Development c	ontrols			
D1	Car parking for residential flat buildings shall comply with the requirements in Table 4: <b>Table 4 -</b> Summary of parking requirements – residential flat buildings	$\boxtimes$		Refer to parking calculations earlier in the report. In this regards, 112 Resident; 20 Visitor; and 14 Retail parking spaces are provided.
	No of dwellingParking per space1 bedroom1.0 space2 bedroom1.0 space3 bedroom2.0 space4 bedroom2.0 spaceVisitor0.2 space			
	sident and visitor car parking are to be rounded up separately.			
• D2	Stacked parking for a maximum of 2 car parking spaces may be provided only for use by the same dwelling.			NA
• D3	Parking spaces may be enclosed if they have a minimum internal width of 3m clear of columns and meet the relevant Australian Standards and BCA requirements.			
4.4.2 Desig	n of parking spaces			
Perfor	mance criteria			
P1	The design of parking areas and structures reflects functional requirements.	$\boxtimes$		
Develo	opment controls			
D1	All residential flat buildings shall have underground car parking and be fitted with a security door. Basement garage doors shall not tilt/swing or open in an outward direction.	$\boxtimes$		3 levels of basement car parking provided within the development. Security access is provided.
D2	Underground car parking shall be naturally ventilated where possible and shall be less than 1m above existing ground level.			
D3	Basement areas shall be used for storage and car parking only.	$\square$		
5.0 Commercial 5.1.4 Number of	I development car parking spaces			It should be noted that in this instance, as the development is for

Development controls D1 Car parking for commercial development shall comply with the requirements in Table 6: Table 6 - Summary of parking requirements Retail premises (other – not specified in this table) including shops			mixed use, the relevant aspect of commercial development applicable to this proposal relates to number of car parking spaces for the commercial use. In this regard, for the proposed 517sqm of commercial tenancies, 14 retail spaces are required and provided within the basement level.
7.0 Loading requirements			
Objectives a. To ensure that all development proposals for industry and business are adequately provided with appropriate loading and unloading facilities.			Loading bay provided within the basement of the development.
b. To prevent industrial and business development giving rise to adverse impacts associated with truck and service vehicles being parked off-site.			Suitable manoeuvring and internal area provided for small rigid vehicles and smaller.
Performance criteria P1 Separation is provided between service areas	$\square$		General parking and loading is
<ul> <li>(i.e. loading and unloading areas) and parking.</li> <li>P2 Size of service vehicle bays are adequate for the likely vehicles utilising the spaces.</li> <li>P3 Service areas are located and designed to facilitate convenient and safe usage.</li> </ul>	$\boxtimes$		separated.
Development controls <b>D1</b> Driveway access and adequate on-site manoeuvring shall be provided to enable all delivery vehicles to enter and leave the site in a	$\boxtimes$		The applicant has nominated SRVs and smaller to service the site and can enter and leave in a forward
forward direction. <b>D2</b> Industrial developments having a floor area greater than 400sqm shall include loading and unloading facilities to accommodate a 'heavy rigid vehicle' as classified under AS2890 – Parking Facilities. Smaller developments shall make a provision for a 'medium rigid vehicle' as classified under the Australian Standard. All development applications shall be accompanied with a manoeuvring analysis with 'auto turn or the like' and details of swept paths showing compliance with AS2890 – Parking Facilities. Note: The applicant shall identify the likely service vehicle sizes accessing the site and shall provide service vehicle spaces in accordance with AS2890			direction. Not an industrial development.
<ul> <li>Parking Facilities.</li> <li>D3 Loading/unloading facilities shall be positioned so as to not interfere with visitor/employee or resident designated parking spaces.</li> </ul>	$\boxtimes$		Loading area at ground floor level.
<b>D4</b> The service area shall be a physically defined location which is not used for other purposes, such as the storage of goods and equipment.			Appropriate condition could be imposed in this regard to ensure compliance.
<b>D5</b> The design of loading docks shall accommodate the type of delivery vehicles associated with the development and potential uses of the development			
of the development. <b>D6</b> Buildings shall be designed to allow loading and unloading of vehicles within the building and at all times. Where achievable, loading docks should be situated to the side or rear of buildings. In the case of commercial development access can be provided from a laneway.			Loading dock located tat ground level
D7     That loading bays for trucks and commercial vehicles shall be provided in accordance with 9:       Land use     Loading			

	requirements			
Business and office	1 space per 4,000m2			
premises and onice	GFA up to 20,000m2			
hemses	GFA plus			
	1 space per 8,000m2			
	thereafter			
Retail premises -	1 space per 1,500m2			
department stores	GFA up to 6,000m2			
	GFA plus			
	1 space per 3,000m2			
	thereafter			
Retail premises - shops	1 space per 400m2			
and food and drink	GFA up to 2,000m2	$\square$		1 loading bay provided and
premises	GFA plus			considered adequate for the
	1 space per 1,000m2 thereafter			proposed development.
Hotel and motel	1 space per 50			
accommodation	bedrooms or			
	bedroom suites up to			
	200 plus			
	1 space per 100			
	thereafter plus			
	1 space per 1,000m2			
	of public area set			
	aside for bar, tavern,			
	lounge and restaurant			
Other	1 space per 2,000m2			
Industrial/warehouse.	1 space per 800m2			
bulky goods retail and	GFA up to 8,000m2			
wholesale supplies	GFA			
	1 space per 1,000m2			
	thereafter			
Note: It is not possible to				
size of trucks likely to				
specified above. This will	be done on a case by			
case basis. Larger trucks such as B-D	aubles shall be seesed			
on their individual require				
require a minimum loadin				
metres (length) by 3.5 met				
The heights of the loadir	ng area, platform in the			
service bay and of the se	ervice bay itself will vary			
with vehicle type and loadi				
D8 Loading/unloading are		$\square$		Council's development engineer
	2890.2 – Off-Street			has raised no objections to the
Commercial Vehicle Facilit	les.			proposed loading area.

## Access and Mobility DCP

The development is considered to be consistent with the objectives and requirements of this DCP as it provides equitable access to the development from the street/basement levels. It also provides disabled car parking spaces. Further to this, relevant conditions for the development to comply with Australian Standard AS1428 and the Building Code of Australia regarding disabled access can be included in any consent if the proposal was to be recommended for approval.

## Stormwater Drainage DCP

The relevant requirements and objectives of the Stormwater Drainage DCP have been considered in the assessment of the development application. Suitable stormwater plans and specifications have been submitted to accompany the development application. Council's Engineers have raised no objection to the proposed stormwater design and appropriate conditions have been provided to be imposed on any development consent should the application be recommended for approval.

## Waste DCP

The relevant requirements and objectives of the Waste DCP have been considered in the assessment of the development application. A suitable waste management plan has been submitted to accompany the development application satisfying the DCP requirements. No objections have been made to the waste management plan and appropriate conditions will be imposed on any development consent should the application be recommended for approval.

### Section 94 Contributions Plan

The development would require the payment of contributions in accordance with Council Section 94 Contributions Plans. It is recommended that conditions be imposed on any consent requiring the payment of these contributions prior to the issue of any construction certificate for the development.

The calculation is based on the following:

#### Residential component

14 x 1 bedroom units, 70 x 2 bedroom units and; 14 x 3 bedroom units

#### Commercial/retail component

Construction cost of commercial/retail component: \$255,420.

As at 3 May 2013, the fee payable is **\$535,894.91**. This figure is subject to indexation as per the relevant plan.

## Disclosure of Political Donations and Gifts

The NSW Government introduced The Local Government and Planning Legislation Amendment (Political Donations) Act 2008 (NSW). This disclosure requirement is for all members of the public relating to political donations and gifts. The law introduces disclosure requirements for individuals or entities with a relevant financial interest as part of the lodgement of various types of development proposals and requests to initiate environmental planning instruments or development control plans.

No disclosures of any political donations or gifts have been declared by the applicant or any persons that have made submissions in respect to the proposed development.

#### The provisions of the Regulations (EP& A Act s79C(1)(a)(iv))

The proposed development raises no concerns as to the relevant matters arising from the EP& A Regulations 2000.

#### The Likely Environmental, Social or Economic Impacts (EP& A Act s79C(1)(b))

It is considered that the proposed development will have no significant adverse environmental, social or economic impacts in the locality.

#### The suitability of the site for the development (EP&A Act s79C(1)(c)

The subject site and locality is not known to be affected by any natural hazards or other site constraints likely to have a significant adverse impact on the proposed development.

Accordingly, the site can be said to be suitable to accommodate the proposal. The proposed development has been assessed in regard to its environmental consequences and having regard to this assessment, it is considered that the development is suitable in the context of the site and surrounding locality.

## Submissions made in accordance with the Act or Regulation (EP&A Act s79C(1)(d

Advertised (newspaper) Mail Sign Not Required

In accordance with Council's Notification of Development Proposals Development Control Plan, the proposal was publicly exhibited for a period of 14 days between 5 February 2013 and 19 February 2013 and notified in the Auburn Review on 5 February 2013. The notification generated 2 (two) submissions in respect of the proposal. The issues raised in the public submissions are summarised and commented on as follows:

• No front setback provided. The building should step in and provide a landscaped setback.

Comment: A front landscaped setback would be undesirable and appear out of place.

• No side setbacks provided at front of building where 3m setback required.

Comment: There are minimal impacts on the streetscape or to neighbouring buildings. In time it is likely that the surrounding buildings will have similar setbacks at the street edge.

• The building would be visually dominant.

Comment: The building complies with height and FSR controls.

• Overshadowing to the building to the south is severe.

Comment: It is acknowledged that the building to the south is overshadowed. The subject building complies with the height control and is setback by 9m from the southern boundary for the majority of the boundary. The shadow diagrams demonstrate that during other period of the year other than mid winter, the dwellings to the south receive adequate solar access.

• Traffic congestion and parking problems

Comment: The proposal complies with the numerical requirements of the Council's parking standards. The amount of additional traffic generation will be minimal.

• Privacy/overlooking impacts to the school opposite the site.

Comment: The additional surveillance of the street will have beneficial impacts in terms of safety and security.

In accordance with Council's Notification of Development Proposals Development Control Plan, the proposal was publicly re-exhibited for a period of 14 days between 16 April 2013 and 30 April 2013 and notified in the Auburn Review on 16 April 2013. The notification generated 1 (one) submissions in respect of the amended proposal. The issues raised in the public submission is summarised and commented on as follows:

• The amended proposal is still an overdevelopment of the site

Comment: The proposal complies with the height and FSR controls. The building envelope responds well to the site.

## The public interest (EP& A Act s79C(1)(e))

The public interest is served by permitting the orderly and economic development of land, in a manner that is sensitive to the surrounding environment and has regard to the reasonable amenity expectations of surrounding land users. In view of the foregoing analysis it is considered that the development, if carried out subject to the conditions set out in the recommendation below, will have no significant adverse impacts on the public interest.

#### Conclusion

The development application has been assessed in accordance with the relevant requirements of the Environmental Planning and Assessment Act 1979.

The proposed development is appropriately located within a locality earmarked for mixed use development however some variations (as detailed above) in relation to State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development; Local Centres Development Control Plan and Residential Flat Building Development Control Plan are sought.

Having regard to the assessment of the proposal from a merit perspective, it is considered that the development has been responsibly designed and provides an acceptable amenity for the residents.

For these reasons, it is considered that the proposal is satisfactory having regard to the matters of consideration under Section 79C of the Environmental Planning and Assessment Act, 1979, and the development recommended to be approved to the JRPP subject to standard conditions of consent.