

AUBURN CITY COUNCIL

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JRPP Report

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 ²
Zoning	B4 - Mixed Use
Disclosure of political donations and gifts	Nil disclosure
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



Map 1: 6-14 Auburn Road, Auburn.

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, eastern 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))

State Environmental Planning Policies

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	Yes/No
Does the application involve re-development of the site or a change of land use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
In the development going to be used for a sensitive land use (e.g. residential, educational, recreational, childcare or hospital)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 re-conditioning 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.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the site listed on Council's Contaminated Land database?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the site subject to EPA clean-up order or other EPA restrictions?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Has the site been the subject of known pollution incidents or illegal dumping?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site adjoin any contaminated land/previously contaminated land?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A phase 2 contamination report has been submitted by the applicant. The report has been assessed by Council 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 BASIX Certificate match rest of DA package.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All relevant details are correctly identified on the BASIX Certificate and corresponding plans.
Dwelling type is correctly identified based on BASIX definitions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Number of bedrooms shown on BASIX Certificate is consistent with plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Site area shown on BASIX Certificate matches rest of DA package.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roof area shown on BASIX Certificate matches rest of DA package.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Conditioned and Unconditioned floor areas are in accordance with the BASIX Definitions. (These are for BASIX compliance only; they do not replace any other definitions of floor area.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Total area of garden and lawn indicated on submitted plans is consistent with BASIX Certificate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Requirement	Yes	No	N/A	Comment
WATER Landscape plan indicates areas and species to be planted (where indigenous or low-water use plant species are nominated). Rainwater tank(s) shown on plans, tank(s) size stated and tank(s) drawn to scale. If underground tank proposed, then this is clearly stated. Plans show and state roof area draining to rain tank(s), and match the BASIX Certificate. Rainwater tank(s) meet all other consent authority requirements e.g. height limits at boundary, pump noise standards, insect screens. Size of swimming pool on plan consistent with volume indicated in BASIX Certificate.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	All details are correctly identified.
THERMAL COMFORT – RAPID Floor construction, eaves, insulation and glazed areas are marked on plans. THERMAL COMFORT – DO-IT-YOURSELF Floor/wall/ceiling/roof insulation commitments and roof colour are marked on plans. Wall, floor, ceiling and roof construction types are marked on plans. Glazing is indicated on plans in accordance with BASIX Certificate and if performance glazing is nominated, check that it is clearly labelled. All shading devices and overshadowing objects are clearly marked on the plans in accordance with the BASIX Certificate. If floor concession is claimed, check that 'site slope' or 'flood prone' claim is valid.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	All details are correctly identified.
THERMAL COMFORT – SIMULATION Assessor Certificate and ABSA-stamped plans are provided. ABSA Specification block is physically attached to plan. Assessor and Certificate numbers in DA package match those on BASIX Certificate. Floor/wall/ceiling/roof insulation commitments and roof colour in BASIX Certificate are marked on plans. If suspended floor concession is claimed on BASIX Certificate, check this has been approved by Assessor on Assessor Certificate.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	All details are correctly identified.
ENERGY Star rating of any proposed gas hot water system is marked on plans. If solar hot water (SHW), check that system is drawn to scale (typical two panel SHW system is 4sqm) and that panels are located with a northerly aspect. Ensure SHW panels will not be significantly overshadowed by neighbouring buildings/trees. Any external air conditioning unit is marked on plans and is located such that it does not impact onsite or neighbour's amenity (avoid noise source near bedrooms) and complies with any other consent authority requirements. Any BASIX energy efficient lighting commitment is annotated on plans. Any pool or spa heating system and timer control is annotated on plans. Photovoltaic panels are not going to be significantly overshadowed. Panel area is approximately drawn to scale: surface area of a kWh photovoltaic system is approximately 8sqm.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	All details are correctly identified.

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
<p>Clause 2 Aims objectives etc.</p> <p>(3) Improving the design quality of residential flat development aims:</p> <p>(a) To ensure that it contributes to the sustainable development of NSW:</p> <p>(i) by providing sustainable housing in social and environmental terms;</p> <p>(ii) By being a long-term asset to its neighbourhood;</p> <p>(ii) By achieving the urban planning policies for its regional and local contexts.</p> <p>(b) To achieve better built form and aesthetics of buildings and of the streetscapes and the public spaces they define.</p> <p>(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.</p> <p>(d) To maximise amenity, safety and security for the benefit of its occupants and the wider community.</p> <p>(e) To minimise the consumption of energy from non-renewable resources to conserve the environment and to reduce greenhouse gas emissions.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>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.</p>
Part 2 Design quality principles				
<p><u>Principle 1: Context</u></p> <p>Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.</p> <p>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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>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.</p>

Requirement	Yes	No	N/A	Comment
<p>Principle 2: Scale <i>Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.</i> <i>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.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>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.</p>
<p>Principle 3: Built form <i>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.</i> <i>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.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>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.</p>
<p>Principle 4: Density <i>Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).</i> <i>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.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The site is an area designated for mixed use development and is located within Auburn Town Centre.</p> <p>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.</p>
<p>Principle 5: Resource, energy and water efficiency <i>Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.</i> <i>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.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>BASIX Certificates have been submitted with the development application. Further, a BASIX Assessment Report has been prepared to accompany the application.</p> <p>The certificates require sustainable development features to be installed into the development.</p> <p>The development incorporates appropriate energy efficient fixtures and fittings. A water reuse system is also provided.</p>

Requirement	Yes	No	N/A	Comment
<p><u>Principle 6: Landscape</u> <i>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.</i> <i>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.</i> <i>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.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>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.</p>
<p><u>Principle 7: Amenity</u> <i>Good design provides amenity through the physical, spatial and environmental quality of a development.</i> <i>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.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>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.</p> <p>Overall, based on the outcome of the BASIX assessment residential amenity is considered satisfactory.</p>
<p><u>Principal 8: Safety and security</u> <i>Good design optimises safety and security, both internal to the development and for the public domain.</i> <i>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.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Passive surveillance of public and communal open space is maximised through orientation of units.</p> <p>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.</p> <p>Street level activity will be encouraged via the provision of commercial tenancies on the ground.</p>
<p><u>Principal 9: Social dimensions</u> <i>Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.</i> <i>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.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal provides an adequate mix of studio, 2 and 3 bed apartments as well as providing a significant number of adaptable units.</p>

Requirement	Yes	No	N/A	Comment
Principle 10: Aesthetics <i>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.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 <i>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.</i> <i>In determining a DA, the following is to be considered:</i> <ul style="list-style-type: none"> <i>The advice of the design review panel (if any);</i> <i>The design quality of the residential flat development when evaluated in accordance with the design quality principles;</i> <i>The publication "Residential Flat Design Code" – Department of Planning, September 2002.</i> 	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Auburn City Council does not employ a formal design review panel. The design quality principles are considered above and the Residential Flat Design Code is considered in the assessment table immediately below.

Residential Flat Design Code

Requirement	Yes	No	N/A	Comment
Part 1 - Local Context				
<i>Building Type</i>				
<ul style="list-style-type: none"> Residential Flat Building. Terrace. Townhouse. Mixed-use development. Hybrid. 	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed development consists of a mixed use building.
<i>Subdivision and Amalgamation</i>				
Objectives <ul style="list-style-type: none"> Subdivision/amalgamation pattern arising from the development site suitable given surrounding local context and future desired context. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Should the application be approved appropriate condition shall be imposed requiring the applicant to amalgamate the sites prior to the issue of any Occupation Certificate.
<ul style="list-style-type: none"> Isolated or disadvantaged sites avoided. 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This matter has been discussed earlier in the report.
<i>Building Height</i>				
Objectives <ul style="list-style-type: none"> To ensure future development responds to the desired scale and character of the street and local area. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building heights are found to be satisfactory and compliant with the Auburn Local Environmental Plan requirements.
<ul style="list-style-type: none"> To allow reasonable daylight access to all developments and the public domain. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This is achieved where possible.
<i>Building Depth</i>				

Requirement	Yes	No	N/A	Comment
Objectives				
• To ensure that the bulk of the development is in scale with the existing or desired future context.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No objection is raised regarding the general bulk and scale of the development.
• To provide adequate amenity for building occupants in terms of sun access and natural ventilation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To provide for dual aspect apartments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dual aspect apartments are provided providing good levels of natural ventilation and sun access.
Controls				
• The maximum internal plan depth of a building should be 18 metres from glass line to glass line.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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).
• 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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). 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refer to detailed discussion regarding light and ventilation later in the report.
Building Separation				
Objectives				
• To ensure that new development is scaled to support the desired area character with appropriate massing and spaces between buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To control overshadowing of adjacent properties and private or shared open space.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To allow for the provision of open space with appropriate size and proportion for recreational activities for building occupants.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To provide deep soil zones for stormwater management and tree planting, where contextual and site conditions allow.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Requirement	Yes	No	N/A	Comment
				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.
<i>Street Setbacks</i>				
<u>Objectives</u> <ul style="list-style-type: none"> • To establish the desired spatial proportions of the street and define the street edge. • To create a clear threshold by providing a transition between public and private space. • To assist in achieving good visual privacy to apartments from the street. • To create good quality entry spaces to lobbies, foyers or individual dwelling entrances. • To allow an outlook to and surveillance of the street. • To allow for street landscape character. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The proposal provides an appropriate street setback comparable to that of adjoining sites.</p>
<u>Controls</u> <ul style="list-style-type: none"> • Minimise overshadowing of the street and/or other buildings. • 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. 	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>	<p>Given the orientation of the site and the proposed design outcomes of the site, some overshadowing of the street is inevitable and unavoidable.</p> <p>There are no unacceptable encroachments into setback zones. The development is acceptable in this regard.</p>
<i>Side & Rear Setbacks</i>				
<u>Objectives</u> <ul style="list-style-type: none"> • To minimise the impact of development on light, air, sun, privacy, views and outlook for neighbouring properties, including future buildings. • To retain or create a rhythm or pattern of development that positively defines the streetscape so that space is not just what is left over around the building form. <u>Objectives – Rear Setbacks</u> <ul style="list-style-type: none"> • To maintain deep soil zones to maximise natural site drainage and protect the water table. • To maximise the opportunity to retain and reinforce mature vegetation. • To optimise the use of land at the rear and surveillance of the street at the front. • To maximise building separation to provide visual and acoustic privacy. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>Appropriate setbacks are achieved in accordance with the Local centres and Residential Flat Buildings DCPs.</p> <p>Where setbacks are less than those required no significant amenity impacts are noted.</p> <p>The degree of deep soil landscaping on the site is adequate.</p>

Requirement	Yes	No	N/A	Comment
<i>Fences and Walls</i>				
<u>Objectives</u> <ul style="list-style-type: none"> • To define the edges between public and private land. • To define the boundaries between areas within the development having different functions or owners. • To provide privacy and security. • To contribute positively to the public domain. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The proposed development is considered to be consistent with the Fences and Walls objectives. Whilst no fencing is proposed on street elevation the separation between the commercial tenancies/residential entry are well defined from the public domain by the awning and access doors.</p>
<u>Design Practice</u> <ul style="list-style-type: none"> • Respond to the identified architectural character for the street and/or the area. • 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, light and air; and limiting the length and height of retaining walls along street frontages. • Contribute to the amenity, beauty and useability of private and communal open spaces by incorporating benches and seats; planter boxes; pergolas and trellises; BBQs; water features; composting boxes and worm farms. • 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, such as over sub basement car parking and reduce their apparent scale. • Select durable materials, which are easily cleaned and graffiti resistant. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>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.</p> <p>The main communal open space area to the north-east corner is appropriately fenced.</p> <p>The open space areas are enhanced by the provision of deep soil landscaping, paving, pergolas and picnic tables.</p>
<i>Landscape Design</i>				
<u>Objectives</u> <ul style="list-style-type: none"> • To add value to residents' quality of life within the development in the forms of privacy, outlook and views. • To provide habitat for native indigenous plants and animals. • To improve stormwater quality and reduce quantity. • To improve the microclimate and solar performance within the development. • To improve urban air quality. • To contribute to biodiversity. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The proposed development is considered to be consistent with the Landscape Design objectives as suitable landscaping is to be used to soften the impact of the built form within the internal courtyard.</p>

Requirement	Yes	No	N/A	Comment
Design Practice				
<ul style="list-style-type: none"> • Provide communal open space with is appropriate and relevant to the building's setting. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Three communal open spaces are provided within the development site. The common areas are large enough to permit residents to passively and actively use the space. Good levels of residential amenity are provided.
<ul style="list-style-type: none"> • 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. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> • 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. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All apartments are provided with at least 1 suitably sized area of private open space in the form of a terrace or balcony.
<ul style="list-style-type: none"> • 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. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open spaces are positioned to optimise solar access and to ensure visual privacy between apartments.
<ul style="list-style-type: none"> • Provide environmental benefits including habitat for native fauna, native vegetation and mature trees, a pleasant microclimate, rainwater percolation and outdoor drying area. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The landscaped areas are to contain trees and native plantings in accordance with the BASIX requirements.
<ul style="list-style-type: none"> • 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%. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The amount of common open space is 573m ² (or about 19%) and is appropriate for this site. Apartments are proposed with generous balconies.
<ul style="list-style-type: none"> • 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. 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> • 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. 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No apartments provided at ground level.
Orientation				
Objectives				
<ul style="list-style-type: none"> • To optimise solar access to residential apartments within the development and adjacent development. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Orientation objectives as the building is appropriately located to maximise solar access to the proposed building but also maintain solar access to adjoining buildings.
<ul style="list-style-type: none"> • To contribute positively to desired streetscape character. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> • To support landscape design of consolidated open space areas. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed building is also appropriately aligned to the street and provides an appropriate design response to the adjoining developments.
<ul style="list-style-type: none"> • To protect the amenity of existing development. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> • To improve the amenity of existing development. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Requirement	Yes	No	N/A	Comment
<ul style="list-style-type: none"> • Increase minimum soil depths in accordance with: the mix of plants in a planter; the level of landscape management; anchorage requirements of large and medium trees; soil type and quality. • Minimum standards: <ul style="list-style-type: none"> ○ Large trees such as figs (canopy diameter of up to 16 metres at maturity): <ul style="list-style-type: none"> ▪ Minimum soil volume 150cum; ▪ Minimum soil depth 1.3 metres; ▪ Minimum soil area 10 metres by 10 metres. ○ Medium trees (canopy diameter of up to 8 metres at maturity): <ul style="list-style-type: none"> ▪ Minimum soil volume 35cum; ▪ Minimum soil depth 1 metre; ▪ Approximate soil area 6 metres by 6 metres. ○ Small trees (canopy diameter of up to 4 metres at maturity): <ul style="list-style-type: none"> ▪ Minimum soil volume 9cum; ▪ Minimum soil depth 800mm; ▪ Approximate soil area 3.5 metres by 3.5 metres. ○ Shrubs: <ul style="list-style-type: none"> ▪ Minimum soil depths 500-600mm ○ Ground cover: <ul style="list-style-type: none"> ▪ Minimum soil depths 300-450mm ○ Turf: <ul style="list-style-type: none"> ▪ Minimum soil depth 100-300mm ▪ Any subsurface drainage requirements are in addition to the minimum soil depths. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The landscaping provided is appropriate for the site.</p> <p>The areas of landscaping to the north-east and south-east will be planted in accordance with the landscaping plan.</p>
Stormwater Management				
<u>Objectives</u> <ul style="list-style-type: none"> • To minimise the impacts of residential flat development and associated infrastructure on the health and amenity of natural waterways. • To preserve existing topographic and natural features including waterways and wetlands. • To minimise the discharge of sediment and other pollutants to the urban stormwater drainage system during construction activity. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Stormwater drainage design is considered acceptable subject to detailed conditions to be included in any consent issued for the development.</p> <p>Additional information in respect of this matter has been submitted by the applicant and has been accepted by Council's Engineer.</p>
<u>Design Practice</u> <ul style="list-style-type: none"> • Reduce the volume impact of stormwater on infrastructure by retaining it on site. • Optimise deep soil zones. All development must address the potential for deep soil zones. • On dense urban sites where there is no potential for deep soil zones to contribute to stormwater management, seek alternative solutions. • Protect stormwater quality by providing for 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 trapping techniques by controlling erosion. • Consider using grey water for site irrigation. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Stormwater drainage design is considered acceptable subject to the inclusion of detailed conditions, should the application be recommended for approval.</p>
Safety				
<u>Objectives</u> <ul style="list-style-type: none"> • To ensure residential flat developments are safe and secure for residents and visitors. • To contribute to the safety of the public domain. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposed development is considered to be consistent with the 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.</p>

Requirement	Yes	No	N/A	Comment
<u>Design Practice</u>				
<ul style="list-style-type: none"> 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. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
<ul style="list-style-type: none"> 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. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 style="list-style-type: none"> 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 foyers, hallways, recreation areas and car parks. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The commercial tenancies and street facing private open space areas ensure an appropriate level of casual surveillance of public areas is achieved.
<ul style="list-style-type: none"> 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. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Opportunities for concealment or the creation of blind alcoves have been minimised in this development.
<ul style="list-style-type: none"> 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. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
<ul style="list-style-type: none"> Carry out a formal crime risk assessment for all residential developments of more than 20 new dwellings. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
<u>Visual Privacy</u>				
<u>Objectives</u>				
<ul style="list-style-type: none"> To provide reasonable levels of visual privacy externally and internally during the day and night. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
<ul style="list-style-type: none"> To maximise outlook and views from principal rooms and private open space without compromising visual privacy. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Requirement	Yes	No	N/A	Comment
Design Practice				
<ul style="list-style-type: none">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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
<ul style="list-style-type: none">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 associated private open space, and the public domain or communal open space.Use detailed site and building design elements to increase privacy without compromising access to light and air.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Generally, building separation, location of windows and private open spaces and the use of privacy screening are satisfactory.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provision of fixed privacy louvers to balcony edges have minimised privacy impacts between apartments.
Building Entry				
Objectives				
<ul style="list-style-type: none">To create entrances which provide a desirable residential identity for the development.To orient the visitor.To contribute positively to the streetscape and building facade design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Building Entry Objectives as a communal entry, which is easily identifiable is proposed.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design Practice				
<ul style="list-style-type: none">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 street edge or reinforce a rhythm of entries along a street.Provide as direct a physical and visual connection as possible between the street and the entry.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A single entry is to be provided between the commercial tenancies. The entry will be clearly identifiable.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
<ul style="list-style-type: none">Achieve clear lines of transition between the public street, the shared private circulation spaces and the apartment unit.Ensure equal access for all.Provide safe and secure access.Provide separate entries from the street for pedestrians and cars; different uses and ground floor apartments.Design entries and associated circulation space of an adequate size to allow movement of furniture between public and private spaces.Provide and design mailboxes to be convenient for residents and not to clutter the appearance of the development from the street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is accessible, and has a safe and secure access.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Parking				

Requirement	Yes	No	N/A	Comment
Objectives				
<ul style="list-style-type: none">• To minimise car dependency for commuting and recreational transport use and to promote alternative means of transport - public transport, bicycling and walking.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Parking objectives as suitable number of resident, commercial and visitor car, and bicycle spaces are provided within the underground and ground floor levels which do not impact upon the aesthetic design of the building.
<ul style="list-style-type: none">• To provide adequate car parking for the building's users and visitors depending on building type and proximity to public transport.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none">• To integrate the location and design of car parking with the design of the site and the building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design Practice				
<ul style="list-style-type: none">• Determine the appropriate car parking spaces in relation to the development's proximity to public transport, shopping and recreational facilities; the density of the development and the local area; the site's ability to accommodate car parking.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are 146 car parking spaces are provided in this development. Of that, there are 112 parking spaces for 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.
<ul style="list-style-type: none">• Limit the number of visitor parking spaces, particularly in small developments where the impact on landscape and open space is significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none">• 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none">• 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Above ground commercial parking is hidden behind the commercial units limiting any negative impact on the streetscape.
<ul style="list-style-type: none">• 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none">• Provide bicycle parking which is easily accessible from ground level and from apartments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pedestrian Access				
Objectives				
<ul style="list-style-type: none">• To promote residential flat development which is well connected to the street and contributes to the accessibility of the public domain.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Pedestrian Access objectives as barrier free communal entry is provided to access cores of all units.
<ul style="list-style-type: none">• 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Requirement	Yes	No	N/A	Comment
<u>Design Practice</u>				
<ul style="list-style-type: none">• Utilise the site and its planning to optimise accessibility to the development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is considered to be appropriately barrier free with wheelchair access possible from the street and basement and to the upper/lower residential floors of the development.
<ul style="list-style-type: none">• Provide high quality accessible routes to public and semi-public areas of the building and the site, including major entries, lobbies, communal open space, site facilities, parking areas, public streets and internal roads.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none">• Promote equity by ensuring the main building entrance is accessible for all from the street and from car parking areas; integrating ramps into the overall building and landscape design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none">• Design ground floor apartments to be accessible from the street, where applicable, and to their associated private open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no ground floor apartments.
<ul style="list-style-type: none">• Maximise the number of accessible, visitable and adaptable apartments in a building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are 98 units in the development. Of that figure, 10 or 10% are to be designated as “Adaptable units”.
<ul style="list-style-type: none">• Separate and clearly distinguish between pedestrian access ways and vehicle access ways.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vehicular and pedestrian entries are well separated
<ul style="list-style-type: none">• Consider the provision of public through site pedestrian access ways in large development sites.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none">• Identify the access requirements from the street or car parking area to the apartment entrance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none">• Follow the accessibility standard set out in AS1428 as a minimum.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none">• Provide barrier free access to at least 20% of dwellings in the development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Vehicle Access</u>				
<u>Objectives</u>				
<ul style="list-style-type: none">• To integrate adequate car parking and servicing access without compromising street character, landscape or pedestrian amenity and safety.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Vehicle Access objectives. The vehicular access point has been designed to minimise the streetscape impact and promote active street usage via the commercial tenancies.
<ul style="list-style-type: none">• To encourage the active use of street frontages.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Requirement	Yes	No	N/A	Comment
Design Practice				
<ul style="list-style-type: none">• Ensure that pedestrian safety is maintained by minimising potential pedestrian/vehicle conflicts.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vehicular accesses are provided from Park Road. There is a one-way (one entry in, and one exit) for the commercial uses and a two-way access for the residential uses. The driveway width is not excessive and is not in near vicinity from any intersections. Service areas such as garbage storage (within specific rooms) and loading spaces are contained at ground floor level away from the public domain.
<ul style="list-style-type: none">• Ensure adequate separation distances between vehicular entries and street intersections.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none">• Optimise the opportunities for active street frontages and streetscape design by: making vehicle access points as narrow as possible; limit the number of vehicle access ways to a minimum; locating car park entry and access from secondary streets and lanes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none">• Improve the appearance of car parking and service vehicle entries by: screening garbage collection, loading and servicing areas visually away from the street; setback or recess car park entries from the main façade line; avoid 'black holes' in the façade by providing security doors to car park entries; where doors are not provided, ensure that the visible interior of the car park is 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none">• Generally limit the width of driveways to a maximum of 6 metres.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none">• Locate vehicle entries away from main pedestrian entries and on secondary frontages.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveways width of 6m proposed. No objections raised by Council's development engineers in this regards.
Part 03 Building Design				
Apartment Layout				
Objectives				
<ul style="list-style-type: none">• To ensure the spatial arrangement of apartments is functional and well organised.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Apartment Layout objectives as layouts are suitably sized to permit a satisfactory furniture layout to occur.
<ul style="list-style-type: none">• To ensure that apartment layouts provide high standards of residential amenity.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none">• To maximise the environmental performance of apartments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none">• To accommodate a variety of household activities and occupants' needs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design Practice				
<ul style="list-style-type: none">• Determine appropriate sizes in relation to: geographic location and market demands; the spatial configuration of an apartments; affordability.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Apartment layouts are generally considered satisfactory in terms of orientating living areas and private open spaces to optimise solar access where possible. A suitable furniture layout can be achieved for all the units.
<ul style="list-style-type: none">• Ensure apartment layouts are resilient over time by accommodating a variety of furniture 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 amount of floor space in rooms.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none">• Design apartment layouts which respond to the natural and built environments and optimise site opportunities by: providing private open space in the form of a balcony, terrace, courtyard or garden for every apartment; orienting main living areas toward the primary outlook and aspect and away from neighbouring noise sources or windows.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The layouts will allow for good amenity.
<ul style="list-style-type: none">• Locating main living spaces adjacent to main private open space; locating habitable rooms, and where possible kitchens and bathrooms, on the external face of buildings; maximising	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The living area of each unit is connected to the balcony.

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 aspect apartments.				The majority of apartments are dual aspect.
• Avoid locating kitchen as part of the main circulation spaces of an apartment, such as a hallway or entry space.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The kitchens do not form part of the major circulation space of any apartment.
• Include adequate storage space in apartment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storage is provided within apartments and within the basement level.
• Ensure apartment layouts and dimensions facilitate furniture removal and placement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Single aspect apartments should be limited in depth to 8 metres from a window.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All single aspect apartments are no greater than 8m in depth.
• The back of a kitchen should be no more than 8 metres from a window.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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 metres or greater.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The cross through apartments are less than 15m in depth.
• Buildings not meeting the minimum standards must demonstrate how satisfactory day lighting and natural ventilation can be achieved, particularly for habitable rooms.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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				
Objectives				
• To provide a diversity of apartment types, which cater for different household requirements now and in the future.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Apartment Mix objectives as an acceptable mixture of studio, 2 and 3 bedroom apartments are proposed which will cater for a range of household requirements.
• To maintain equitable access to new housing by cultural and socio-economic groups.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design Practice				
• Provide a variety of apartment types particularly in large apartment buildings. Variety may not be possible in smaller buildings (up to 6 units).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development has the following bedroom mix:-
• 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, universities and retail centres.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	studio apartments - 14 units (14%) 2 bedroom apartments – 70 units (71%) 3 bedroom apartments - 14 units (14%)
• Locate a mix of 1 and 3 bed apartments on the ground level where accessibility is more easily achieved.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No residential apartments are proposed to the ground level. Good accessibility is achieved on upper storeys.
• Optimise the number of accessible and adaptable units to cater for a wider range of occupants.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Investigate the possibility of flexible apartment configurations which support change in the future.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are 10 adaptable units to be provided in the development.
Balconies				

Requirement	Yes	No	N/A	Comment
Objectives <ul style="list-style-type: none"> • To provide all apartments with private open space. • To ensure balconies are functional and responsive to the environment thereby promoting 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 and address. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Balconies objectives as all apartments are provided with suitably sized private open spaces which integrate with the overall architectural form of the building and provide casual overlooking of communal and public areas.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design Practice <ul style="list-style-type: none"> • Where other private open space is not provided, provide at least one primary balcony. • Primary balconies should be: located adjacent to the main living areas, such as living room, dining room or kitchen to extend the dwelling living space; sufficiently large and well proportioned to be functional and promote indoor/outdoor living – a dining table and 2 chairs (small apartment) and 4 chairs (larger apartment) should fit on the majority of balconies in the development. • Consider secondary balconies, including Juliet balconies or operable walls with balustrades, for additional amenity and choice: in larger apartments; adjacent to bedrooms; for clothes drying, site balconies off laundries or bathrooms and they should be screened from the public domain. • Design and detail balconies in response to the local climate and context thereby increasing the usefulness of balconies by: locating balconies which predominantly face north, east or west to provide solar access; utilising sun screens, pergolas, shutters and operable walls to control sunlight and wind; providing balconies with operable screens, Juliet balconies or operable walls in special locations where noise or high windows prohibit other solutions; choose cantilevered balconies, partly cantilevered balconies and/or recessed balconies in response to daylight, wind, acoustic privacy and visual privacy; ensuring balconies are not so deep that they prevent sunlight entering the apartment below. • Design balustrades to allow views and casual surveillance of the street while providing for safety and visual privacy. • Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design. • Consider supplying a tap and gas point on primary balconies. • Provide primary balconies for all apartments with a minimum depth of 2 metres (2 chairs) and 2.4 metres (4 chairs). • Developments which seek to vary from the minimum standards must demonstrate that negative impacts from the context – noise, wind, cannot be satisfactorily ameliorated with design solutions. • Require scale plans of balcony with furniture layout to confirm adequate, useable space when an alternate balcony depth is proposed. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All apartments have at least one balcony. Access is provided directly from living areas.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open spaces are provided in the form of balconies for the residential units.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Balustrades are appropriate.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All balconies exceed the minimum depth and area controls.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ceiling Heights				

Requirement	Yes	No	N/A	Comment
<u>Objectives</u> <ul style="list-style-type: none"> • To encourage housing designs which meet the broadest range of the occupants' needs as possible. • To promote 'long life loose fit' buildings, which can accommodate whole or partial changes of use. • To encourage adaptive reuse. • To save the embodied energy expended in building demolition. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<p>The proposed development is considered to be consistent with the Flexibility objectives as layouts promote changes to furniture arrangement and a suitable number can be adapted to the changing needs of residents.</p>
<u>Design Practice</u> <ul style="list-style-type: none"> • 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. • Provide apartment layouts which accommodate the changing use of rooms. • Utilise structural systems which support a degree of future change in building use or configuration. • Promote accessibility and adaptability by ensuring: the number of accessible and visitable apartments is optimised; and adequate pedestrian mobility and access is provided. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>Apartment layout provides for basic changes to internal configuration. The building is serviced by 2 lifts and has accessible apartments</p> <p>Apartment layout provides for basic changes to internal configuration.</p> <p>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.</p>
<i>Ground Floor Apartments</i>				
<u>Objectives</u> <ul style="list-style-type: none"> • To contribute to the desired streetscape of an area and to create active safe streets. • To increase the housing and lifestyle choices available in apartment buildings. 	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<p>Being a mixed use building, there are no ground floor apartments proposed. This section is not applicable.</p>

Requirement	Yes	No	N/A	Comment
<u>Objectives</u>				
<ul style="list-style-type: none">• To support a mix of uses that complement and reinforce the character, economics and function of the local area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed mixed use building is in accordance with the desired future character of the area.
<ul style="list-style-type: none">• Choose a compatible mix of uses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
<ul style="list-style-type: none">• Consider building depth and form in relation to each use's requirements for servicing and amenity.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The commercial tenancies are completely separated from the residential lobbies and tenancies.
<ul style="list-style-type: none">• 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none">• Ensure the building positively contributes to the public domain and streetscape by: fronting onto major streets with active uses; avoiding the use of blank walls at the ground level.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none">• 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 air conditioning, do not cause acoustic problems later.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none">• Recognising the ownership/lease patterns and separating requirements for purposes of BCA.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The public domain interface is considered to positively contribute to the streetscape by providing high quality materials and distinct access to the residential use foyer.
<u>Storage</u>				
<u>Objectives</u>				
<ul style="list-style-type: none">• To provide adequate storage for everyday household items within easy access of the apartment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storage is provided within each unit in the form of built in wardrobes, kitchen cupboards and dedicated separate storage cupboards.
<ul style="list-style-type: none">• To provide storage for sporting, leisure, fitness and hobby equipment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Requirement	Yes	No	N/A	Comment
<u>Design Practice</u>				
<ul style="list-style-type: none">• 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 car parks.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Apartments are to have varying levels of storage areas. However, the storage space per unit varies.
<ul style="list-style-type: none">• 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storage is provided within apartments and at basement levels.
<ul style="list-style-type: none">• Ensure that storage separated from apartments is secure for individual use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satisfactory storage areas are provided to satisfy the DCP requirements as detailed on the submitted plans.
<ul style="list-style-type: none">• Where basement storage is provided: ensure that it does not compromise natural ventilation in car parks or create potential conflicts with fire regulations; exclude it from FSR calculations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none">• Consider providing additional storage in smaller apartments in the form of built-in cupboards to promote a more efficient use of small spaces.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none">• In addition to kitchen cupboards and wardrobes, provide accessible storage facilities at the following rates:<ul style="list-style-type: none">○ Studio = 6cum;○ 1 bed = 6cum;○ 2 bed = 8cum;○ 3+ bed = 10cum.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Acoustic Amenity</u>				
<u>Objectives</u> <ul style="list-style-type: none">• 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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
<u>Design Practice</u>				
• 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 the amount of party walls with other apartments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
• 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u>Daylight Access</u>				
<u>Objectives</u>				
• To ensure that daylight access is provided to all habitable rooms and encouraged in all other areas of residential flat development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be generally consistent with the Daylight Access objectives as the orientation of living areas allows for daylight infiltration.
• To provide adequate ambient lighting and minimise the need for artificial lighting during daylight hours.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To provide residents with the ability to adjust the quantity of daylight to suit their needs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Design Practice</u>				
• Plan the site so that new residential flat development is oriented to optimise northern aspect.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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
minimum standards must demonstrate how site constrains and orientation prohibits the achievement of these standards and how energy efficiency is addressed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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 comfort for occupants.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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. The BASIX commitments dictate energy consumption requirements.
• To provide natural ventilation in non-habitable rooms, where possible.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To reduce energy consumption by minimising the use of mechanical ventilation, particularly air conditioning.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design Practice				
• 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Design the internal apartment layout to promote natural ventilation by: minimising interruptions in air flow through an apartment; grouping rooms with similar usage together.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
• Select doors and operable windows to maximise natural ventilation opportunities established by the apartment layout.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Coordinate design for natural ventilation with passive solar design techniques.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Explore innovative technologies to naturally ventilate internal building areas or rooms.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Building depths which support natural ventilation typically range from 10-18 metres.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
• 60% of residential units should be naturally cross ventilated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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
<u>Objectives</u> <ul style="list-style-type: none"> To provide shelter for public streets. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal includes an awning over the public domain to provide shelter for the adjoining public footpath.
<ul style="list-style-type: none"> To ensure signage is in keeping with desired streetscape character and with the development in scale, detail and overall design 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No specific signage is proposed.
<u>Design Practice</u> <p><i>Awnings</i></p> <ul style="list-style-type: none"> 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 rain. Contribute to the legibility of the residential flat development and amenity of the public domain by locating local awnings over building entries. Enhance safety for pedestrians by providing under-awning lighting. <p><i>Signage</i></p> <ul style="list-style-type: none"> Councils should prepare guidelines for signage based on the desired character and scale of the local area. Integrate signage with the design of the development by responding to scale, proportions and architectural detailing. Provide clear and legible way finding for residents and visitors. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Awning over the surrounding public domain is proposed.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Distinct awning proposed over building entrance
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No signage of any kind is proposed under this application.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Entry door to residential foyer is recessed
Facades				
<u>Objectives</u> <ul style="list-style-type: none"> To promote high architectural quality in residential flat buildings. To ensure that new developments have facades which define and enhance the public domain and desired street character. To ensure that building elements are integrated into the overall building form and façade design. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Facade objectives as elevations of high architectural design quality which include modulation and articulation are proposed.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Design Practice</u> <ul style="list-style-type: none"> Consider the relationship between the whole building form and the façade and/or building elements. Compose facades with an appropriate scale, rhythm and proportion, which respond to the building's use and the desired contextual character. 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. Express important corners by giving visual prominence to parts of the façade. Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design. Coordinate security grills/screens, ventilation louvres and car park entry doors with the overall façade design. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Elevations are provided in accordance with the scale requirements of the Auburn Local Environmental plan and Auburn Town Centre controls. The design quality of the development is satisfactory.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A high level of modulation, articulation and architectural feature elements are incorporated to provide visually interesting and varied facades.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Unightly elements such as services, piping and plant is to be suitably located and/or screened so as not to detract from the visual quality of facades.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roof Design				

Requirement	Yes	No	N/A	Comment
<u>Objectives</u> <ul style="list-style-type: none"> To provide quality roof designs, which contribute to the overall design and performance of residential flat buildings. To integrate the design of the roof into the overall façade, building composition and desired contextual response. To increase the longevity of the building through weather protection. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Roof Design objectives as a flat roof with no elements which detract from the overall building appearance is proposed.
<u>Design Practice</u> <ul style="list-style-type: none"> Relate roof design to the desired built form. Design the roof to relate to the size and scale of 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. Design roofs to respond to the orientation of the site. 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. 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 structures and wind screens to encourage open space use; ensuring open space is accessible. Facilitate the use or future use of the roof for sustainable functions e.g. rainwater tanks, photovoltaics, water features. Where habitable space is provided within the roof optimise residential amenity in the form or attics or penthouse apartments. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed building is to have a flat roof which will not have any impact upon its overall appearance.
Energy Efficiency				
<u>Objectives</u> <ul style="list-style-type: none"> To reduce the necessity for mechanical heating and cooling. To reduce reliance on fossil fuels. To minimise greenhouse gas emissions. To support and promote renewable energy initiatives. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	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.
<u>Design Practice</u> Requirements superseded by BASIX.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The various BASIX Certificates for the buildings show that the development as a whole achieves the Pass Mark for energy and water conservation.
Maintenance				
<u>Objectives</u> <ul style="list-style-type: none"> To ensure long life and ease of maintenance for the development. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Should the application be approved, relevant conditions in relation to use of high-quality materials and general maintenance of the site shall be included in any consent that may be issued.
• Select manually operated systems in preference to mechanical systems.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Incorporate and integrate building maintenance systems into the design of the building form, roof and façade.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Select durable materials, which are easily cleaned and are graffiti resistant.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Select appropriate landscape elements and vegetation and provide appropriate irrigation systems.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Waste Management				
Objectives				
• To avoid the generation of waste through design, material selection and building practices.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Waste Management objectives as suitable arrangements and facilities for waste disposal and storage are proposed.
• To plan for the types, amount and disposal of waste to be generated during demolition, excavation and construction of the development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To encourage waste minimisation, including source separation, reuse and recycling.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To ensure efficient storage and collection of waste and quality design of facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design Practice				
• Incorporate existing built elements into new work, where possible.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Suitable waste management facilities are proposed throughout the building and will be managed by an appointed caretaker.
• Recycle and reuse demolished materials, where possible.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Specify building materials that can be reused and recycled at the end of their life.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Integrate waste management processes into all stages of the project, including the design stage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Support waste management during the design stage by: specifying modestly for the project needs; reducing waste by utilising the standard product/component sizes of materials to be used; incorporating durability, adaptability and ease of future service upgrades.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Prepare a waste management plan for green and putrescible waste, garbage, glass, containers and paper.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Locate storage areas for rubbish bins away from 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Provide every dwelling with a waste cupboard or temporary storage area of sufficient size to hold a single day's waste and to enable source separation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Incorporate on-site composting, where possible, in self contained composting units on balconies or as part of the shared site facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Supply waste management plans as part of the DA submission.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water Conservation				
Objectives				
• To reduce mains consumption of potable water.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Water Conservation objectives as on-site detention and a suitable stormwater drainage plan is proposed.
• To reduce the quantity of urban stormwater runoff.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Requirement	Yes	No	N/A	Comment
<u>Design Practice</u> • Requirements superseded by BASIX.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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
<p>(i) additional lots or the opportunity for additional dwellings, or</p> <p>(ii) lots that are smaller than the minimum size shown on the Lot Size Map in relation to the land concerned,</p> <p>(c) a consolidation of lots that does not create additional lots or the opportunity for additional dwellings,</p> <p>(d) rectifying an encroachment on a lot,</p> <p>(e) creating a public reserve,</p> <p>(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 toilets.</p> <p>Note. If a subdivision is exempt development, the Act enables the subdivision to be carried out without consent.</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
<p>2.6 AA Demolition requires consent</p> <p>The demolition of a building or work may be carried out only with consent.</p> <p>Note. If the demolition of a building or work is identified in <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> as exempt development, the Act enables it to be carried out without consent.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The demolition component of the development is being considered as part of this application.
<p>Zone B4 Mixed Use</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To provide a mixture of compatible land uses. To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling. To encourage high density residential development. To encourage appropriate businesses which contribute to economic growth. To achieve an accessible, attractive and safe public domain. <p>2 Permitted without consent</p> <p>Nil</p> <p>3 Permitted with consent</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The proposed residential and commercial/retail land uses are considered to be compatible with the objectives of the zone.</p> <p>The site enjoys close proximity to the core Auburn town centre and associated public transport links.</p> <p>The residential component of the development is high density in accordance with the zone.</p> <p>Being a mixed use development, the development will create an additional benefit in the form of job opportunities.</p> <p>The proposal is considered to provide an attractive public domain interface through the use of high quality materials, awning and accessible entry.</p> <p>All proposed development requires consent from Council.</p>

Clause	Yes	No	N/A	Comment
<p>Backpackers' accommodation; Boarding houses; Business premises; Child care centres; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels; Hotel or motel accommodation; Information and education facilities; Office premises; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Retail premises; 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</p> <p>4 Prohibited</p> <p>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</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposed building is defined as mixed use development meaning "a building or place comprising 2 or more different land uses".</p> <p>In this instance, a residential and commercial land use is proposed. All components of the proposed development are permissible with consent from Council.</p>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No prohibited development is proposed.

Clause	Yes	No	N/A	Comment
Part 4 Principal development standards				
4.1 Minimum subdivision lot size				
(1) The objectives of this clause are as follows:				
(a) to ensure that lot sizes are able to accommodate development consistent with relevant development controls, and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No subdivision is proposed. The site would however be required to be consolidation, should the application be approved.
(2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(3A) Despite subclause (3), the minimum lot size for dwelling houses is 450 square metres.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The development is not for a single dwelling.
(3B) Despite subclause (3), if a lot is a battle-axe lot or other lot with an access handle and is on land in Zone R2 Low Density Residential, Zone R3 Medium Density Residential, Zone B6 Enterprise Corridor, Zone B7 Business Park, Zone IN1 General Industrial and Zone IN2 Light Industrial, the minimum lot size excludes the area of the access handle.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(3C) Despite subclauses (3)–(3B), the minimum lot size for development on land within the Former Lidcombe Hospital Site, as shown edged blue on the Lot Size Map, is as follows in relation to development for the purpose of:				
(a) dwelling houses:				
(i) 350 square metres, or				
(ii) if a garage will be accessed from the rear of the property - 290 square metres, or	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
(iii) if the dwelling house will be on a zero lot line - 270 square metres,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) semi-detached dwellings - 270 square metres,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(c) multi dwelling housing - 170 square metres for each dwelling,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(d) attached dwellings - 170 square metres.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(4) This clause does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Clause	Yes	No	N/A	Comment
4.3 Height of buildings				
(1) The objectives of this clause are as follows:				
(a) to establish a maximum building height to enable appropriate development density to be achieved, and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The subject site has a 27m height limit under the Auburn LEP 2010. The proposal complies 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(2) 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(2A) Despite subclause (2), the maximum height of office premises and hotel or motel accommodation is:				
(a) if it is within the Parramatta Road Precinct, as shown edged orange on the Height of Buildings Map—27 metres,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development not on land within zone B6 – Enterprise Corridor.
4.4 Floor space ratio				
(1) The objectives of this clause are as follows:				
(a) To establish a maximum floor space ratio to enable appropriate development density to be achieved, and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A floor space ratio of 3:1 is specified for the site.
(b) To ensure that development intensity reflects its locality.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development will establish the desired future density of the B4 – Mixed use zone.
(2) 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
(2A) 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,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) for sites that are 1,300 square metres or greater but less than 1,800 square metres—0.80:1,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(c) for sites that are 1,800 square metres	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
				Not within Zone – B6 Enterprise

Clause	Yes	No	N/A	Comment
only to the extent that it does not overlap with another lot already included in the site area calculation.				
(6) Only significant development to be included 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site consists of 5 lots to be consolidated into 1 lot.
(7) Certain public land to be separately 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No public land incorporated into the proposal.
(8) Existing buildings The gross floor area of any existing or 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 relates to all of the buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All above ground floors of the proposal are factored into the floor space ratio calculation.
(9) Covenants to prevent "double dipping" 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Should the application be approved, appropriate condition will be imposed to ensure the 5 lots are consolidated into 1 lot.
(10) Covenants affect consolidated sites If:				
(a) a covenant of the kind referred to in subclause (9) applies to any land (<i>affected land</i>), and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No consolidation covenant is being applied in this instance.
(b) proposed development relates to the affected land and other land that together comprise the site of the proposed development,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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.				
(11) Definition In this clause, <i>public place</i> has the same meaning as it has in the <i>Local Government Act 1993</i> .				

Clause	Yes	No	N/A	Comment
4.6 Exceptions to development standards				
(1) The objectives of this clause are:				The applicant has not applied for any exceptions to development standards in accordance with this clause.
(a) to provide an appropriate degree of flexibility in applying certain development standards to particular development, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) that there are sufficient environmental planning grounds to justify contravening the development standard.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(4) Consent must not be granted for development that contravenes a development standard unless:				
(a) the consent authority is satisfied that:				
(i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) the concurrence of the Director-General has been obtained.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(5) In deciding whether to grant concurrence, the Director-General must consider:				

Clause	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,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(g) subdividing land on which a heritage item is located or that is within a heritage conservation area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(3) When consent not required				
However, consent under this clause is not required 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:				
(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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(ii) would not adversely affect the significance of the heritage item, archaeological site or heritage conservation area, or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) the development is in a cemetery or burial ground and the proposed development:				
(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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(d) the development is exempt development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Note. For land known as Rookwood Cemetery zoned SP1 Cemetery, development consent from, and notification to, the consent authority is not required under this plan for the further use of an existing grave site or crypt within a graveyard that is a heritage item, provided the heritage significance of the item is not adversely affected.				
(4) Effect on heritage significance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The consent authority must, before granting consent under this clause, consider the effect of the proposed development on the heritage significance of the heritage item or heritage conservation area concerned. This subclause applies regardless of whether a heritage				

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):	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(a) notify the Heritage Council about the application, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(a) the conservation of the heritage item is facilitated by the granting of consent, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) the proposed development is in accordance with a heritage conservation management plan that has been approved by the consent authority, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 of land	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Works				
1 Any works.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Clause	Yes	No	N/A	Comment
2 Works below the natural ground surface. Works by which the watertable is likely to be lowered.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(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):	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Clause	Yes	No	N/A	Comment
(b) the effect of the proposed development on the likely future use or redevelopment of the land,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is in accordance with the desired future character of the area and zone B4 – mixed use zone objectives.
(c) the quality of the fill or of the soil to be excavated, or both,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is not identified as a potential archaeological site.
(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are no waterways or environmentally sensitive areas in vicinity.
Note. The <i>National Parks and Wildlife Act 1974</i> , particularly section 86, deals with disturbing or excavating land and Aboriginal objects.				

Clause	Yes	No	N/A	Comment
6.3 Flood planning				
(1) The objectives of this clause are:				The site is not identified as being flood prone as per the maps in the ALEP 2010. This clause is not applicable to the development.
(a) to minimise the flood risk to life and property associated with the use of land,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(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,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(c) to avoid significant adverse impacts on flood behaviour and the environment.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(2) This clause applies to:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(a) land that is shown as "Flood planning area" on the Flood Planning Map, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) other land at or below the flood planning level.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(3) Development consent must not be granted for development on land to which this clause applies unless the consent authority is satisfied that the development:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(a) is compatible with the flood hazard of the land, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(c) incorporates appropriate measures to manage risk to life from flood, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(4) A word or expression used in this clause has the same meaning as it has in the NSW Government's <i>Floodplain Development Manual</i> published in 2005, unless it is otherwise defined in this clause.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(5) In this clause: flood planning level means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard. Flood Planning Map means the Auburn Local Environmental Plan 2010 Flood Planning Map.				
6.4 Foreshore building line				
(1) The objective of this				The subject site is not affected by a

Clause	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	foreshore building line.
(2) This clause applies to land identified as below the foreshore building line on the Foreshore Building Line Map.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(3) Development consent must not be granted for development on land in the foreshore area except for the following purposes:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(a) the extension, alteration or rebuilding of an existing building wholly or partly in the foreshore area,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(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,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(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).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(4) Development consent must not be granted under subclause (3) unless the consent authority is satisfied that:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(a) the development will contribute to achieving the objectives for the zone in which the land is located, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) the appearance of any proposed structure, from both the waterway and adjacent foreshore areas, will be compatible with the surrounding area, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(c) the development is not likely to cause environmental harm such as:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(i) pollution or siltation of the waterway, or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(ii) an adverse effect on surrounding uses, marine habitat, wetland areas, flora or fauna habitats, or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(iii) an adverse effect on drainage patterns, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(d) the development will not cause congestion of, or generate conflicts between, people using open space areas or the waterway, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(e) opportunities to provide continuous public access	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Clause	Yes	No	N/A	Comment
along the foreshore and to the waterway will not be compromised, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(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,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(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,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(b) the supply of electricity,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(c) the disposal and management of sewage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(d) stormwater drainage or on-site conservation,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(e) suitable road access.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(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																												
a. To provide richness of detail and architectural interest, especially to visually prominent parts of buildings such as lower storeys and street facades.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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. The design substantially complies with the ALEP 2010 building FSR and building height controls. <i>(it is noted that the FSR compliance shall be confirmed prior to the issue of the operative consent).</i>																								
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																									
c. To ensure that the built form and density of a new development respects the scale, density and desired future character of the area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																									
d. To ensure development appropriately supports the centres hierarchy within the Auburn local government area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																									
2.1 Number of storeys																												
D1 The maximum number of storeys shall be as per the table below: Table 1 – Number of storeys	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The DCP controls relating to the maximum permitted number of storeys within a building are intended to ensure suitable floor to ceiling heights are provided for purely commercial buildings, which typically require substantially larger ceiling heights compared with residential development types. In this instance, a mixed use development is being proposed, incorporating both commercial and residential units. The proposed commercial units are appropriately provided with large floor to ceiling heights, whilst residential units have reduced heights. Given that both commercial and residential floor to ceiling heights satisfy the requirements of Residential Flat Design Code (detailed above), the variation to the 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.																								
<table><tr><th>ALEP 2010 maximum building height</th><th>Maximum number of storeys</th></tr><tr><td colspan="2">B1 Neighbourhood Centre zone</td></tr><tr><td>14 metres (excluding Wentworth Point Neighbourhood Centre)</td><td>3 storeys</td></tr><tr><td>17 metres (Wentworth Point Neighbourhood Centre only)</td><td>4 storeys</td></tr><tr><td colspan="2">B2 Local Centre zone</td></tr><tr><td>14 metres (excluding Newington Small Village)</td><td>3 storeys</td></tr><tr><td>16 metres (Newington Small Village only)</td><td>3 storeys</td></tr><tr><td colspan="2">B4 Mixed Use zone</td></tr><tr><td>18 metres</td><td>4 storeys</td></tr><tr><td>27 metres</td><td>6 storeys</td></tr><tr><td>32 metres</td><td>8 storeys</td></tr><tr><td>36 metres</td><td>9 storeys</td></tr></table>	ALEP 2010 maximum building height	Maximum number of storeys	B1 Neighbourhood Centre zone		14 metres (excluding Wentworth Point Neighbourhood Centre)	3 storeys	17 metres (Wentworth Point Neighbourhood Centre only)	4 storeys	B2 Local Centre zone		14 metres (excluding Newington Small Village)	3 storeys	16 metres (Newington Small Village only)	3 storeys	B4 Mixed Use zone		18 metres	4 storeys	27 metres	6 storeys	32 metres	8 storeys	36 metres	9 storeys	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
ALEP 2010 maximum building height	Maximum number of storeys																											
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																									
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																									
2.2 Articulation and proportion																												
Performance criteria																												
P1 The bulk, scale and intensity of development is consistent with the scale of surrounding existing and planned developments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 fenestration details; and proportion, spacing and modelling of the surface through detail and relief.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The development is considered to respond well in this regard.
P3 New facades complement the predominant horizontal and vertical proportions in the street and are compatible with surrounding buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Surrounding development comprise of mixed use, residential and educational developments.
Development controls				
D1 Buildings shall incorporate:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed design possesses these elements.
• balanced horizontal and vertical proportions and well spaced and proportioned windows;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed design possesses these elements.
• a clearly defined base, middle and top;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed design possesses these elements. The building is modulated with the provision of recesses in the front facade of the building.
• modulation and texture; and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• architectural features which give human scale at street level such as entrances and porticos.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The ground floor is of an appropriate scale.
D2 The maximum width of blank walls for building exteriors along key retail streets shall be 5m or 20% of the street frontage, whichever is the lesser.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are no blank walls proposed at the street level facade. The public domain interface is considered to provide an appropriate level of visual interest.
D3 Articulation of the building exterior shall be achieved through recesses in the horizontal and vertical plane, adequate contrasts in materials, design features and the use of awnings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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 positively to the streetscape.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All windows and doors are considered to possess appropriate proportions.
D5 Street awnings which appear as horizontal elements along the façade of the building shall be provided as part of all new development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There is an awning provided over the footpath.
2.3 Materials				
Performance criteria				
P1 Materials enhance the quality and character of the business precinct.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed materials are considered to be of high quality and contemporary appearance. The development is acceptable in this regard.
Development controls				
D1 New buildings shall incorporate a mix of solid (i.e. masonry concrete) and glazed materials, consistent with the character of buildings in the locality.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The facade contains a mix of masonry concrete and glazing materials appropriate to the residential and commercial use of the building.
D2 Building materials and finishes complement the finishes predominating in the area. Different materials, colours or textures may be used to emphasise certain features of the building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D3 Building facades at street level along primary streets and public places consist of a minimum of 80% for windows/glazed areas and building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

and tenancy entries. D4 Visible light reflectivity from building materials used on the facades of new buildings shall not exceed 20%.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Should the application be recommended for approval, appropriate condition could be imposed in this regards.
2.4 Roofs Performance criteria P1 Roof design is integrated into the overall building design. Development controls D1 Design of the roof shall achieve the following: <ul style="list-style-type: none"> •concealment of lift overruns and service plants; •presentation of an interesting skyline; •enhancing views from adjoining developments and public places; and •complementing the scale of the building. D2 Roof forms shall not be designed to add to the perceived height and bulk of the building. D3 Where outdoor recreation areas are proposed on flat roofs, shade structures and wind screens shall be provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposed parapet is a flat horizontal roof element to the building.</p> <p>The roof overruns are not visible from the street.</p> <p>The roof is appropriate in this instance.</p> <p>The roof design is not considered to add to the perceived bulk and scale of the building.</p> <p>No outdoor open space is proposed upon the roof.</p>
2.5 Balconies Performance criteria P1 Balconies contribute positively to the amenity of residents and the visual quality of the local centre. Development controls D1 Balustrades and balconies shall be constructed from a balance of solid and transparent material to allow for views from the interior. D2 Balconies and terraces shall be oriented to 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. D4 Screens, louvers or similar devices shall be provided to balconies so as to visually screen any drying of laundry.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The facade and balconies present to the street in a coordinated balance of glass and masonry.</p> <p>Balustrades overlook public spaces.</p> <p>Should the application be recommended for approval, appropriate condition could be imposed in this regards.</p> <p>Screening elements are proposed.</p>
2.6 Interface with schools, places of public worship, and public precincts Development controls D1 Where a site adjoins a school, place of public worship or public open space: <ul style="list-style-type: none"> • This interface shall be identified in the site analysis plan and reflected in building design; • Building design incorporates an appropriate transition in scale and character along the site boundary(s); 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Site is located on the opposite side of the road adjacent to Trinity Catholic College. The western façade provides passive surveillance to the street.</p> <p>The western façade is suitably designed an appropriate in scale and character.</p>

<ul style="list-style-type: none"> Building design presents an appropriately detailed facade and landscaping in the context of the adjoining land use. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D2 The potential for overlooking of playing areas of schools shall be minimised by siting, orientation or screening.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D3 Fencing along boundaries shared with public open space shall have a minimum transparency of 50%.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>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 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.</p> <p>The development does not directly adjoin public open space.</p>
3.0 Streetscape and Urban form				
Objectives				
a. To ensure development integrates well with the locality and respects the streetscape, built form and character of the area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. To encourage innovative development which is both functional and attractive in its context.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development in itself is not considered to be inappropriate for the area in terms of streetscape and built form.
3.1 Streetscape Performance criteria				
P1 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed building provides a highly articulated built form in keeping with the contemporary character and future character of Auburn Centre.
Development controls				
D1 Applicants shall demonstrate how new development addresses the streetscape and surrounding built environment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed building bulk and scale 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no signs proposed as part of the subject application.
3.2 Setbacks Performance criteria				
P1 The setback of new buildings is consistent with the setback of adjoining buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P3 The design of landmark or gateway				

buildings on corner and junction sites recognises the importance of these sites as dominant elements in the streetscape.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not located on a corner or identified as a gateway site.
P4 The design of infill buildings reinforces continuity, symmetry and unity in the streetscape.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The development is not infill development.
Development controls				
D1 New development or additions to existing development shall adopt the following front setbacks:				
<ul style="list-style-type: none"> • Nil setbacks for the first two storeys, particularly if adjoining buildings are on a nil setback. This reinforces the existing continuity of the streetscape. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Nil setback is adopted for the first two storeys.
<ul style="list-style-type: none"> • 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. 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> • External walls – 900mm for single storey development. • External walls – 1500mm for two storeys. 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Depending on performance and other criteria, side setbacks may be required to be increased in order to minimise potential impacts on adjoining properties in terms of solar amenity, views, privacy and overshadowing.				
4.0 Mixed Use Developments				
Objectives				
a. To encourage sustainable development by permitting services and employment-generating uses in conjunction with residential uses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development is considered to be in accordance with the mixed-use development objectives. The development will create employment opportunity, enjoy connectivity to existing public transport services, enhance the vitality of the area and increase the activation of the street. The development is acceptable in this regard.
b. To provide affordable residential development within close proximity to transport, employment and services.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. To enhance the vitality and safety of commercial centres by encouraging further residential development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
d. To achieve a lively and active street frontage by encouraging the integration of appropriate retail and commercial uses with urban housing.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4.1 Building design				
Performance criteria				
P1 Mixed use developments are designed to architecturally express the different functions of the building while sympathetically integrating into	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development is considered to respond well in this regard.

the local centre streetscape.				
Development controls				
D1 The architecture of ground level uses shall reflect the commercial/retail function of the centre.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The ground floor is identifiable as a commercial component of the development. The residential lobbies are separated from the commercial tenancies.
D2 Buildings shall achieve a quality living environment that sympathetically integrates into the character of the commercial precinct.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building will establish the future character of the immediate area.
D3 Commercial and retail servicing, loading and parking facilities shall be separated from residential access and servicing and parking.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All commercial servicing will be undertaken at the ground floor level. Residential parking is to the basement levels.
4.2 Active street frontages				
Performance criteria				
P1 Street activity is enhanced by:				
•the concentration of retail outlets and restaurants at street level; and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No uses of the commercial tenancies is proposed under this application however the proposed building can entertain a number of uses as outlined under the B4 Mixed Use zone of the ALEP 2010 assessment.
•the number of entrances at street level.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development controls				
D1 Retail outlets and restaurants are located at the street frontage on the ground level.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Separate entries are provided for the commercial tenancies and the residential lobbies. The development is acceptable in this regard.
D2 A separate and defined entry shall be provided for each use within a mixed use development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4.3 Amenity				
Performance criteria				
P1 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development provides for an appropriate level of amenity for the residential use. See the SEPP 65 assessment section of the report.
Development controls				
D1 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development is not located in near vicinity of railway lines or arterial roads.
4.4 Residential flat building component of mixed use developments				
Applicants shall consult the Residential Flat Buildings Part of this DCP for the design requirements for the residential flat building component of a mixed use development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Assessment provided later in addition to the SEPP 65 assessment undertaken.
5.0 Privacy and Security				
Objectives				
a. To provide personal and property security for residents and visitors and enhance perceptions of community safety.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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. To enhance the architectural character of buildings at night, improve safety and enliven the town centre at night.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Performance criteria				
P1 Private open spaces and living areas of adjacent dwellings are protected from overlooking.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development has provided numerous privacy features to ensure adjoining development (existing and future) is not adversely impact upon.
P2 Site layout and design of buildings, including height of front	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

fences and use of security lighting, minimises the potential for crime, vandalism and fear.				
Development controls				
D1 Views onto adjoining private open space shall be obscured by:				
• Screening with a maximum area of 25% openings is permanently fixed and made of durable materials; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sufficient building separation provided to minimise visual and acoustic overlooking onto adjoining private open spaces.
• Incorporating planter boxes into walls or balustrades to increase visual separation between areas. Existing dense vegetation or new planting may be used as a secondary measure to further improve privacy.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development is acceptable in this regard.
D2 Site layout and building design shall ensure that windows do not provide direct and close views into windows, balconies or private open spaces of adjoining dwellings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Privacy screens and in some cases solid walls are proposed to the edges of balconies to minimise overlooking impacts.
D3 Shared pedestrian entries to buildings shall be lockable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D4 Buildings adjacent to streets or public spaces shall be designed to allow casual surveillance over the public area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The units facing Park Road and the commercial uses on the ground floor provides for passive surveillance of the street and public domain.
D5 Development shall be consistent with Council's Policy on Crime Prevention Through Environmental Design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A crime risk report has been submitted with the application. No objection is raised in this regards.
5.1 Lighting				
Performance criteria				
P1 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Should the application be recommended for approval, appropriate condition may be imposed with regards to lighting.
P2 The use of integrated lighting systems in retail shops is both functional and decorative.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P3 Lighting is sufficient for its purpose and used to make bold design statements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P4 Lighting does not interfere with amenity of residents or safety of motorists.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development controls				
D1 Lighting design shall be integrated with the interior design of a retail/commercial premise. The use of low voltage track lighting, recesses spotlighting and designer light fittings is encouraged.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D2 Lighting systems shall incorporate specific display lighting to reinforce merchandise and provide a contrast against the street lighting generally.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D3 Surface mounted fluorescent fixtures shall not be considered in any part of the retail areas of the premises.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D4 The light source shall be selected	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8.0 Energy Efficiency and Water Conservation				
Objectives				
a. To achieve energy efficient commercial and retail developments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ABSA and BASIX Certificates have been submitted with the application to address thermal comfort and energy efficiency for the residential component. The development is acceptable in this regards. With regard to overshadowing of the public domain, the building has been appropriately sited however if the building was sited in a way to minimise the overshadowing of the street, this would result in an unacceptable design outcome and increased overshadowing impact on adjoining uses. Accordingly the buildings overshadowing of the street and public domain is considered acceptable in this instance.
b. To encourage site planning and building design which optimises site conditions to achieve energy efficiency.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. To minimise overshadowing of the public domain including streets and open space.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
d. To give greater protection to the natural environment by reducing greenhouse gas emissions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
e. To encourage the installation of energy efficient and water conserving appliances.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
f. To reduce the consumption of non-renewable energy sources for the purposes of heating, water, lighting and temperature control.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
g. To minimise potable water mains demand of non residential development by implementing water efficiency measures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8.1 Energy efficiency Performance criteria				
P1 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building internal layout is generally considered acceptable. The building will be made out of appropriate masonry materials with suitable thermal massing properties. This is as per the BASIX certificate requirements.
Development controls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D2 The practicability of all external 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 ² 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8.2 Water conservation Performance criteria				
P1 Water efficiency is increased by appropriate building design, site layout, internal design and water conserving appliances.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BASIX Certificate submitted addresses water conservation for the residential component.

<p>P1 Natural ventilation is incorporated into the building design.</p> <p>Development controls</p> <p>D1 The siting, orientation, use of 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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>report, the building is 75% naturally ventilated. The development is acceptable in this regard.</p>
<p>8.6 Solar amenity</p> <p>Performance criteria</p> <p>P1 New buildings are designed to protect solar amenity for the public domain and residents.</p> <p>Development controls</p> <p>D1 Shadow diagrams shall accompany development applications for buildings which demonstrate that the proposal will not reduce sunlight to less than 3 hours between 9.00 am and 3.00 pm on 21 June for:</p> <ul style="list-style-type: none"> • public places or open space; • 50% of private open space areas; • 40% of school playground areas; or • windows of adjoining residences. <p>D2 Lighter colours in building materials and exterior treatments shall be used on the western facades of buildings.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The solar access to the development and surrounding existing buildings complies with the requirements listed below. See also the SEPP 65 Assessment for the solar access discussion.</p> <p>Given the orientation of the building all surrounding buildings will receive sufficient solar access during the morning, daytime or afternoon at times throughout the year.</p> <p>The building to the south does not receive the required amount of solar access on 21 June. However submitted solar access diagrams demonstrate that this building receives good levels of solar access throughout the year.</p> <p>For the most part the proposal complies with this control.</p> <p>There are no adjoining public outdoor spaces.</p>
<p>9.0 Ancillary Site Facilities</p>				
<p>9.1 Provision for goods and mail deliveries</p> <p>Performance criteria</p> <p>P1 New development incorporates adequate provision in its design for the delivery of goods and mail to both business and residential occupants.</p> <p>Development controls</p> <p>D1 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 3,000m² of gross leasable floor area devoted to commercial premises.</p> <p>D2 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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Deliveries to the site can be made via the proposed loading bay at ground floor level.</p> <p>Mailboxes are shown at the residential entry.</p>
<p>10.0 Other Relevant Controls</p>				
<p>10.1 Waste</p> <p>D1 Applicants shall consult the Waste Part of this DCP for requirements for disposal.</p> <p>10.2 Access and amenity</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>An acceptable waste management plan dealing with the demolition and construction waste has been submitted for the application. The development is acceptable in this regard.</p>

D1 Applicants shall consult the relevant provisions within the Access and Mobility Part of this DCP.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11.0 Public Domain				
Objectives				
a. To ensure private development contributes to a safe, attractive and useable urban environment within the local centres of the Auburn local government area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 to impact on the intentions of the Town Centre Outer of Auburn Public Domain Plan.
b. To ensure the public domain forms an integrated part of the urban fabric of commercial centres.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. To encourage both night and day pedestrian activity in the commercial centres.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
d. To ensure private development contributes to a positive pedestrian environment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
e. To encourage public art in new development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development controls				
D1 Any works within the public domain or which present to the public domain shall be consistent with Council's Public Domain Manual and/or the Town Centre Infrastructure Manual and Council's Policy on Crime Prevention Through Environmental Design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D2 New buildings shall contribute to the public domain through the provision of awnings, sheltered building entries, verandahs and canopies, safe pedestrian linkages to car parks, landscaping, and open space, where appropriate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Note: Refer to the relevant Public Domain Plan and Council's Public Art Policy.				
12.0 Subdivision				
Objectives				
a. To ensure development sites are of a reasonable size to efficiently accommodate architecturally proportioned buildings and adequate car parking, loading facilities, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site lots will be amalgamated by way of condition of consent.
b. To provide lots which are of sufficient size to satisfy user requirements and to facilitate development of the land while having regard to site opportunities and constraints.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12.1 Size and dimensions				
Performance criteria				
P1 The size and dimension of proposed lots contribute to the orderly development of the commercial centres.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	As above. It is noted that the total site area is approximately 2,965sqm. The site has appropriate dimensions.
Development controls				
D1 Proposed lots shall be of sufficient area and dimension to allow a high standard of architectural design, the appropriate siting of buildings and the provision of required car parking, loading facilities, access and landscaping.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12.2 Utility services				
Performance criteria				
P1 All essential public utility services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is capable of being serviced by utilities.

are provided to the development to the satisfaction of relevant authorities.				
Development controls				
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D2 Common trenching for gas, electricity and telecommunications shall be provided in accordance with agreements between the relevant servicing authorities in NSW.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13.0 Auburn Town Centre				
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The subject site lies within the boundary of Figure 4.
13.2 Setbacks Development controls D1 Setbacks within the town centre shall be consistent with Figure 5. 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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. P2 The built edge of development fronting the street contributes to a sense of enclosure and scale within the town centre. Development controls 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.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	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 area.
13.4 Active frontages Development controls				No active frontage requirement is

D1 As a minimum, buildings shall provide active street frontages consistent with Figure 7.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	stipulated for the subject development site in figure 7. The commercial tenancies will however assist in activating the street frontage.
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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	Yes	No	N/A	Comments
1.0 Introduction				
1.1 Development to which this Part applies 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.				The development site is not located in the Wentworth Point locality.
1.2 Purpose of this Part The purpose of this Part is to ensure residential flat buildings: <ul style="list-style-type: none"> are pleasant to live in and create enjoyable urban places; maintain a high level of amenity; contribute to the overall street locality; minimise the impact on the environment; and optimise use of the land. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	The development is considered to be generally in compliance with this part.
2.0 Built Form				
<ul style="list-style-type: none"> Objectives To ensure that all development contributes to the improvement of the character of the locality in which it is located. To ensure that development is sensitive to the landscape setting and environmental conditions of the locality. To ensure that the appearance of development is of high visual quality and enhances and addresses the street. 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 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	The proposed development is consistent with the built form objectives as it results in an articulated, balanced development which improves the existing streetscape, provides ample deep soil zones and landscaping, is consistent with the form and scale of like developments in the near vicinity and achieves the required energy efficiency ratings.

<p>responds appropriately to site characteristics and locality.</p> <ul style="list-style-type: none"> To ensure that development relates well to surrounding developments. To ensure that development maximises sustainable living. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>2.1 Site area</p> <p>Performance criteria</p> <p>P1 The site area of a proposed development is of sufficient size to accommodate residential flat buildings.</p> <p>Development controls</p> <p>D1 A residential flat building development shall have a minimum site area of 1000m² and an average minimum width of 24m.</p> <p>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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development site is considered to be of acceptable size and dimensions with a site area of approximately 2965sqm and frontage of 63m. The development is acceptable in this regard.
<p>2.2 Site coverage</p> <p>Performance criteria</p> <p>P1 Adequate areas for landscaping, open space and spatial separation is provided between buildings.</p> <p>Development controls</p> <p>D1 The built upon area shall not exceed 50% of the total site area.</p> <p>D2 The non-built upon area shall be landscaped and consolidated into one communal open space and a series of courtyards.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
<p>2.3 Building envelope</p> <p>Performance criteria</p> <p>P1 The height, bulk and scale of a residential flat building development</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is consistent with the objectives of the zone and compatible

<p>is compatible with neighbouring development and the locality. Residential flat buildings:</p> <ul style="list-style-type: none"> addresses both streets on corner sites; align with the street and/or proposed new streets; are located across the site; and form an L shape or a T shape where there is a wing at the rear. <p>Note: The development control diagrams in section 10.0 illustrate building envelope controls.</p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>with the desired future character of the area in accordance with the zone objectives.</p> <p>The proposal aligns with the street and is not located on a corner allotment nor requires a laneway to meet its service needs.</p> <p>The building has a rear wing.</p>
<p>Development controls</p> <p>Council may consider a site specific building envelope for certain sites, including:</p> <ul style="list-style-type: none"> corner sites; double frontage sites; sites facing parks; sites adjoining higher density zones; and isolated sites. 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<p>A site specific building envelope is not considered to be necessary in this instance.</p>
<p>2.4 Setbacks</p> <p>Performance criteria</p> <p>P1 Impact on the streetscape is minimised by creating a sense of openness, providing opportunities for landscaping and semi-private areas, and providing visual continuity and building pattern.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The setbacks are considered to be appropriate in this instance.</p>
<p>Development controls</p> <p>2.4.1 Front setback</p> <p>D1 The minimum front setback shall be between 4 to 6m (except for residential flat development in the B1, B2 and B4 zones).</p> <p>D2 Where a site has frontage to a lane, the minimum setback shall be 2m, however, this will vary depending on the width of the lane.</p> <p>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</p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<p>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.</p> <p>Not a corner site.</p>

	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 laneway where that laneway is a shareway. Where a footpath is to be incorporated a greater setback shall be required.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The development achieves compliance with this requirement and provides a building separation of greater than 10m from the building across the street.
D5	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 setback					
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The setbacks are appropriate to the site. They allow for good amenity to be achieved to the surrounding buildings. Side setbacks vary, and are generally greater than 3m.
D2	Eaves may extend a distance of 700mm from the wall.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.4.3 Rear setback					
D1	Rear setbacks shall be a minimum of 10m.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This is more applicable to a residential development in residentially zoned area. Given that the proposal is for a mixed use development within the Town Centre, a setback of 10m will significantly limit the development potential of the site.
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

2.6 Number of storeys					matter.
Performance criteria					
P1	The number of storeys is achievable within the maximum building height in <i>Auburn LEP 2010</i> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is consistent with this requirement and provides for a building height of 27m under the ALEP 2010.
Development controls					
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mixed use development proposed.
2.7 Floor to ceiling heights					
Performance criteria					
P1	Floor to ceiling heights provide well proportioned rooms and spaces to allow for light and ventilation into the built form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development controls					
D1	The minimum floor to ceiling height shall be 2.7m. This does not apply to mezzanines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Complies.
D2	Where there is a mezzanine configuration, the floor to ceiling height may be varied.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D4	When located within business areas, a floor to ceiling height of 3.3m for the ground and first floor shall be provided.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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 ceiling heights					
Performance criteria					
P1	Window heights allow for light penetration into rooms and well proportioned elevations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window head heights are a minimum of 2.4 metres from floor level. The development is acceptable in this regard.
Development controls					
D1	The head height of the windows and the	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

	proportion of windows shall relate to the floor to ceiling heights of the dwelling.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D2	For storeys with a floor to ceiling height of 2.7 metres, the minimum head height of windows shall be 2.4 metres.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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 Heritage					
Performance criteria					
P1	Development does not adversely affect the heritage significance of heritage items and heritage groups and archaeological sites as well as their settings, distinctive streetscape, landscape and architectural styles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development site is not an identified heritage item nor is the site directly adjacent to any identified heritage items.
Development controls		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D1	All development adjacent to and/or adjoining a heritage item shall be:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	• responsive in terms of the curtilage and design;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	• accompanied by a Heritage Impact Statement; and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	• respectful of the building's heritage significance in terms of the form, massing, roof shapes, pitch, height and setbacks.				
2.10 Building design					
Performance criteria					
P1	Building design, detailing and finishes provide an appropriate scale to the street and add visual interest.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
Development controls					
2.10.1 Materials		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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 Building articulation					
D1	Windows and doors in all facades shall be provided in a balanced manner and respond to the orientation and internal uses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal offers an articulated facade with distinct horizontal and vertical elements.

<div>D2</div> <div>Dwelling entrances shall create a sense of individuality and act as a transitional space between private and communal spaces.</div>	<div><input checked="" type="checkbox"/></div>	<div><input type="checkbox"/></div>	<div><input type="checkbox"/></div>	<div>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.</div>
<div>D3</div> <div>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 depth.</div>	<div><input checked="" type="checkbox"/></div>	<div><input type="checkbox"/></div>	<div><input type="checkbox"/></div>	<div>The facade provides recessed elements on every facade of the building.</div>
<div>2.10.3</div> <div>Roof form</div> <div>D1</div> <div>Roof forms shall be designed in a way that the total form does not add to height and bulk of the building.</div>	<div><input checked="" type="checkbox"/></div>	<div><input type="checkbox"/></div>	<div><input type="checkbox"/></div>	<div>Flat roof and low horizontal parapet proposed. The roof form is in accordance with this clause.</div>
<div>2.10.4</div> <div>Balustrades and balconies</div> <div>D1</div> <div>Balustrades and balconies shall allow for views from the interior. Accordingly, balustrades shall be partly transparent and partly solid.</div>	<div><input checked="" type="checkbox"/></div>	<div><input type="checkbox"/></div>	<div><input type="checkbox"/></div>	<div>Partly transparent and partly solid balustrades proposed.</div>
<div>D2</div> <div>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.</div>	<div><input checked="" type="checkbox"/></div>	<div><input type="checkbox"/></div>	<div><input type="checkbox"/></div>	<div>Complies.</div>
<div>2.11</div> <div>Dwelling size</div> <div>Performance criteria</div> <div>P1</div> <div>Internal dwelling sizes and shapes are suitable for a range of household types.</div>	<div><input checked="" type="checkbox"/></div>	<div><input type="checkbox"/></div>	<div><input type="checkbox"/></div>	<div>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.</div>
<div>P2</div> <div>All rooms are adequate in dimension and accommodate their intended use.</div>	<div><input checked="" type="checkbox"/></div>	<div><input type="checkbox"/></div>	<div><input type="checkbox"/></div>	
<div>Development controls</div> <div>D1</div> <div>The size of the dwelling shall determine the maximum number of bedrooms permitted.</div>	<div><input type="checkbox"/></div>	<div><input checked="" type="checkbox"/></div>	<div><input type="checkbox"/></div>	<div>Smallest 1 bedroom unit size (single aspect) = 50 sqm.</div>
<div>Number of bedrooms</div> <div>Dwelling size</div> <div>Studio</div> <div>50m²</div> <div>1 bedroom (cross through)</div> <div>50m²</div> <div>1 bedroom (masionette)</div> <div>62m²</div> <div>1 bedroom (single aspect)</div> <div>63m²</div> <div>2 bedrooms (corner)</div> <div>80m²</div> <div>2 bedrooms (cross through or over)</div> <div>90m²</div> <div>3 bedrooms</div> <div>115m²</div>				<div>Smallest 2 bedroom unit size (no cross over units proposed) = 85sqm.</div> <div>Smallest 3 bedroom unit size = 115sqm.</div> <div>The proposal complies. It is noted that proposed apartment sizes is compliant with SEPP 65 controls.</div>

4 bedrooms	130m ²				
D2	At least one living area shall be spacious and connect to private outdoor areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All balconies are accessible from the living rooms of every unit.
2.12 Apartment mix and flexibility					
Performance criteria					
P1	A diversity of apartment types are provided, which cater for different household requirements now and in the future.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development controls					
D1	A variety of apartment types between studio, one, two, three and three plus-bedroom apartments shall be provided, particularly in large apartment buildings. Variety may not be possible in smaller buildings, for example, up to six units.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development has the following bedroom mix:- 1 bedroom – 14 units (14%) 2 bedroom – 70 units (70%) 3 bedroom – 14 units (14%)
D2	The appropriate apartment mix for a location shall be refined by:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building is considered to offer an appropriate unit mix.
	■ considering population trends in the future as well as present market demands; and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 access for all apartments, shall be considered.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D6	Robust building configurations which utilise multiple entries and circulation cores shall be provided especially in larger buildings over 15m long.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1 lift core that contains 2 lifts is proposed for the development. The development is acceptable in this regard.
D7	Apartment layouts which accommodate the changing use of rooms shall be provided. Design solutions may include:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Unit floor sizes are considered to be of sufficient size to provide flexible furniture layouts.
	<ul style="list-style-type: none"> ■ windows in all habitable rooms and to the maximum number of non-habitable rooms; ■ adequate room sizes or open-plan apartments, which provide a variety of furniture layout opportunities; and ■ dual master bedroom apartments, which can support two independent adults living together or a live/work situation. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D8	Structural systems that support a degree of future change in building use or configuration shall be used. Design solutions may include:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<ul style="list-style-type: none"> ■ a structural grid, which accommodates car parking dimensions, retail, commercial and residential uses vertically throughout the building; ■ the alignment of structural walls, columns and services cores between floor levels; ■ the minimisation of internal structural walls; ■ higher floor to ceiling dimensions on the 				

spread. Note: Refer to the development control diagrams in section 10.0.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	trees. The development is acceptable in this regard.
Development controls					
D1	A minimum of 30% of the site area shall be a deep soil zone.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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 the rear of the building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D3	Deep soil zones shall have minimum dimensions of 5m.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D4	Deep soil zones shall not include any impervious (hard) surfaces such as paving or concrete.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3.4 Landscape setting					
Performance criteria					
P1	Development does not unreasonably intrude upon the natural landscape, particularly on visually prominent sites or sites which contribute to the public domain.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P3	Landscaping assists with the integration of the site into the streetscape.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development controls					
D1	Development on steeply sloping sites shall be stepped to minimise cut and fill.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The development is not on a steeply sloping site.
D2	Existing significant trees shall be retained within the development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	removal.
D4	Residential flat buildings shall address and align with any public open space and/or bushland on their boundary.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D5	All podium areas and communal open space areas, which are planted, shall be provided with a water efficient irrigation system.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3.5 Private open space					
Performance criteria					
P1	Private open space is clearly defined and screened for private use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Balconies objectives as all apartments are provided with suitably sized private open spaces which integrate with the overall architectural form of the building and provide casual overlooking of communal and public areas.
P2	Private open space:				
	■ takes advantage of available outlooks or views and natural features of the site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	■ reduces adverse impacts of adjacent buildings on privacy and overshadowing; and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	■ resolves surveillance, privacy and security issues when private open space abuts public open space.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development controls					
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 ² and a minimum dimension of 2.5m.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA commercial on ground floor.
D3	Dwellings located above ground level shall be provided with a balcony or roof terrace that has a minimum area of 8m ² and a minimum dimension of 2m.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D5	Private open space shall have convenient access from the main living area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D7	Additional small, screened service balconies may be provided for external clothes drying areas and storage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D8	Private open space and balconies shall take advantage of mid to long distance views where privacy impacts will not arise.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3.6 Communal open space					
Performance criteria					
P1	The site layout provides communal open spaces which:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A communal open space of 770sqm or 26% of the site is proposed for the development. The width of the deep soil zone allows for the planting of medium to large trees.</p> <p>The outdoor space provided at the western and eastern sides of the building provides:</p> <ul style="list-style-type: none"> • quality outdoor space for the residents, • common room, • Tangible improvement to the immediate microclimate and air quality of the site • Provides an opportunity to contribute to biodiversity.
	■ contribute to the character of the development;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	■ provide for a range of uses and activities;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	■ allows cost-effective maintenance; and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	■ contributes to stormwater management.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D2	The communal open space area shall have minimum dimensions of 10m.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development is acceptable in this regard.
3.7 Protection of existing trees					
Performance criteria					

<p>P1 Major existing trees are retained where practicable through appropriate siting of buildings, access driveways and parking areas and appropriate landscaping.</p> <p>Development controls</p> <p>D1 Building structures or disturbance to existing ground levels shall not be within the drip line of existing significant trees to be retained.</p> <p>Note: For additional requirements, applicants shall refer to the Tree Preservation Part of this DCP.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>No significant trees located within the subject site.</p>
<p>3.8 Biodiversity</p> <p>Performance criteria</p> <p>P1 Existing and native flora at canopy and understorey levels is preserved and protected.</p> <p>P2 Plantings are a mix of native and exotic water-wise plant species.</p> <p>Development controls</p> <p>D1 The planting of indigenous species shall be encouraged.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>An appropriate mix of species is proposed in the landscaping design.</p> <p>Trees and shrubs proposed within the deep soil zone. The development is acceptable in this regard.</p>
<p>3.9 Street trees</p> <p>Performance criteria</p> <p>P1 Existing street landscaping is maintained and where possible enhanced.</p> <p>Development controls</p> <p>D1 Driveways and services shall be located to preserve existing significant trees.</p> <p>D2 Additional street trees shall be planted at an average spacing of 1 per 10 lineal metres of street frontage.</p> <p>Note: Where a site has more than one street frontage, street tree planting shall be applied to all street frontages, excluding frontage to laneways.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Street trees will be protected.</p> <p>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.</p>
<p>4.0 Access and car parking</p>				
<p>Objectives</p> <p>5.1 Access and car parking</p>				

requirements					
Note: Applicants shall consult the Parking and Loading Part of this DCP.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building as proposed provides sufficient onsite parking to service the need of the development in accordance with the needs of the Parking and Loading section of the DCP.
5.2 Basements					
Performance criteria					
P1	Basements allow for areas of deep soil planting.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal allows for a deep soil zone separate to the basement as proposed.
Development controls					
D1	Where possible, basement walls shall be located directly under building walls.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D2	A dilapidation report shall be prepared for all development that is adjacent to sites, which build to the boundary.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5.0 Privacy and security					
Objectives					
a.	To ensure the siting and design of buildings provide visual and acoustic privacy for residents and neighbours in their dwellings and private open spaces.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	To provide personal and property security for residents and visitors and enhance perceptions of community safety.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5.1 Privacy					
Performance criteria					
P1	Private open spaces and living areas of adjacent dwellings are protected from overlooking.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
Development controls					
D1	Buildings shall be designed to form large	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sufficient building separation provided to minimise visual and acoustic overlooking onto adjoining private open spaces.

	external courtyards with a minimum distance of 10 to 12m between opposite windows of habitable rooms.				
D2	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 private open spaces of adjoining dwellings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D4	Views onto adjoining private open space shall be obscured by: <ul style="list-style-type: none"> ■ Screening that has a maximum area of 25% openings, shall be permanently fixed and made of durable materials; or ■ Existing dense vegetation or new planting. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Privacy screens and in some cases solid walls are proposed to the edges of balconies to minimise overlooking impacts.
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	New planting proposed on rear elevation to minimise overlooking impact on adjoining terrace/balconies.
5.2 Noise					
Performance criteria					
P1	The transmission of noise between adjoining properties is minimised.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development is not located in vicinity of any major arterial roads or railway lines.
P2	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development controls					
D1	For acoustic privacy, buildings shall: <ul style="list-style-type: none"> ■ be designed to locate noise sensitive rooms and private open space away from the noise source or by use of solid 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development has provided an Acoustic Report with the application, which recommended measure to minimise potential noise impacts.

length of the park. Refer to Figure 4 - Park frontage in section 10.0.					
5.4 Fences					
Performance controls					
P1	Front fences and walls maintain the streetscape character and are consistent with the scale of development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Being a mixed use development there are no front fences specifically proposed.
Development controls					
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™ or similar.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D2	All fences forward of the building alignment shall be treated in a similar way.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D3	Solid pre-coated metal fences shall be discouraged and shall not be located forward of the front building line.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D4	Front fences shall satisfy the acoustic abatement criteria and be provided with a landscaped area on the street side of the fence.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6.0 Solar amenity and stormwater reuse					
Objectives					
a.	To minimise overshadowing of adjoining residences and to achieve energy efficient housing in a passive solar design that provides residents with year round comfort and reduces energy consumption.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The siting of the building is such that surrounding buildings and private open space will receive adequate solar access. The development incorporates a suite of energy efficiency and water conservation measure and detailed in the submitted plans and BASIX certificate. The measures include:
b.	To create comfortable living environments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

c.	To provide greater protection to the natural environment by reducing the amount of greenhouse gas emissions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • Energy efficient lighting • Water saving fixtures • Appropriate floor and wall insulation measures • Use of shading devices over windows • Installed appliances to meet minimum efficiency targets • Instantaneous hot water system • Water reuse system
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	d. To reduce the consumption of non-renewable energy sources for the purposes heating water, lighting and temperature control.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	e. To encourage installation of energy efficient appliances that minimise green house gas generation.				
6.1 Solar amenity					
Performance criteria					
P1	Buildings are sited and designed to ensure daylight to living rooms in adjacent dwellings and neighbouring open space is not significantly decreased.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
Development controls					
D1	Solar collectors proposed as part of a new development shall have unimpeded solar access between 9:00am to 3:00pm on June 21.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 acceptable in this regard.
	Where adjoining properties do not have any solar collectors, a minimum of 3m ² of north facing roof space of the adjoining dwelling shall retain unimpeded solar access between 9:00am to 3:00pm on June 21.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Note: Where the proposed development is located on an adjacent northern boundary this may not be	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

	possible.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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 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.
D2	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.				
D3	If the principal area of ground level private open space of adjoining properties does not currently receive at least this amount of sunlight, then the new building shall not further reduce solar access.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All living rooms and balconies in the proposal are orientated towards the street, rear or sides of the site for maximum outlook and minimal privacy intrusion into adjoining sites.
D4	Habitable living room windows shall be located to face an outdoor space.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D5	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D7	Internal living areas and external recreation areas shall have a north orientation for the majority of units in the development, where possible.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This has been achieved.
D8	The western walls of the residential flat building shall be appropriately shaded.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6.2	Ventilation				
	Performance criteria				
P1	The design of development is to utilise natural breezes for cooling and fresh air during summer and to avoid unfavourable winter winds.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.

Development controls					
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The living rooms are adjacent to the balconies and generally promote natural ventilation.
6.3 Rainwater tanks					
Performance criteria					
P1	The development design reduces stormwater runoff.				
Development controls					
D1	Developments may have rain water tanks for the collection and reuse of stormwater for car washing and watering of landscaped areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A rainwater tank is proposed to be provided within the development.
D2	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 developments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D3	The suitability of rainwater tanks erected within the side setback areas of development will be assessed on an individual case by case basis.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Should the proposal be recommended for approval appropriate condition shall be imposed in this regards.
D4	Rainwater tanks shall not be located within the front	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

setback.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Council's development engineer has raised no objections subject to recommended conditions of consent.
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D6	The rain water tank shall comply with the applicable Australian Standards AS/NZ 2179 and AS 2180 for rainwater goods and installation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6.4 Stormwater drainage	Applicants shall refer to the stormwater drainage requirements in the Stormwater Drainage Part of this DCP.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7.0 Ancillary site facilities					
Objectives					
a.	To ensure that site facilities are effectively integrated into the development and are unobtrusive.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All service areas are located at the basement levels of the site and accessed via the driveway.
b.	To ensure site facilities are adequate, accessible to all residents and easy to maintain.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A loading bay is provided at the basement level.
c.	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7.1 Clothes washing and drying					
Performance criteria					
P1	Adequate open-air clothes drying facilities which are easily accessible to all residents and screened, are provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 public domain.
Development controls					
D1	Each dwelling shall be provided with individual laundry facilities located within the dwelling unit.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<p>7.2 Storage</p> <p>Performance criteria</p> <p>P1 Dwellings are provided with adequate storage areas.</p> <p>Development controls</p> <p>D1 Storage space of 8m³ per dwelling shall be provided. This space may form part of a garage or be a lockable unit at the side of the garage.</p> <p>D2 Storage space shall not impinge on the minimum area to be provided for parking spaces.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Storage is provided within each unit in the form of built in wardrobes, kitchen cupboards and dedicated separate storage cupboards.</p> <p>Additional storage is proposed to be provided for some units on the basement levels.</p>
<p>7.3 Utility services</p> <p>Performance criteria</p> <p>P1 All proposed allotments are connected to appropriate public utility services including water, sewerage, power and telecommunications, in an orderly, efficient and economic manner.</p> <p>Development controls</p> <p>D1 Where possible, services shall be underground.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The site is currently suitably serviced. Any augmentation required could be resolved by standard conditions should the proposal be recommended for approval.</p>
<p>7.4 Other site facilities</p> <p>Performance criteria</p> <p>P1 Dwellings are supported by necessary utilities and services.</p> <p>Development controls</p> <p>D1 A single TV/antenna shall be provided for each building.</p> <p>D2 A mailbox structure that meets the relevant Australia Postal Service requirements shall be provided, located centrally and close to the major street entry to the site. All letterboxes shall be lockable.</p> <p>D3 Individual letterboxes can be provided where ground floor residential flat building units have direct access to the street.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Can comply.</p> <p>Mailboxes are close to the residential entry.</p>
<p>7.5 Waste disposal</p>				<p>An acceptable waste management plan</p>

Applicants shall refer to the requirements held in the Waste Part of this DCP.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 Subdivision				
Objectives				
a. To ensure that subdivision and new development is sympathetic to the landscape setting and established character of the locality.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8.1 Lot amalgamation				
Performance criteria				
P1 Lot amalgamations within development sites are undertaken to ensure better forms of housing development and design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The existing house lots will be consolidated.
Development controls				
D1 Development sites involving more than one lot shall be consolidated.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D3 Adjoining parcels of land not included in the development site shall be capable of being economically developed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8.2 Subdivision				
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,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
8.3 Creation of new streets						
Performance criteria						
P1	On some sites, where appropriate, new streets are introduced.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	■ safe and efficient movement of vehicles and pedestrians;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	■ provision for parked vehicles;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	■ provision of landscaping;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	■ location, construction and maintenance of public utilities; and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	■ movement of service and delivery vehicles.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Development 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

D3 For larger self-contained new residential areas, specific road design requirements shall be considered for site specific development controls.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9.0 Adaptable housing				
Objectives a. To ensure a sufficient proportion of dwellings include accessible layouts and features to accommodate changing requirements of residents. b. To encourage flexibility in design to allow people to adapt their home as their needs change due to age or disability.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	The development is fully accessible from the basement levels via lifts to residential levels above and from the street to commercial and residential levels.
9.1 Development 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9.2 Design guidelines Performance criteria 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. External and internal considerations shall include: <ul style="list-style-type: none"> ■ access from an adjoining road and footpath for people who use a wheel chair; ■ doorways wide enough to provide unhindered access to a wheelchair; ■ adequate circulation space in corridors and approaches to internal doorways; ■ wheelchair access to 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Can comply.

<div><div><div>bathroom and toilet;</div><div><div><div>■</div><div>electrical circuits and lighting systems capable of producing adequate lighting for people with poor vision;</div></div><div><div>■</div><div>avoiding physical barriers and obstacles;</div></div><div><div>■</div><div>avoiding steps and steep end gradients;</div></div><div><div>■</div><div>visual and tactile warning techniques;</div></div><div><div>■</div><div>level or ramped well lit uncluttered approaches from pavement and parking areas;</div></div><div><div>■</div><div>providing scope for ramp to AS 1428.1 at later stage, if necessary;</div></div><div><div>■</div><div>providing easy to reach controls, taps, basins, sinks, cupboards, shelves, windows, fixtures and doors;</div></div><div><div>■</div><div>internal staircase designs for adaptable housing units that ensure a staircase inclinator can be installed at any time in the future; and</div></div><div><div>■</div><div>providing a disabled car space for each dwelling designated as adaptable.</div></div></div></div><div><div><div>Note:</div><div>In the design of residential flat buildings, applicants shall consider the Access and Mobility Part of this DCP.</div></div></div></div>	<div><div><div><input checked="" type="checkbox"/></div></div><div><div><input type="checkbox"/></div></div><div><div><input type="checkbox"/></div></div><div><div><input checked="" type="checkbox"/></div></div><div><div><input type="checkbox"/></div></div><div><div><input type="checkbox"/></div></div><div><div><input checked="" type="checkbox"/></div></div><div><div><input type="checkbox"/></div></div><div><div><input type="checkbox"/></div></div><div><div><input checked="" type="checkbox"/></div></div><div><div><input type="checkbox"/></div></div><div><div><input type="checkbox"/></div></div><div><div><input checked="" type="checkbox"/></div></div><div><div><input type="checkbox"/></div></div><div><div><input type="checkbox"/></div></div><div><div><input 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31 - 40	4				
41 - 50	5				
Over 50	6				
(Plus 10% of additional dwellings beyond 60, rounded up to the nearest whole number)					
Note: Adaptable Housing Class C incorporates all essential features listed in Appendix A – Schedule of Features for Adaptable Housing in AS 4299.					
9.3 Lifts Development controls D1 Lifts are encouraged to be installed in four (4) storey residential flat buildings where adaptable housing units shall be required. 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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development proposed two separate lift cores within the building. The development is acceptable in this regard.
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9.4 Physical barriers Development controls D1 Physical barriers, obstacles, steps and steep gradients within the development site shall be avoided.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An appropriate amount of parking is provided for the proposed residential use.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Performance criteria P1 New development provides adequate off-street parking to service the likely parking demand of that development. P2 New development does not introduce unnecessary or excessive off-street parking. P3 Parking provided for development which is not defined in this Part on sound and detailed parking assessment. Development controls D1 All new development shall provide off-street parking in accordance with the parking requirement tables of the respective developments in this Part.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequate parking is provided as follows: 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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<p>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:</p> <ul style="list-style-type: none"> • A detailed parking survey of similar establishments located in areas that demonstrate similar traffic and parking demand characteristics; • Other transport facilities included in the development; • Anticipated traffic generation directional distribution and nature of impacts expected; • 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; • An assessment of existing public transport networks that service the site, particularly in the off-peak, night and weekend periods and initiatives to encourage its usage; • Possible demand for car parking space from adjoining localities; • Occasional need for overflow car parking; and • Requirements of people with a limited mobility, sensory impairment. 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Total residential/visitor parking required 132</p> <p>Commercial</p> <p>1 per 40 sqm = 517 / 40 = 13</p> <p>1 loading bay per 4,000 sqm = 1 loading bay required.</p> <p>Total = 132 + 13 + 1 = 146 spaces required.</p> <p>Landuse is defined as residential/commercial use.</p>
<p>3.0 Design of parking facilities This section applies to all development. Objectives</p> <p>a. To promote greater bicycle use, decrease the reliance on private vehicles and encourage alternative, more sustainable modes of transport.</p> <p>b. To provide convenient and safe access and parking to meet the needs of all residents and visitors.</p> <p>c. To provide access arrangements which do not impact on the efficient or safe operation of the surrounding road system.</p> <p>d. To encourage the integrated design of access and parking facilities to minimise visual and environmental impacts.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal is considered to meet the design of parking objectives subject to amendments as suggested by Council's development engineer.</p> <p>The site is in close proximity to public transport and bicycle parking spaces are provided within the basement area.</p>
<p>3.1 Bicycle parking Development controls</p> <p>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.</p> <p>3.2 Access driveway and circulation roadway design Performance criteria</p> <p>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 site being developed.</p> <p>D2 Access driveways, circulation roadways and</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Bicycles spaces provided within the basement area.</p> <p>Basement parking proposed.</p>

open parking areas are suitably landscaped to enhance amenity which providing for security and accessibility to all residents and visitors.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Should the application be recommended for approval appropriate condition shall be imposed in this regards.
D3 Access driveways and circulation roadways shall not be wider than prescribed for their particular use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development controls				
D1 Circulation driveways are designed to:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> • Enable vehicles to enter the parking space in a single turning movement; • Enable vehicles to leave the parking space in no more than two turning movements; • Comply with AS2890 (all parts); • Comply with AS1429.1 – Design for Access and Mobility; and • Comply with Council's road design specifications and quality assurance requirements. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>		
3.3 Sight distance and pedestrian safety				Basement car parking proposed.
Performance criteria				
P1 Clear sight lines are provided to ensure pedestrian safety.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development controls				
D1 Access driveways and circulation roadways shall be design to comply with sight distance requirements specified in AS2890 – Parking Facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D2 Obstruction/fences shall be eliminated to provide adequate sight distances.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3.4 General parking design				
Performance criteria				
P1 Parking facilities are designed in a manner that enhances the visual amenity of the development and provides a safe and convenient parking facility for users and pedestrians.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P2 The site layout enables people with a disability to use one continuously accessible path of travel:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> • To the site from the street frontage; • To individual or main car parking areas; and • To all buildings, site facilities and communal open space. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Development controls				
D1 Visual dominance of car parking areas and access driveways shall be reduced.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D2 All basement/underground car parks shall be designed to enter and leave the site in a forward direction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D3 Car parking modules and access paths shall be designed to comply with AS2890 – Parking Facilities (all parts).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Note 1: Disabled parking shall comply with AS2890 – Parking Facilities requirements. Parking bay 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.				Should the application be recommended for approval appropriate condition shall be imposed in this regards.
D4 All pedestrian paths and ramps shall:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> • Have a minimum width of 1000mm; • Have a non-slip finish; • Not be steep (ramp grades between 1:20 and 1:14 are preferred); • Comply with AS1428.1 – Design for Access and Mobility; and • Comply with AS1428.2 – Standards for blind 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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Noted.
Objective					
a. To provide convenient and safe access and parking that meets the needs of all residents and visitors.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	As discussed earlier in the report, adequate parking is provided on site to meet the demand for the proposed use.
4.1 General controls					
• These development provisions apply to all residential development.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Noted.
4.1.1 Driveways and entrances					
• Performance criteria					
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• P3 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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development controls					
D1 Driveways shall be located and designed to avoid the following:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
■ being located opposite other existing access driveways with significant vehicle usage;		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
■ restricted sight distances;		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
■ on-street queuing; and		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
■ being located within 6m from a tangent point.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

4.4	Residential flat buildings	4.4.1	Number of parking spaces	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 passing bays; and ■ Turning areas for service vehicles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not a multi dwelling housing	
				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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
				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 each side of the driveway shall be provided). 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. Note: Waiting bays shall be provided within the development site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
				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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
				D7	For detached dwellings and dual occupancy development, driveways shall be a maximum of 3.5m in width at the property boundary.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
				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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

Performance criteria																	
P1	Sufficient car parking spaces shall be provided to meet the likely use and needs of proposed developments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	As discussed earlier in the report, adequate parking is provided on site to meet the demand of the proposed use.												
Development controls																	
D1	Car parking for residential flat buildings shall comply with the requirements in Table 4: Table 4 - Summary of parking requirements – residential flat buildings <table><tr><td>No of dwelling</td><td>Parking per space</td></tr><tr><td>1 bedroom</td><td>1.0 space</td></tr><tr><td>2 bedroom</td><td>1.0 space</td></tr><tr><td>3 bedroom</td><td>2.0 space</td></tr><tr><td>4 bedroom</td><td>2.0 space</td></tr><tr><td>Visitor</td><td>0.2 space</td></tr></table> <ul style="list-style-type: none"><i>Note: Resident and visitor car parking calculations are to be rounded up separately.</i>	No of dwelling	Parking per space	1 bedroom	1.0 space	2 bedroom	1.0 space	3 bedroom	2.0 space	4 bedroom	2.0 space	Visitor	0.2 space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refer to parking calculations earlier in the report. In this regards, 112 Resident; 20 Visitor; and 14 Retail parking spaces are provided.
No of dwelling	Parking per space																
1 bedroom	1.0 space																
2 bedroom	1.0 space																
3 bedroom	2.0 space																
4 bedroom	2.0 space																
Visitor	0.2 space																
D2	Stacked parking for a maximum of 2 car parking spaces may be provided only for use by the same dwelling.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>													
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA												
4.4.2 Design of parking spaces																	
Performance criteria																	
P1	The design of parking areas and structures reflects functional requirements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>													
Development 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>													
D3	Basement areas shall be used for storage and car parking only.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>													
5.0 Commercial development																	
5.1.4 Number of 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.				
<table border="1"> <tr> <td>Retail premises (other – not specified in this table) including shops</td> <td>1 space per 40m2 GFA 1 bicycle space per 10 employees</td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	Retail premises (other – not specified in this table) including shops	1 space per 40m2 GFA 1 bicycle space per 10 employees						
Retail premises (other – not specified in this table) including shops	1 space per 40m2 GFA 1 bicycle space per 10 employees							
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. b. To prevent industrial and business development giving rise to adverse impacts associated with truck and service vehicles being parked off-site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Loading bay provided within the basement of the development.				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suitable manoeuvring and internal area provided for small rigid vehicles and smaller.				
Performance criteria P1 Separation is provided between service areas (i.e. loading and unloading areas) and parking. P2 Size of service vehicle bays are adequate for the likely vehicles utilising the spaces. P3 Service areas are located and designed to facilitate convenient and safe usage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General parking and loading is separated.				
Development controls D1 Driveway access and adequate on-site manoeuvring shall be provided to enable all delivery vehicles to enter and leave the site in a forward direction. D2 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 – Parking Facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The applicant has nominated SRVs and smaller to service the site and can enter and leave in a forward direction.				
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not an industrial development.				
D3 Loading/unloading facilities shall be positioned so as to not interfere with visitor/employee or resident designated parking spaces.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Loading area at ground floor level.				
D4 The service area shall be a physically defined location which is not used for other purposes, such as the storage of goods and equipment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appropriate condition could be imposed in this regard to ensure compliance.				
D5 The design of loading docks shall accommodate the type of delivery vehicles associated with the development and potential uses of the development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
D6 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Loading dock located at ground level				
D7 That loading bays for trucks and commercial vehicles shall be provided in accordance with 9:								
<table border="1"> <tr> <td>Land use</td> <td>Loading</td> </tr> </table>	Land use	Loading						
Land use	Loading							

	requirements				
Business and office premises	1 space per 4,000m2 GFA up to 20,000m2 GFA plus 1 space per 8,000m2 thereafter				
Retail premises - department stores	1 space per 1,500m2 GFA up to 6,000m2 GFA plus 1 space per 3,000m2 thereafter				
Retail premises - shops and food and drink premises	1 space per 400m2 GFA up to 2,000m2 GFA plus 1 space per 1,000m2 thereafter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1 loading bay provided and considered adequate for the proposed development.
Hotel and motel accommodation	1 space per 50 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, bulky goods retail and wholesale supplies	1 space per 800m2 GFA up to 8,000m2 GFA 1 space per 1,000m2 thereafter				
<p>Note: It is not possible to establish criteria for the size of trucks likely to access the land uses specified above. This will be done on a case by case basis.</p> <p>Larger trucks such as B-Doubles shall be assessed on their individual requirements, but will usually require a minimum loading area dimension of 25 metres (length) by 3.5 metres (width).</p> <p>The heights of the loading area, platform in the service bay and of the service bay itself will vary with vehicle type and loading/unloading methods.</p> <p>D8 Loading/unloading areas shall be provided in accordance with AS2890.2 – Off-Street Commercial Vehicle Facilities.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Council's development engineer has raised no objections to the 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.