

## AUBURN COUNCIL

### 1 32-40 Kerr Parade, Auburn

<b>Applicant</b>	Zhinar Architects
<b>Owner</b>	Mr R Oueik
<b>Application No.</b>	DA-406/2013
<b>Description of Land</b>	Pt Lot 19 DP 3854, Pt Lot 19 DP 3854, Lot 1 DP 505016, Lot 2 DP 505016, Lot 14 DP 56637, 32 - 40 Kerr Parade, AUBURN
<b>Proposed Development</b>	Demolition of existing dwellings and construction of 7 storey residential flat building comprising 94 units with 3 levels of basement parking for 114 vehicles including landscaping & civil works
<b>Site Area</b>	2,457.88sqm
<b>Zoning</b>	Zone B4 - Mixed Use
<b>Disclosure of political donations and gifts</b>	Nil disclosure
<b>Issues</b>	Independent townplanning assessment report Internal amenity Solar access Landscaping Public submissions

#### Recommendation

***That the JRPP approve Development Application No. DA-406/2013 for demolition of existing structures and construction of a seven storey residential flat building comprising 2 x 1 bedroom residential unit, 91 x 2 bedroom residential units and 1 x 4 bedroom residential unit and 3 levels of basement car parking at 32 – 40, AUBURN Kerr Parade 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-406/2013 was lodged on 19 December 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.

A briefing session was held between Council staff and the members of the Joint Regional Planning Panel – Sydney West on 30 January 2014.

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 20 February 2014 requesting further information in respect of these matters.

The applicant provided further information by letter and amended plans on 13 March 2014, which have satisfied these initial 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 19 DP 3854, Pt Lot 19 DP 3854, Lot 1 DP 505016, Lot 2 DP 505016, Lot 14 DP 56637, 32 - 40 Kerr Parade, AUBURN. The site is located on the north western side of Kerr Parade, between intersections with Civic Road to the north west and Marion Street to the south east. The site is generally rectangular with site area of approximately 2,457.88sqm. The site has a street frontage of approximately 48.87m to Kerr Parade and north western and south eastern (side) boundaries are 50.29 m in length.

The site has a fall of approximately 3m from the north-western corner to the south-eastern corner. The site has an approximate cross fall 1m along its street front boundary north to south.

The site comprises of 2 semi detached brick duplexes at 32-34 & 36-38 Kerr Parade and a detached two storey dwelling at 40 Kerr Parade, Auburn. The respective dwellings are positioned towards the street frontage of each property. The combined subject site contains a few pine and palm trees within the front setbacks and along parts of boundaries, but lots are devoid of significant trees or vegetation. Access to the site is via Kerr Parade.

The site is located within the high density residential and commercial area of Auburn, approximately 300m from the Auburn railway station and the Auburn commercial centre. Given the proximity of the site to the commercial centre there are various high density residential, mixed use and non-residential uses in the immediate vicinity.

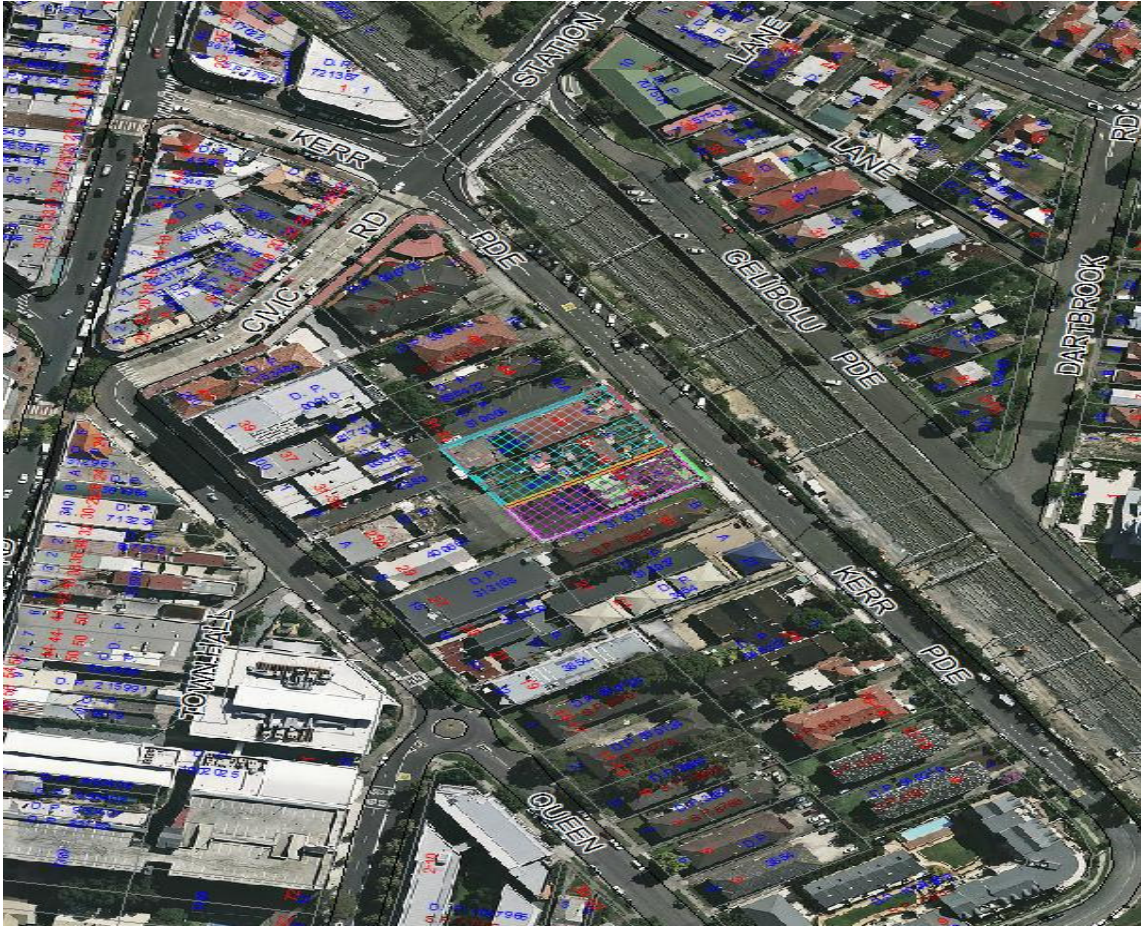
The immediate precinct surrounding the site is made up of mixed use buildings, flat buildings, dwelling houses, school, childcare and commercial uses built in a variety of architectural styles. To the north and north west of the site is a carpark that services the two storey Gima Supermarket located to the rear.

A three storey brick residential flat building is to the south-east of the site, containing 8 units. The rear of the site is bounded by a mix of commercial buildings and St Andrews church which front Queen Street.

The site runs adjacent to the railway line and offers on street parking for commuters to the nearby railway station.

The site is identified on the maps below:





### Description of Proposed Development

Council has received a development application for the demolition of five existing dwellings and removal of all existing vegetation on the subject site and the construction of an seven storey residential flat building, comprising 94 residential units over three levels of basement car parking. Communal open space is accommodated on the ground level podium to the north-west of the building.

The development comprises the following:

- Seven storey residential flat building measuring 22.5m in height;
- A total of 94 residential units divided into 2 x 1 bedroom apartment; 91 x 2 bedroom apartments; and 1 x 4 bedroom apartments including 10 adaptable units;
- 3 levels of basement car parking for 114 vehicles;
- Strata subdivision.

The detailed breakdown of the development is provided below:

*Basement level 3*

- 41 car parking spaces including 4 disabled spaces
- Communal toilet
- Storage areas / service rooms
- Pump Holding Tank
- Associated lifts and stairs

*Basement level 2*

- 41 car parking spaces including 4 disabled spaces
- Communal toilet
- Storage areas / service rooms
- Associated lifts and stairs

*Basement 1*

- 32 car parking spaces, including 4 disabled spaces and 19 visitor spaces
- 5 Motorbike parking spaces
- Bicycle rack
- Communal toilet
- Storage areas / waste storage area / service room
- OSD Tank
- Associated lifts and stairs

*Ground floor*

- 1 x 1 bedroom apartment (adaptable), 8 x 2 bedroom apartments including 2 adaptable units and 1 x 4 bedroom apartment
- Internal substation and residential garbage room
- Communal open space / landscaping
- Waste removal vehicle loading zone
- Driveway
- Associated lifts and stairs

*First floor:-* 1 x 1 bedroom apartment (adaptable) and 13 x 2 bedroom apartments including 1 adaptable unit.

*Second floor:-* 14 x 2 bedroom apartments including 1 adaptable unit

*Third floor:-* 14 x 2 bedroom apartments including 1 adaptable unit

*Fourth floor:-* 14 x 2 bedroom apartments including 1 adaptable unit

*Fifth floor:-* 14 x 2 bedroom apartments including 1 adaptable unit

*Sixth floor:-* 14 x 2 bedroom apartments including 1 adaptable unit

As the site is owned by a Councillor, the development application was assessed by an Independent Town Planner, Mr Damian O'Toole of Damian O'Toole Town Planning Pty Ltd.

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**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 referred to Railcorp in respect of the proximity of the site to the rail corridor and whether this has any acoustic implications for the development. No response was received from this referral.

## **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:

<b>Matter for Consideration</b>	<b>Yes/No</b>
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
<b>PROJECT DETAILS</b> Street address, postcode and LGA shown on BASIX Certificate match rest of DA package. Dwelling type is correctly identified based on BASIX definitions. Number of bedrooms shown on BASIX Certificate is consistent with plans. Site area shown on BASIX Certificate matches rest of DA package. Roof area shown on BASIX Certificate matches rest of DA package. 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.) Total area of garden and lawn indicated on submitted plans is consistent with BASIX Certificate.	<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"/>	All relevant details are correctly identified on the BASIX Certificate and corresponding plans.
<b>WATER</b> 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.
<b>THERMAL COMFORT – RAPID</b> Floor construction, eaves, insulation and glazed areas are marked on plans. <b>THERMAL COMFORT – DO-IT-YOURSELF</b> 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 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"/>	All details are correctly identified.
<b>THERMAL COMFORT – SIMULATION</b> 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.

Requirement	Yes	No	N/A	Comment
<b>ENERGY</b>				
Star rating of any proposed gas hot water system is marked on plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All details are correctly identified.
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Any BASIX energy efficient lighting commitment is annotated on plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Any pool or spa heating system and timer control is annotated on plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Photovoltaic panels are not going to be significantly overshadowed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Panel area is approximately drawn to scale: surface area of a 1kWh photovoltaic system is approximately 8sqm.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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
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<b>Requirement</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comment</b>
<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>(iii) 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"/>	<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>
<b>Part 2 Design quality principles</b>				
<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>
<p><u>Principle 2: Scale</u></p> <p>Good design provides an appropriate scale in terms of the bulk and height that suits the scale if the street and the surrounding buildings.</p> <p>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.</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>

Requirement	Yes	No	N/A	Comment
<b>Principle 3: Built form</b> <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>	<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 developments. The proportions and presentation of the building is contemporary and the façade elements create visual interest within the streetscape.</p>
<b>Principle 4: Density</b> <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>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The development will contribute 94 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>
<b>Principle 5: Resource, energy and water efficiency</b> <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>	<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>
<b>Principle 6: Landscape</b> <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>	<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 communal open space and private ground floor courtyards.</p>

Requirement	Yes	No	N/A	Comment
<b>Principle 7: Amenity</b> <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>	<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>
<b>Principal 8: Safety and security</b> <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>	<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>
<b>Principal 9: Social dimensions</b> <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>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal predominantly provides two bedroom apartments, in response to the demands of the emerging neighbourhood.</p>
<b>Principle 10: Aesthetics</b> <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.</i> <i>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"/>	<p>The residential flat 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.</p>
<b>Clause 30 Determination of DAs</b> <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"> <li><i>The advice of the design review panel (if any);</i></li> <li><i>The design quality of the residential flat development when evaluated in accordance with the design quality principles;</i></li> </ul> <i>The publication "Residential Flat Design Code" – Department of Planning, September 2002.</i>	<input 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 checked="" type="checkbox"/>   <input checked="" type="checkbox"/> <input type="checkbox"/>  <input type="checkbox"/>	<p>Auburn City Council does not employ a formal design review panel.</p> <p>The design quality principles are considered above and the Residential Flat Design Code is considered in the assessment table immediately below.</p>

### Residential Flat Design Code

Requirement	Yes	No	N/A	Comment
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Requirement	Yes	No	N/A	Comment
<b>Part 1 - Local Context</b>				
<i>Building Type</i>				
<ul style="list-style-type: none"> <li>Residential Flat Building.</li> <li>Terrace.</li> <li>Townhouse.</li> <li>Mixed-use development.</li> <li>Hybrid.</li> </ul>	<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 checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	The proposed development consists of a residential flat building.
<i>Subdivision and Amalgamation</i>				
<u>Objectives</u> <ul style="list-style-type: none"> <li>Subdivision/amalgamation pattern arising from the development site suitable given surrounding local context and future desired context.</li> </ul>	<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"> <li>Isolated or disadvantaged sites avoided.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This matter has been discussed earlier in the report.
<i>Building Height</i>				
<u>Objectives</u> <ul style="list-style-type: none"> <li>To ensure future development responds to the desired scale and character of the street and local area.</li> </ul>	<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"> <li>To allow reasonable daylight access to all developments and the public domain.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This is achieved where possible.
<i>Building Depth</i>				
<u>Objectives</u> <ul style="list-style-type: none"> <li>To ensure that the bulk of the development is in scale with the existing or desired future context.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No objection is raised regarding the general bulk and scale of the development.
<ul style="list-style-type: none"> <li>To provide adequate amenity for building occupants in terms of sun access and natural ventilation.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>To provide for dual aspect apartments.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<b>Requirement</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comment</b>
<b><u>Controls</u></b> <ul style="list-style-type: none"> <li>The maximum internal plan depth of a building should be 18 metres from glass line to glass line.</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The ‘glass line to glass line’ depth is up to approximately 24m. The extent of the variation is generally occupied by circulation space, service areas, non-habitable rooms and some study spaces, thereby limiting impacts on solar access and natural ventilation.</p> <p>The study spaces are provided with highlight windows, receiving indirect light from the foyers which are open to the have glazed components.</p> <p>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).</p>
<ul style="list-style-type: none"> <li>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.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Notwithstanding the building depth, the residential building achieves satisfactory daylight and natural ventilation given the orientation of the site.</p>
<ul style="list-style-type: none"> <li>Slim buildings facilitate dual aspect apartments, daylight access and natural ventilation.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Dual aspect apartments have been included within the development.</p>
<ul style="list-style-type: none"> <li>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.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Refer to detailed discussion regarding light and ventilation later in the report.</p>
<b><i>Building Separation</i></b>				
<b><u>Objectives</u></b> <ul style="list-style-type: none"> <li>To ensure that new development is scaled to support the desired area character with appropriate massing and spaces between buildings.</li> <li>To provide visual and acoustic privacy for existing and new residents.</li> <li>To control overshadowing of adjacent properties and private or shared open space.</li> <li>To allow for the provision of open space with appropriate size and proportion for recreational activities for building occupants.</li> <li>To provide deep soil zones for stormwater management and tree planting, where contextual and site conditions allow.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>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.</p>
	<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"/>	

Requirement	Yes	No	N/A	Comment
<b>Controls</b>				
<ul style="list-style-type: none"> <li>For buildings over three storeys, building separation should increase in proportion to building height:               <ul style="list-style-type: none"> <li>Up to 4 storeys/12 metres:                   <ul style="list-style-type: none"> <li>12m between habitable rooms/balconies</li> <li>9m between habitable rooms/balconies and non habitable rooms</li> <li>6m between non habitable rooms</li> </ul> </li> <li>5-8 storeys/up to 25 metres:                   <ul style="list-style-type: none"> <li>18m between habitable rooms/balconies</li> <li>13m between habitable rooms/balconies and non habitable rooms</li> <li>9m between non habitable rooms</li> </ul> </li> <li>9 storeys and above/over 25 metres:                   <ul style="list-style-type: none"> <li>24m between habitable rooms/balconies</li> <li>18m between habitable rooms/balconies and non habitable rooms</li> <li>12m between non habitable rooms</li> </ul> </li> </ul> </li> <li>Allow zero separation in appropriate contexts, such as in urban areas between street wall building types (party walls)</li> <li>Where a building step back creates a terrace, the building separation distance for the floor below applies.</li> <li>Coordinate building separation controls with side and rear setback controls – in a suburban area where a strong rhythm has been established between buildings, smaller building separations may be appropriate.</li> <li>Coordinate building separation controls with controls for daylight access, visual privacy and acoustic privacy.</li> <li>Protect the privacy of neighbours who share a building entry and whose apartments face each other by designing internal courtyards with greater building separation</li> </ul>				<p>The building provides appropriate building separation and allows for privacy, solar access and open space areas.</p> <p>With regards to the building separation, surrounding development is below 4 storey / 12m. The proposed setbacks allow sufficient opportunities for compliant building separation to future neighbouring properties.</p> <p>In general terms the proposed building does not cause privacy impacts to adjoining developments. Where there is a lesser setback than that required by the control, good design has resulted in minimal privacy impacts.</p> <p>South-east setback - Separation distance ranges from nil at the street edge to approximately 13.47m to the centre and rear of the RFB. The windows have no direct sightlines to windows of the neighbouring three storey RFB and generally overlook the front setback only.</p> <p>South-west setback – 3m to the boundary. Site adjoins commercial buildings and church, separation is considered adequate.</p> <p>North-west setback – Setback ranges from 1.2m at the street edge to 8.8m to the centre and rear of the proposed RFB. The site adjoins a supermarket driveway/car park to this boundary and the setback is considered acceptable in terms of privacy impacts.</p> <p><b>In terms of solar access, the building to the south is considerably affected by the proposed development. However, in the context of this site, the significant setback to the rear and the degree of solar access throughout the year, the degree of solar access is considered acceptable. Furthermore, it is possible that the site to the south will be developed in time to increase the density on that site to a comparable degree as that on the majority of surrounding sites.</b></p>
Developments that propose less than the recommended distances apart must demonstrate that daylight access, urban form and visual and acoustic privacy has been satisfactorily achieved.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Requirement	Yes	No	N/A	Comment
Street Setbacks				
<u>Objectives</u> <ul style="list-style-type: none"><li>• To establish the desired spatial proportions of the street and define the street edge.</li><li>• To create a clear threshold by providing a transition between public and private space.</li><li>• To assist in achieving good visual privacy to apartments from the street.</li><li>• To create good quality entry spaces to lobbies, foyers or individual dwelling entrances.</li><li>• To allow an outlook to and surveillance of the street.</li><li>• To allow for street landscape character.</li></ul>	<div><input checked="" type="checkbox"/></div> <div><input checked="" type="checkbox"/></div> <div><input checked="" type="checkbox"/></div> <div><input checked="" type="checkbox"/></div> <div><input checked="" type="checkbox"/></div> <div><input checked="" type="checkbox"/></div>	<div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div>	<div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div>	<p>The proposal provides an appropriate street setback comparable to that of adjoining sites.</p> <p>The proposal allows good outlook to and surveillance of the street.</p>
<u>Controls</u> <ul style="list-style-type: none"><li>• Minimise overshadowing of the street and/or other buildings.</li> <li>• 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.</li></ul>	<div><input type="checkbox"/></div> <div><input checked="" type="checkbox"/></div> <div><input checked="" type="checkbox"/></div>	<div><input checked="" type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div>	<div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div>	<p><b>Given the orientation of the site and the proposed design outcomes of the site, some overshadowing of the street and neighbouring properties is inevitable and unavoidable. Degree of overshadowing is reasonable.</b></p> <p>There are no unacceptable encroachments into setback zones. The development is acceptable in this regard.</p>
Side & Rear Setbacks				
<u>Objectives</u> <ul style="list-style-type: none"><li>• To minimise the impact of development on light, air, sun, privacy, views and outlook for neighbouring properties, including future buildings.</li> <li>• 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.</li></ul> <u>Objectives – Rear Setbacks</u> <ul style="list-style-type: none"><li>• To maintain deep soil zones to maximise natural site drainage and protect the water table.</li><li>• To maximise the opportunity to retain and reinforce mature vegetation.</li><li>• To optimise the use of land at the rear and surveillance of the street at the front.</li><li>• To maximise building separation to provide visual and acoustic privacy.</li></ul>	<div><input checked="" type="checkbox"/></div> <div><input checked="" type="checkbox"/></div> <div><input checked="" type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input checked="" type="checkbox"/></div> <div><input checked="" type="checkbox"/></div>	<div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div>	<div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input checked="" type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div>	<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>



<b>Requirement</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comment</b>
<b>Controls</b> <ul style="list-style-type: none"> <li>Where setbacks are limited by lot size and adjacent buildings, ‘step in’ the plan on deep building to provide internal courtyards and to limit the length of walls facing boundaries.</li> <li>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.</li> </ul>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>  <input 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>There are no unacceptable encroachments into setback zones. The development is acceptable in this regard.</p>
<b>Floor Space Ratio</b>				
<b>Objectives</b> <ul style="list-style-type: none"> <li>To ensure that development is in keeping with the optimum capacity of the site and the local area.</li> <li>To define allowable development density for generic building types.</li> <li>To provide opportunities for modulation and depth of external walls within the allowable FSR.</li> <li>To promote thin cross section buildings, which maximise daylight access and natural ventilation.</li> <li>To allow generous habitable balconies.</li> </ul>	<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"/>	<p>The proposed development is considered consistent with the density requirements imposed by Councils Local environmental Plan 2010. The proposal complies with the FSR control.</p> <p>The proposal provides many dual aspect apartments. Some of the apartments are provided with ventilation to the open corridors.</p> <p>Suitably sized balconies are provided for all units.</p>
<b>Part 02 Site Design</b>				
<b>Site Analysis</b>				
<ul style="list-style-type: none"> <li>Site analysis should include plan and section drawings of the existing features of the site, at the same scale as the site and landscape plan, together with appropriate written material.</li> <li>A written statement explaining how the design of the proposed development has responded to the site analysis must accompany the application.</li> </ul>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<p>The development is accompanied by an amended Statement of Environmental Effects, which includes detailed site analysis information in relation to existing conditions, the proposed development and the relevant development control plan.</p>
<b>Deep Soil Zones</b>				
<b>Objectives</b> <ul style="list-style-type: none"> <li>To assist with management of the water table.</li> <li>To assist with management of water quality.</li> <li>To improve the amenity of developments through the retention and/or planting of large and medium size trees.</li> </ul>	<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>The proposal includes a satisfactory planting scheme for the site. The landscape plan is satisfactory for approval and shows an adequate planting regime for the site.</p>

<b>Requirement</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comment</b>
<b>Design Practice</b>				
<ul style="list-style-type: none"> <li>Optimise the provision of consolidated deep soil zones within a site by the design of basement and sub basement car parking so as not to fully cover the site; and the use of front and side setbacks.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>Optimise the extent of deep soil zones beyond the site boundaries by locating them with the deep soil zones of adjacent properties.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The deep soil zones are generally along at the north-east corner of the site.
<ul style="list-style-type: none"> <li>Promote landscape health by supporting for a rich variety of vegetation type and size.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>Increase the permeability of paved areas by limiting the area of paving and/or using impervious materials.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development provides approximately 194.25qm of deep soil zones, which equates to 30% of the landscaped/open space areas (644sqm).
<ul style="list-style-type: none"> <li>A minimum of 25% of the open space area of a site should be a deep soil zone.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Fences and Walls</b>				
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>To define the edges between public and private land.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Fences and Walls objectives. The proposed fencing defines the boundaries between the public and private domain and provides security to ground floor apartments.
<ul style="list-style-type: none"> <li>To define the boundaries between areas within the development having different functions or owners.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>To provide privacy and security.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>To contribute positively to the public domain.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed fences/walls and timber screens contribute positively to the streetscape.
<b>Design Practice</b>				
<ul style="list-style-type: none"> <li>Respond to the identified architectural character for the street and/or the area.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal clearly delineates the private and public domain, whilst not eliminating views
<ul style="list-style-type: none"> <li>Clearly delineate the private and public domain without compromising safety and security by designing fences and walls, which provide privacy and security while not eliminating views, outlook, light and air; and limiting the length and height of retaining walls along street frontages.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The main communal open space area to the north-east corner is appropriately fenced.
<ul style="list-style-type: none"> <li>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.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The open space areas are enhanced by the provision of deep soil landscaping and paving.
<ul style="list-style-type: none"> <li>Retain and enhance the amenity of the public domain by avoiding the use of continuous blank walls at street level; and using planting to soften the edges of any raised terraces to the street, such as over sub basement car parking and reduce their apparent scale.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>Select durable materials, which are easily cleaned and graffiti resistant.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Landscape Design</b>				
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>To add value to residents' quality of life within the development in the forms of privacy, outlook and views.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
<ul style="list-style-type: none"> <li>To provide habitat for native indigenous plants and animals.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>To improve stormwater quality and reduce quantity.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>To improve the microclimate and solar performance within the development.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>To improve urban air quality.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>To contribute to biodiversity.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



Requirement	Yes	No	N/A	Comment
<b>Design Practice</b>				
<ul style="list-style-type: none"> <li>• Provide communal open space with is appropriate and relevant to the building's setting.</li> <li>• Where communal open space is provided, facilitate its use for the desired range of activities by locating it in relation to buildings to optimise solar access to apartments; consolidating open space on the site into recognisable areas with reasonable space, facilities and landscape; designing its size and dimensions to allow for the program of uses it will contain; minimising overshadowing; carefully locating ventilation duct outlets from basement car parks.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A communal open space is provided within the development site. The common area is 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"> <li>• 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.</li> </ul>	<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"> <li>• 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.</li> </ul>	<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. Balconies are generously proportioned to maximise amenity.
<ul style="list-style-type: none"> <li>• Provide environmental benefits including habitat for native fauna, native vegetation and mature trees, a pleasant microclimate, rainwater percolation and outdoor drying area.</li> </ul>	<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"> <li>• 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%.</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>The amount of common open space is 217.05m<sup>2</sup> (or about 9%) and is reasonable given the sites proximity to the Auburn commercial centre.</b>
<ul style="list-style-type: none"> <li>• 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.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Apartments are provided with generously proportioned private balconies and ground floor private open space areas.</b>
<ul style="list-style-type: none"> <li>• 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.</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Private open space areas for ground floor apartments range from 13.6 m<sup>2</sup> for apartments in close proximity to the common open space area to areas significantly above 25m<sup>2</sup> for south facing ground floor apartments.</b>
<b>Orientation</b>				

Requirement	Yes	No	N/A	Comment
<u>Objectives</u> <ul style="list-style-type: none"> <li>• To optimise solar access to residential apartments within the development and adjacent development.</li> <li>• To contribute positively to desired streetscape character.</li> <li>• To support landscape design of consolidated open space areas.</li> <li>• To protect the amenity of existing development.</li> <li>• To improve the amenity of existing development.</li> </ul>	<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>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.</p> <p>The proposed building is also appropriately aligned to the street and provides an appropriate design response to the adjoining developments.</p>
<u>Design Practice</u> <ul style="list-style-type: none"> <li>• Plan the site to optimise solar access by: positioning and orienting buildings to maximise north facing walls (within 30° east and 20° west of north) where possible; and providing adequate building separation within the development and to adjacent buildings.</li> <li>• Select building types or layouts which respond to the streetscape while optimising solar access. Where streets are to be edged and defined by buildings: align buildings to the street on east-west streets; and use courtyards, L-shaped configurations and increased setbacks to northern side boundaries on north-south streets.</li> <li>• Optimise solar access to living spaces and associated private open spaces by orienting them to the north.</li> <li>• Detail building elements to modify environmental conditions as required to maximise sun access in winter and sun shading in summer.</li> </ul>	<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>The general layout is considered to be the most appropriate with regard to the general positioning of the site and the surrounding developments.</p>
<u>Planting on Structures</u>				
<u>Objectives</u> <ul style="list-style-type: none"> <li>• To contribute to the quality and amenity of communal open space on roof tops, podiums and internal courtyards.</li> <li>• To encourage the establishment and healthy growth of trees in urban areas.</li> </ul>	<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 Planting on Structures objectives as sufficient soil depth is provided to allow the communal open space area to be planted, landscaped and include trees.</p>
<u>Design Practice</u> <ul style="list-style-type: none"> <li>• Design for optimum conditions for plant growth by: providing soil depth, soil volume and soil area appropriate to the size of the plants to be established; providing appropriate soil conditions and irrigation methods, providing appropriate drainage.</li> <li>• Design planters to support the appropriate soil depth and plant selection by: ensuring planter proportions accommodate the largest volume of soil possible; and providing square or rectangular planting areas rather than long narrow linear areas. Minimum soil depths will vary depending on the size of the plant however soil depths greater than 1.5 metres are unlikely to have any benefits for tree growth.</li> </ul>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<p>Sufficient soil depth provided for the planters and proposed plantings at 900mm in depth. Substantial part of the outdoor space is a dedicated deep soil area and can support large trees.</p>

Requirement	Yes	No	N/A	Comment
<ul style="list-style-type: none"> <li>• 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.</li> <li>• Minimum standards:               <ul style="list-style-type: none"> <li>○ Large trees such as figs (canopy diameter of up to 16 metres at maturity):                   <ul style="list-style-type: none"> <li>▪ Minimum soil volume 150cum;</li> <li>▪ Minimum soil depth 1.3 metres;</li> <li>▪ Minimum soil area 10 metres by 10 metres.</li> </ul> </li> <li>○ Medium trees (canopy diameter of up to 8 metres at maturity):                   <ul style="list-style-type: none"> <li>▪ Minimum soil volume 35cum;</li> <li>▪ Minimum soil depth 1 metre;</li> <li>▪ Approximate soil area 6 metres by 6 metres.</li> </ul> </li> <li>○ Small trees (canopy diameter of up to 4 metres at maturity):                   <ul style="list-style-type: none"> <li>▪ Minimum soil volume 9cum;</li> <li>▪ Minimum soil depth 800mm;</li> <li>▪ Approximate soil area 3.5 metres by 3.5 metres.</li> </ul> </li> <li>○ Shrubs:                   <ul style="list-style-type: none"> <li>▪ Minimum soil depths 500-600mm</li> </ul> </li> <li>○ Ground cover:                   <ul style="list-style-type: none"> <li>▪ Minimum soil depths 300-450mm</li> </ul> </li> <li>○ Turf:                   <ul style="list-style-type: none"> <li>▪ Minimum soil depth 100-300mm</li> </ul> </li> <li>▪ Any subsurface drainage requirements are in addition to the minimum soil depths.</li> </ul> </li> </ul>	<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 will be planted in accordance with the landscaping plan.</p>
<b>Stormwater Management</b>				
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>• To minimise the impacts of residential flat development and associated infrastructure on the health and amenity of natural waterways.</li> <li>• To preserve existing topographic and natural features including waterways and wetlands.</li> <li>• To minimise the discharge of sediment and other pollutants to the urban stormwater drainage system during construction activity.</li> </ul>	<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>
<b>Design Practice</b>				
<ul style="list-style-type: none"> <li>• Reduce the volume impact of stormwater on infrastructure by retaining it on site.</li> <li>• Optimise deep soil zones. All development must address the potential for deep soil zones.</li> <li>• On dense urban sites where there is no potential for deep soil zones to contribute to stormwater management, seek alternative solutions.</li> <li>• 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.</li> <li>• Reduce the need for expensive sediment trapping techniques by controlling erosion.</li> <li>• Consider using grey water for site irrigation.</li> </ul>	<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>
<b>Safety</b>				

[illegible]



Requirement	Yes	No	N/A	Comment
<u>Objectives</u> <ul style="list-style-type: none"> <li>To provide reasonable levels of visual privacy externally and internally during the day and night.</li> <li>To maximise outlook and views from principal rooms and private open space without compromising visual privacy.</li> </ul>	<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.
<u>Design Practice</u> <ul style="list-style-type: none"> <li>Locate and orient new development to maximise visual privacy between buildings on site and adjacent buildings by providing adequate building separation, employing appropriate rear and side setbacks, utilise the site layout to increase building separation.</li> <li>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.</li> <li>Use detailed site and building design elements to increase privacy without compromising access to light and air.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appropriate building separation, orientation of private open space areas, obscure windows where required and suitable opportunity for screen planting at the ground level ensures that visual privacy between the building on site and adjacent buildings is maintained.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Generally, the building is satisfactory in this regard.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Privacy impacts between apartments is minimised.
<u>Building Entry</u>				
<u>Objectives</u> <ul style="list-style-type: none"> <li>To create entrances which provide a desirable residential identity for the development.</li> <li>To orient the visitor.</li> <li>To contribute positively to the streetscape and building facade design.</li> </ul>	<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.
<u>Design Practice</u> <ul style="list-style-type: none"> <li>Improve the presentation of the development to the street by: locating entries so that they relate to the existing street and subdivision pattern, street tree planting and pedestrian access network; designing the entry as a clearly identifiable element of the building in the street; utilising multiple entries where it is desirable to activate the street edge or reinforce a rhythm of entries along a street.</li> <li>Provide as direct a physical and visual connection as possible between the street and the entry.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A single entry is to be provided and will be clearly identifiable.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Entry foyers is spacious, features glazing for clear sight lines and will be secured with resident-access locked doors. The entry foyer also allows equitable access to the building.



Requirement	Yes	No	N/A	Comment
<ul style="list-style-type: none"><li>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.</li><li>Minimise the impact of on grade parking by: locating parking on the side or rear of the lot away from the primary street frontage; screening cars from view of streets and buildings; allowing for safe and direct access to building entry points; incorporating parking into the landscape design of the site.</li><li>Provide bicycle parking which is easily accessible from ground level and from apartments.</li></ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Bicycle racks are provided within the basement parking level and are suitably accessible.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pedestrian Access				
Objectives				
<ul style="list-style-type: none"><li>To promote residential flat development which is well connected to the street and contributes to the accessibility of the public domain.</li><li>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.</li></ul>	<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.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design Practice				
<ul style="list-style-type: none"><li>Utilise the site and it's planning to optimise accessibility to the development.</li><li>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.</li><li>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.</li><li>Design ground floor apartments to be accessible from the street, where applicable, and to their associated private open space.</li><li>Maximise the number of accessible, visitable and adaptable apartments in a building.</li></ul>	<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.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are 94 units in the development. Of that figure, 10 or 10% are to be designated as “adaptable units”.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"><li>Separate and clearly distinguish between pedestrian access ways and vehicle access ways.</li><li>Consider the provision of public through site pedestrian access ways in large development sites.</li><li>Identify the access requirements from the street or car parking area to the apartment entrance.</li><li>Follow the accessibility standard set out in AS1428 as a minimum.</li><li>Provide barrier free access to at least 20% of dwellings in the development.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vehicular and pedestrian entries are well separated.
	<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"/>	Vehicle Access
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Requirement	Yes	No	N/A	Comment
<u>Objectives</u> <ul style="list-style-type: none"> <li>• To integrate adequate car parking and servicing access without compromising street character, landscape or pedestrian amenity and safety.</li> <li>• To encourage the active use of street frontages.</li> </ul>	<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.
<u>Design Practice</u> <ul style="list-style-type: none"> <li>• Ensure that pedestrian safety is maintained by minimising potential pedestrian/vehicle conflicts.</li> <li>• Ensure adequate separation distances between vehicular entries and street intersections.</li> <li>• 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.</li> <li>• 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.</li> <li>• Generally limit the width of driveways to a maximum of 6 metres.</li> <li>• Locate vehicle entries away from main pedestrian entries and on secondary frontages.</li> </ul>	<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>Two-way vehicular access is provided from Kerr Parade.</p> <p>The driveway width is not excessive and is not in near vicinity of any intersections.</p> <p>Service areas such as the ground floor garbage storage and substation are screened from public view.</p> <p>Driveways width of 6m proposed. No objections raised by Council's development engineers in this regards.</p>
<b>Part 03 Building Design</b>				
<u>Apartment Layout</u>				
<u>Objectives</u> <ul style="list-style-type: none"> <li>• To ensure the spatial arrangement of apartments is functional and well organised.</li> <li>• To ensure that apartment layouts provide high standards of residential amenity.</li> <li>• To maximise the environmental performance of apartments.</li> <li>• To accommodate a variety of household activities and occupants' needs.</li> </ul>	<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 Apartment Layout objectives as layouts are suitably sized to permit a satisfactory furniture layout to occur.</p>
<u>Design Practice</u> <ul style="list-style-type: none"> <li>• Determine appropriate sizes in relation to: geographic location and market demands; the spatial configuration of an apartments; affordability.</li> <li>• 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.</li> <li>• Design apartment layouts which respond to the natural and built environments and optimise site</li> </ul>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<p>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.</p>

Requirement	Yes	No	N/A	Comment
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"> <li>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 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.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The living area of each unit is connected to the balcony, all corner apartments are provided with dual aspects to facilitate natural ventilation.
<ul style="list-style-type: none"> <li>Avoid locating kitchen as part of the main circulation spaces of an apartment, such as a hallway or entry space.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The kitchens do not form part of the major circulation space of any apartment.
<ul style="list-style-type: none"> <li>Include adequate storage space in apartment</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storage is provided within apartments and within the basement level.
<ul style="list-style-type: none"> <li>Ensure apartment layouts and dimensions facilitate furniture removal and placement.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>Single aspect apartments should be limited in depth to 8 metres from a window.</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Some single aspect apartments have depth of up to 11m from balcony glass to rear of unit and up to 14m from some bedroom windows to rear of ensuite.</b>
<ul style="list-style-type: none"> <li>The back of a kitchen should be no more than 8 metres from a window.</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Generally complies, with some minor variations up to approximately 100mm.</b>
<ul style="list-style-type: none"> <li>The width of cross-over/cross-through apartments over 15 metres deep should be 4 metres or greater.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The cross through apartments are less than 15m in depth.
<ul style="list-style-type: none"> <li>Buildings not meeting the minimum standards must demonstrate how satisfactory day lighting and natural ventilation can be achieved, particularly for habitable rooms.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The non-compliance is generally occupied by non-habitable rooms (entries / laundries / ensuites / bathrooms), however a portion of studies also occupy this space. These are provided with highlight windows onto the foyer areas. The foyer areas are provided with glazed components.
<ul style="list-style-type: none"> <li>If Council chooses to standardise apartment sizes, a range of sizes that do not exclude affordable housing should be used. As a guide, the Affordable Housing Service suggest minimum apartment sizes: 1 bed = 50sqm, 2 bed = 70sqm, 3 bed = 95sqm.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No minimum sizes non compliances are noted to these areas. The apartments are generous in area and well proportioned.
<b>Apartment Mix</b>				
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>To provide a diversity of apartment types, which cater for different household requirements now and in the future.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Apartment Mix objectives, whilst 91 of the apartments are two bedroom, a mix of these are also provided with a study, which will cater for a range of household requirements.
<ul style="list-style-type: none"> <li>To maintain equitable access to new housing by cultural and socio-economic groups.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<b>Requirement</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comment</b>
<b>Design Practice</b> <ul style="list-style-type: none"> <li>• Provide a variety of apartment types particularly in large apartment buildings. Variety may not be possible in smaller buildings (up to 6 units).</li> <li>• Refine the appropriate mix for a location by considering population trends in the future as well as present market demands; noting the apartment's location in relation to public transport, public facilities, employment areas, schools, universities and retail centres.</li> <li>• Locate a mix of 1 and 3 bed apartments on the ground level where accessibility is more easily achieved.</li> <li>• Optimise the number of accessible and adaptable units to cater for a wider range of occupants.</li> <li>• Investigate the possibility of flexible apartment configurations which support change in the future.</li> </ul>	<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 development has the following bedroom mix:-</p> <p>2 x 1 bedroom apartments – (2%) 91 x 2 bedroom apartments – (97%) 1 x 4 bedroom apartments – (1%)</p> <p>Of the two bedroom apartments, 40 (44%) are provided with a study increasing the mix of apartment types.</p> <p>The 10 ground floor apartments have the following bedroom mix:-</p> <p>1 x 1 bedroom; 8 x 2 bedroom and 1 x 4 bedroom. 3 ground level apartments are adaptable.</p> <p>There are 10 adaptable units to be provided in the development.</p>
<b>Balconies</b>				
<b>Objectives</b> <ul style="list-style-type: none"> <li>• To provide all apartments with private open space.</li> <li>• To ensure balconies are functional and responsive to the environment thereby promoting the enjoyment of outdoor living for apartment residents.</li> <li>• To ensure that balconies are integrated into the overall architectural form and detail of residential flat buildings.</li> <li>• To contribute to the safety and liveliness of the street by allowing for casual overlooking and address.</li> </ul>	<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 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.</p>
<b>Design Practice</b> <ul style="list-style-type: none"> <li>• Where other private open space is not provided, provide at least one primary balcony.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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 ad operable walls to control sunlight and wind; providing balconies with operable screens, Juliet balconies or operable</li> </ul>	<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>All apartments have at least one balcony. Access is provided directly from living areas.</p> <p>Private open spaces are provided in the form of balconies for the upper levels and terraces and private courtyards to the ground level.</p>

Requirement	Yes	No	N/A	Comment
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Balustrades are appropriate.
• Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Consider supplying a tap and gas point on primary balconies.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Provide primary balconies for all apartments with a minimum depth of 2 metres (2 chairs) and 2.4 metres (4 chairs).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All balconies exceed the minimum depth and area controls.
• 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• 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"/>	
<b>Ceiling Heights</b>				
<b>Objectives</b>				
• To increase the sense of space in apartments and provide well proportioned rooms.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Ceiling Heights objectives as suitable ceiling heights are provided for the mixed use nature of building.
• To promote the penetration of daylight into the depths of the apartment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To contribute to flexibility of use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To achieve quality interior spaces while considering the external building form requirements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Design Practice</b>				
• Design better quality spaces in apartments by using ceilings to define a spatial hierarchy between areas of an apartment using double height spaces, raked ceilings, changes in ceiling heights and/or the location of bulkheads; enable better proportioned rooms; maximise heights in habitable rooms by stacking wet areas from floor to floor; promote the use of ceiling fans for cooling/heating distribution.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The units in the building have floor to ceiling heights of 2.7 metres.
• Facilitate better access to natural light by using ceiling heights which enable the effectiveness of light shelves in enhancing daylight distribution into deep interiors; promote the use of taller windows, highlight windows and fan lights. This is particularly important for apartments with limited light access such as ground floor apartments and apartments with deep floor plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building does not consist of any double height apartments or commercial tenancies.
• Design ceiling heights which promote building flexibility over time for a range of other uses, including retail or commercial, where appropriate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Three ground floor units fronting Kerr Parade have been designed so that they can be converted to a commercial or a dual residential-commercial use if desired in the future.
• Coordinate internal ceiling heights and slab levels with external height requirements and key datum lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



Requirement	Yes	No	N/A	Comment
<ul style="list-style-type: none"> <li>Count double height spaces with mezzanines as two storeys.</li> <li>Cross check ceiling heights with building height controls to ensure compatibility of dimensions, especially where multiple uses are proposed.</li> <li>Minimum dimensions from finished floor level to finished ceiling level:               <ul style="list-style-type: none"> <li>Mixed use buildings: 3.3 metres minimum for ground floor retail/commercial and for first floor residential, retail or commercial.</li> <li>For RFBs in mixed use areas 3.3 metres minimum for ground floor;</li> <li>For RFBs or other residential floors in mixed use buildings: 2.7 metres minimum for all habitable rooms on all floors, 2.4 metres preferred minimum for non-habitable rooms but no less than 2.25 metres;</li> </ul> </li> </ul>	<input 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 checked="" type="checkbox"/>  <input type="checkbox"/>  <input checked="" type="checkbox"/>  <input type="checkbox"/>	    Minimum height of 3.3m provided at ground floor.  Minimum height of 2.7m provided.
<ul style="list-style-type: none"> <li>2 storey units: 2.4 metres for second storey if 50% or more of the apartments has 2.7 metres minimum ceiling heights;</li> <li>2 storey units with a 2 storey void space: 2.4 metres minimum;</li> <li>Attic spaces: 1.5 metres minimum wall height at edge of room with a 30° minimum ceiling slope.</li> <li>Developments which seek to vary the recommended ceiling heights must demonstrate that apartments will receive satisfactory daylight.</li> </ul>	<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"/>	    The floor to ceiling heights proposed are considered satisfactory.
<b>Flexibility</b>				
<b>Objectives</b> <ul style="list-style-type: none"> <li>To encourage housing designs which meet the broadest range of the occupants' needs as possible.</li> <li>To promote 'long life loose fit' buildings, which can accommodate whole or partial changes of use.</li> <li>To encourage adaptive reuse.</li> <li>To save the embodied energy expended in building demolition.</li> </ul>	<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 Flexibility objectives as layouts promote changes to furniture arrangement and a suitable number can be adapted to the changing needs of residents.
<b>Design Practice</b> <ul style="list-style-type: none"> <li>Provide robust building configurations, which utilise multiple entries and circulation cores, especially in larger buildings over 15 metres long by: thin building cross sections, which are suitable for residential or commercial uses; a mix of apartment types; higher ceilings in particular on the ground floor and first floor; separate entries for the ground floor level and the upper levels; sliding and/or moveable wall systems.</li> <li>Provide apartment layouts which accommodate the changing use of rooms.</li> <li>Utilise structural systems which support a degree of future change in building use or configuration.</li> <li>Promote accessibility and adaptability by ensuring: the number of accessible and visitable apartments is optimised; and adequate pedestrian mobility and access is provided.</li> </ul>	<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"/>	 Apartment layout provides for basic changes to internal configuration. The building is serviced by 2 lifts and has accessible apartments   Apartment layout provides for basic changes to internal configuration.   Accessible and visitable apartments are promoted. There are 94 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.
<b>Ground Floor Apartments</b>				

Requirement	Yes	No	N/A	Comment
<u>Objectives</u>				
• To contribute to the desired streetscape of an area and to create active safe streets.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The ground floor apartments contribute appropriately to the streetscape.
• To increase the housing and lifestyle choices available in apartment buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Design Practice</u>				
• Design front gardens or terraces which contribute to the spatial and visual structure of the street while maintaining adequate privacy for apartment occupants.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Front terraces are provided with a 1.2m high wall with timber screen, to achieve an appropriate balance between the developments visual contribution to the streetscape and privacy for apartment occupants.
• Ensure adequate privacy and safety of ground floor units located in urban areas with no street setbacks by: stepping up the ground floor level from the level of the footpath a maximum of 1.2 metres; designing balustrades and establishing window sill heights to minimise site lines into apartments, particularly in areas with no street setbacks; determining appropriateness of individual entries; ensuring safety bars or screens are integrated into the overall elevation design and detailing.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Promoting house choice by: providing private gardens, which are directly accessible from the main living spaces of the apartment and support a variety of activities; maximising the number of accessible and visitable apartments on the ground floor; supporting a change or partial change in use, such as a home office accessible from the street or a corner shop.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Apartments are provided with private gardens, directly accessible from the main living space.
• Increase opportunities for solar access in ground floor units, particularly in denser areas by: providing higher ceilings and taller windows; choosing trees and shrubs which provide solar access in winter and shade in summer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ground floor apartments are provided with a 3.3m ceiling height.
• Optimise the number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Three accessible units are provided to the ground floor.
• Provide ground floor apartments with access to private open space, preferably as a terrace or garden.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Internal Circulation</u>				
<u>Objectives</u>				
• To create safe and pleasant spaces for the circulation of people and their personal possessions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Internal Circulation objectives as spacious access hallways and apartments are provided.
• To facilitate quality apartment layouts, such as dual aspect apartments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To contribute positively to the form and articulation of the building façade and its relationship to the urban environment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To encourage interaction and recognition between residents to contribute to a sense of community and improve perceptions of safety.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Requirement	Yes	No	N/A	Comment
<u>Design Practice</u> • Increase amenity and safety in circulation spaces by: providing generous corridor widths and ceiling heights particularly in lobbies, outside lifts and apartment entry doors; providing appropriate levels of lighting, including the use of natural daylight where possible; minimising corridor lengths to give short, clear sight lines; avoiding tight corners; providing legible signage noting apartment numbers, common areas and general directional finding; providing adequate ventilation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Corridor, foyer and hallway widths are sufficiently lit, articulated and dimensioned to promote safety and movement of residents and their belongings. The corridors are for the most part not enclosed and allow for natural ventilation and lighting. The corridors provide good amenity.

Requirement	Yes	No	N/A	Comment
<ul style="list-style-type: none"> <li>• Support better apartment building layouts by designing buildings with multiple cores which: increase the number of entries along a street; increase the number of vertical circulation points; give more articulation to the façade; limiting the number of units off a circulation core on a single level.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	One lift access core is provided to service the building. The lift core has 2 lifts.
<ul style="list-style-type: none"> <li>• Articulate longer corridors by: utilising a series of foyer areas and/or providing windows along or at the end of a corridor.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Minimise maintenance and maintain durability by using robust materials in common circulation areas.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Where units are arranged off a double loaded corridor, the number of units accessible from a single core/corridor should be limited to 8 - exceptions for: adaptive reuse buildings; where developments can demonstrate the achievement of the desired streetscape character and entry response; where developments can demonstrate a high level of amenity for common lobbies, corridors and units.</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>The number of apartments off a corridor is up to 14. However, the corridors provide good amenity, as they are wide, are not enclosed, received good natural lighting and ventilation. Furthermore, the corridor has a “T” shape, with the two lifts servicing the junction of the two connected corridors. As such typically 6 and 8 units are serviced off each connected corridor.</b></p> <p><b>Given the layout it is also considered that two lifts and connected corridors minimises resident inconvenience when lift maintenance occurs.</b></p>

Requirement	Yes	No	N/A	Comment
Mixed Use				
Objectives				
• To support a mix of uses that complement and reinforce the character, economics and function of the local area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Choose a compatible mix of uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Consider building depth and form in relation to each use's requirements for servicing and amenity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Recognising the ownership/lease patterns and separating requirements for purposes of BCA.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Storage				
Objectives				Storage is provided within each unit in the form of built in wardrobes, kitchen cupboards and dedicated separate storage cupboards.
• To provide adequate storage for everyday household items within easy access of the apartment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To provide storage for sporting, leisure, fitness and hobby equipment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



<b>Requirement</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comment</b>
<b>Design Practice</b> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>Design the internal apartment layout to separate noisier from quieter spaces by: grouping uses within an apartment – bedrooms with bedrooms and service areas like kitchen, bathroom, and laundry together.</li> <li>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.</li> <li>Reduce noise transmission from common corridors or outside the building by providing seals at entry doors.</li> </ul>	<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>Suitable building separation is provided to allow private open space areas to be located away from each other.</p> <p>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.</p> <p>Where possible, noisier areas such as bathrooms and laundries are distanced from bedrooms.</p> <p>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.</p>
<b>Daylight Access</b>				
<b>Objectives</b> <ul style="list-style-type: none"> <li>To ensure that daylight access is provided to all habitable rooms and encouraged in all other areas of residential flat development.</li> <li>To provide adequate ambient lighting and minimise the need for artificial lighting during daylight hours.</li> <li>To provide residents with the ability to adjust the quantity of daylight to suit their needs.</li> </ul>	<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>The proposed development is considered to be generally consistent with the Daylight Access objectives as the orientation of living areas allows for daylight infiltration.</p>
<b>Design Practice</b> <ul style="list-style-type: none"> <li>Plan the site so that new residential flat development is oriented to optimise northern aspect.</li> <li>Ensure direct daylight access to communal open space between March and September and provide appropriate shading in summer.</li> <li>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</li> </ul>	<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>Given the site constraints, the proposal provides 21% single southern aspect units.</p> <p>The communal open space within the development can provide shade in summer whilst allowing solar penetration in winter. The built form is open to the north-west, which would provide direct solar access to a substantial portion of the communal open spaces.</p> <p>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.</p>



Requirement	Yes	No	N/A	Comment
<p>aspect; locate living areas to the north and service areas to the south and west of development; limit the number of south facing apartments and increase their window area; use light shelves to reflect light into deeper apartments.</p> <ul style="list-style-type: none"> <li>• Design for shading and glare control, particularly in summer: using shading devices such as eaves, awnings, colonnades, balconies, pergolas, external louvres and planting; optimising the number of north facing living spaces; providing external horizontal shading to north facing windows; providing vertical shading to east or west windows; using high performance glass but minimising external glare off windows (avoid reflective films, use a glass reflectance below 20%, consider reduced tint glass).</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Overhanging balconies and louvres are proposed to provide shading to private open spaces. A roof element is provided for the top floors to provide shading to portions of the top floor balconies of the building.
<ul style="list-style-type: none"> <li>• Limit the use of light wells as a source of daylight by prohibiting their use as the primary source of daylight in habitable rooms.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None proposed for the development
<ul style="list-style-type: none"> <li>• Where light wells are used: relate light well dimensions to building separation; conceal building services and provide appropriate detail and materials to visible walls; ensure light wells are fully open to the sky; allow exceptions for adaptive reuse buildings, if satisfactory performance is demonstrated.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Living rooms and private open spaces for at least 70% of apartments in a development should receive a minimum of 3 hours direct sunlight between 9am and 3pm in midwinter. In dense urban areas, a minimum of 2 hours may be acceptable.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The applicant provided shadow statistics schedule that shows that 71 units or 75% of the units having living areas and private open space areas achieving the minimum 2 hours solar access.</p> <p>Given that the site is part of the Auburn Town Centre and therefore undergoing re-development to higher density area, the proposal is considered a dense urban development where a minimum 2 hours direct sunlight between 9am and 3pm may be acceptable. When applying the 2 hour solar access provision therefore, the proposal achieves the requirement and is considered acceptable.</p>
<ul style="list-style-type: none"> <li>• Limit the number of single aspect apartments with a southerly aspect (SW-SE) to a maximum of 10% of the total units proposed.</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>There are 20 single aspect south facing units, which is 21% for the development. This is due to the orientation of the site. The apartments are considered to provide high levels of amenity, and given the location within the Town Centre, the non-compliance with this rule of thumb is considered reasonable.</b></p>
<ul style="list-style-type: none"> <li>• Developments which seek to vary from the minimum standards must demonstrate how site constraints and orientation prohibits the achievement of these standards and how energy efficiency is addressed.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Natural Ventilation</i>				



Requirement	Yes	No	N/A	Comment
<b>Objectives</b>				
• 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.
• 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.
<b>Design Practice</b>				
<b>Awnings</b>				
• 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Awning over the surrounding public domain is proposed.
• Contribute to the legibility of the residential flat development and amenity of the public domain by locating local awnings over building entries.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Distinct awning proposed over building entrance
• Enhance safety for pedestrians by providing under-awning lighting.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No signage of any kind is proposed under this application.
<b>Signage</b>				
• Councils should prepare guidelines for signage based on the desired character and scale of the local area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Integrate signage with the design of the development by responding to scale, proportions and architectural detailing.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Provide clear and legible way finding for residents and visitors.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Entry door to foyer is recessed
<b>Facades</b>				
<b>Objectives</b>				
• To promote high architectural quality in residential flat buildings.	<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.
• To ensure that new developments have facades which define and enhance the public domain and desired street character.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• 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"/>	
<b>Design Practice</b>				
• Consider the relationship between the whole building form and the façade and/or building elements.	<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.
• Compose facades with an appropriate scale, rhythm and proportion, which respond to the building's use and the desired contextual character.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• 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.	<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.
• Express important corners by giving visual prominence to parts of the façade.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• 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"/>	
<b>Roof Design</b>				

Requirement	Yes	No	N/A	Comment
<u>Objectives</u> <ul style="list-style-type: none"> <li>• To provide quality roof designs, which contribute to the overall design and performance of residential flat buildings.</li> <li>• To integrate the design of the roof into the overall façade, building composition and desired contextual response.</li> <li>• To increase the longevity of the building through weather protection.</li> </ul>	<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"> <li>• Relate roof design to the desired built form.</li> <li>• 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.</li> <li>• Design roofs to respond to the orientation of the site.</li> <li>• 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.</li> <li>• 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.</li> <li>• Facilitate the use or future use of the roof for sustainable functions e.g. rainwater tanks, photovoltaic, water features.</li> <li>• Where habitable space is provided within the roof optimise residential amenity in the form or attics or penthouse apartments.</li> </ul>	<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.
<b>Energy Efficiency</b>				
<u>Objectives</u> <ul style="list-style-type: none"> <li>• To reduce the necessity for mechanical heating and cooling.</li> <li>• To reduce reliance on fossil fuels.</li> <li>• To minimise greenhouse gas emissions.</li> <li>• To support and promote renewable energy initiatives.</li> </ul>	<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.
<b>Maintenance</b>				
<u>Objectives</u> <ul style="list-style-type: none"> <li>• To ensure long life and ease of maintenance for the development.</li> </ul>	<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
<u>Design Practice</u> <ul style="list-style-type: none"> <li>• Design windows to enable cleaning from inside the building, where possible.</li> <li>• Select manually operated systems in preference to mechanical systems.</li> <li>• Incorporate and integrate building maintenance systems into the design of the building form, roof and façade.</li> <li>• Select durable materials, which are easily cleaned and are graffiti resistant.</li> <li>• Select appropriate landscape elements and vegetation and provide appropriate irrigation systems.</li> <li>• 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.</li> </ul>	<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"/>	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.
<u>Waste Management</u>				
<u>Objectives</u> <ul style="list-style-type: none"> <li>• To avoid the generation of waste through design, material selection and building practices.</li> <li>• To plan for the types, amount and disposal of waste to be generated during demolition, excavation and construction of the development.</li> <li>• To encourage waste minimisation, including source separation, reuse and recycling.</li> <li>• To ensure efficient storage and collection of waste and quality design of facilities.</li> </ul>	<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 Waste Management objectives as suitable arrangements and facilities for waste disposal and storage are proposed.
<u>Design Practice</u> <ul style="list-style-type: none"> <li>• Incorporate existing built elements into new work, where possible.</li> <li>• Recycle and reuse demolished materials, where possible.</li> <li>• Specify building materials that can be reused and recycled at the end of their life.</li> <li>• Integrate waste management processes into all stages of the project, including the design stage.</li> <li>• 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.</li> </ul>	<input 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 checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Suitable waste management facilities are proposed throughout the building and will be managed by an appointed caretaker.
<ul style="list-style-type: none"> <li>• Prepare a waste management plan for green and putrescible waste, garbage, glass, containers and paper.</li> <li>• 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.</li> <li>• 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.</li> <li>• Incorporate on-site composting, where possible, in self contained composting units on balconies or as part of the shared site facilities.</li> <li>• Supply waste management plans as part of the DA submission.</li> </ul>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" 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 type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
<u>Water Conservation</u>				

Requirement	Yes	No	N/A	Comment
<u>Objectives</u> <ul style="list-style-type: none"> <li>To reduce mains consumption of potable water.</li> <li>To reduce the quantity of urban stormwater runoff.</li> </ul>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input 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.
<u>Design Practice</u> <ul style="list-style-type: none"> <li>Requirements superseded by BASIX.</li> </ul>	<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
<b>Part 1 Preliminary</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>1.2 Aims of Plan</b>				
(1) This Plan aims to make local environmental planning provisions for land in Auburn in accordance with the relevant standard environmental planning instrument under section 33A of the Act.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(2) The particular aims of this Plan are as follows:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal substantially complies with the stipulated development standards of the ALEP 2010.
(a) to establish planning standards that are clear, specific and flexible in their application,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is considered to establish an acceptable benchmark of future development in the immediate area.
(b) to foster integrated, sustainable development that contributes to Auburn's environmental, social and physical well-being,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development is not considered to be inappropriate for the area. The development substantially complies and will establish the future desired character for its immediate area.
(c) to protect areas from inappropriate development,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(d) to minimise risk to the community by restricting development in sensitive areas,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal has incorporated ESD principles with features such as passive design and BASIX. The development is acceptable in this regard.
(e) to integrate principles of ecologically sustainable development into land use controls,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(f) to protect, maintain and enhance the natural ecosystems, including watercourses, wetlands and riparian land,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(g) to facilitate economic growth and employment opportunities within Auburn,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(h) to identify and conserve the natural, built and cultural heritage,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not within the vicinity of any heritage item.
(i) to provide recreational land, community facilities and land for public purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>1.8 Repeal of other local planning instruments applying to land</b>				
(1) All local environmental plans and deemed environmental planning instruments applying only to the land to which this Plan applies are repealed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Noted
<b>Note.</b> The following local environmental plans are repealed under this provision: <i>Auburn Local Environmental Plan 2000</i>				
(2) All local environmental plans and deemed environmental planning instruments applying to the land to which this Plan applies and to other and cease to apply to the land to which this Plan applies.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>1.9 Application of SEPPs and REPs</b>				
(1) This Plan is subject to the provisions of any State environmental planning policy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Clause	Yes	No	N/A	Comment
<p>and any regional environmental plan that prevail over this Plan as provided by section 36 of the Act.</p> <p>(2) The following State environmental planning policies and regional environmental plans (or provisions) do not apply to the land to which this Plan applies:</p> <p><i>State Environmental Planning Policy No 1—Development Standards</i></p> <p><i>State Environmental Planning Policy No 4—Development Without Consent and Miscellaneous Exempt and Complying Development</i> (clause 6, clause 10 and Parts 3 and 4)</p> <p><i>State Environmental Planning Policy No 60—Exempt and Complying Development</i></p> <p><i>Sydney Regional Environmental Plan No 24—Homebush Bay Area</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The state policies stated below are not relevant to this application.
<p><b>1.9A Suspension of covenants, agreements and instruments</b></p> <p>(1) For the purpose of enabling development on land in any zone to be carried out in accordance with this Plan or with a development consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.</p> <p>(2) This clause does not apply:</p> <p>(a) to a covenant imposed by the Council or that the Council requires to be imposed, or</p> <p>(b) to any prescribed instrument within the meaning of section 183A of the <i>Crown Lands Act 1989</i>, or</p> <p>(c) to any conservation agreement within the meaning of the <i>National Parks and Wildlife Act 1974</i>, or</p> <p>(d) to any Trust agreement within the meaning of the <i>Nature Conservation Trust Act 2001</i>, or</p> <p>(e) to any property vegetation plan within the meaning of the <i>Native Vegetation Act 2003</i>, or</p> <p>(f) to any biobanking agreement within the meaning of Part 7A of the <i>Threatened Species Conservation Act 1995</i>, or</p> <p>(g) to any planning agreement within the meaning of Division 6 of Part 4 of the Act.</p> <p>(3) This clause does not affect the rights or interests of any public authority under any registered instrument.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are no known covenants, agreements or instruments applying to the land which will prevent the development proceeding in accordance with the plan.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None of these apply to the development site.
	<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"/>	<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"/>	<input checked="" type="checkbox"/>	The development is not on behalf of a public authority.



[illegible]

Clause	Yes	No	N/A	Comment
<b>2.6 Subdivision—consent requirements</b>				
(1) Land to which this Plan applies may be subdivided, but only with consent.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No subdivision (Torrens or Strata) approval is being sought.
(2) However, consent is not required for a subdivision for the purpose only of any one or more of the following:				
(a) widening a public road,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) a minor realignment of boundaries that does not create:				
(i) additional lots or the opportunity for additional dwellings, or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(ii) lots that are smaller than the minimum size shown on the Lot Size Map in relation to the land concerned,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(c) a consolidation of lots that does not create additional lots or the opportunity for additional dwellings,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(d) rectifying an encroachment on a lot,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(e) creating a public reserve,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Note.</b> If a subdivision is exempt development, the Act enables the subdivision to be carried out without consent.				
<b>2.6 AA Demolition requires consent</b>				
The demolition of a building or work may be carried out only with consent. <b>Note.</b> If the demolition of a building or work is ide	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The demolition component of the development is being considered as part of this application.
<b>Zone B4 Mixed Use</b>				
<b>1 Objectives of zone</b>				
• To provide a mixture of compatible land uses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed residential land use is considered to be compatible with the objectives of the zone.
• To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site enjoys close proximity to the core Auburn town centre and associated public transport links.
• To encourage high density residential development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development provides a high density RFB.
• To encourage appropriate businesses which contribute to economic growth.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• To achieve an accessible, attractive and				The proposal is considered to provide

Clause	Yes	No	N/A	Comment
safe public domain.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	an attractive public domain interface through the use of high quality materials, awning and accessible entry.
<b>2 Permitted without consent</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All proposed development requires consent from Council.
Nil				
<b>3 Permitted with consent</b>				
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; <b>Residential flat buildings</b> ; 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed building is defined as a residential flat building which is permissible with consent from Council.
<b>4 Prohibited</b>				
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No prohibited development is proposed.
<b>Part 4 Principal development standards</b>				
<b>4.1 Minimum subdivision lot size</b>				
(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 type of development 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

Clause	Yes	No	N/A	Comment
(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"/>	approved.
(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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(ii) if a garage will be accessed from the rear of the property - 290 square metres, or	<input type="checkbox"/>	<input 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"/>	
<b>4.3 Height of buildings</b>				
(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 compiles, providing a maximum height of 22.5 metres.
(b) to ensure that the height of buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Clause	Yes	No	N/A	Comment
is compatible with the character of the locality				
(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 checked="" type="checkbox"/>	<input 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.
<b>4.4 Floor space ratio</b>				
(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 checked="" type="checkbox"/>	<input 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 or greater—0.85:1.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not within Zone – B6 Enterprise Corridor.
(2B) Despite subclause (2), the maximum floor space ratio for the following development on land in Zone B6 Enterprise Corridor within the Parramatta Road Precinct, as shown edged orange on the Floor Space Ratio Map, is as				

Clause	Yes	No	N/A	Comment
follows:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(a) 1.5:1 for bulky goods premises, entertainment facilities, function centres and registered clubs, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) 3:1 for office premises and hotel or motel accommodation.				
(2C) Despite subclause (2), the maximum floor space ratio for the following development on land in Zone B6 Enterprise Corridor within the Silverwater Road Precinct, as shown edged light purple on the Floor Space Ratio Map, is as follows:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(a) 1.5:1 for bulky goods premises, entertainment facilities, function centres and registered clubs, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) 2:1 for office premises and hotel or motel accommodation.				

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

Clause	Yes	No	N/A	Comment
The area of a lot that is wholly or partly on top of another or others in a strata subdivision is to be included in the calculation of the site area only to the extent that it does not overlap with another lot already included in the site area calculation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	proposed strata subdivision being applied.
(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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site consists of 5 lots to be consolidated into 1 lot.  No public land incorporated into the proposal.
(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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All above ground floors of the proposal are factored into the floor space ratio calculation.
(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"/>	Should the application be approved, appropriate condition will be imposed to ensure the 5 lots are consolidated into 1 lot.
(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.				
(10) Covenants affect consolidated sites				
If:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No consolidation covenant is being applied in this instance.
(a) a covenant of the kind referred to in subclause (9) applies to any land ( <b>affected land</b> ), and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) proposed development relates to the affected land and other land that together comprise the site of the proposed development,				
the maximum amount of floor area allowed on the other land by the floor space ratio fixed for				



Clause	Yes	No	N/A	Comment
<p>the site by this Plan is reduced by the quantity of floor space area the covenant prevents being created on the affected land.</p> <p><b>(11) Definition</b></p> <p>In this clause, <b>public place</b> has the same meaning as it has in the <i>Local Government Act 1993</i>.</p>				
<p><b>4.6 Exceptions to development standards</b></p> <p>(1) The objectives of this clause are:</p> <p>(a) to provide an appropriate degree of flexibility in applying certain development standards to particular development, and</p> <p>(b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.</p> <p>(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.</p> <p>(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:</p> <p>(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and</p> <p>(b) that there are sufficient environmental planning grounds to justify contravening the development standard.</p> <p>(4) Consent must not be granted for development that contravenes a development standard unless:</p> <p>(a) the consent authority is satisfied that:</p> <p>(i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and</p> <p>(ii) the proposed development will be in the public interest because</p>				<p>The applicant has not applied for any exceptions to development standards in accordance with this clause.</p>

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

Clause	Yes	No	N/A	Comment	
architectural roof features are contained within the height limit.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
(2) Development that includes an architectural roof feature that exceeds, or causes a building to exceed, the height limits set by clause 4.3 may be carried out, but only with consent.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
(3) Development consent must not be granted to any such development unless the consent authority is satisfied that:					
(a) the architectural roof feature:					
(i) comprises a decorative element on the uppermost portion of a building, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
(ii) is not an advertising structure, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
(iii) does not include floor space area and is not reasonably capable of modification to include floor space area, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
(iv) will cause minimal overshadowing, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
(b) any building identification signage or equipment for servicing the building (such as plant, lift motor rooms, fire stairs and the like) contained in or supported by the roof feature is fully integrated into the design of the roof feature.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
<b>5.10 Heritage conservation</b>					
<b>Note.</b> Heritage items, heritage conservation areas and archaeological sites (if any) are shown on the Heritage Map. The location and nature of any such item, area or site is also described in Schedule 5.					
<b>(1) Objectives</b>					
The objectives of this clause are:					
(a) to conserve the environmental heritage of Auburn, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The land is not listed as being a heritage item or part of a heritage group or being an archaeological site.	
(b) to conserve the heritage significance of heritage items and heritage conservation areas including associated fabric, settings and views, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
(c) to conserve archaeological sites, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
(d) to conserve places of Aboriginal heritage significance.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
<b>(2) Requirement for consent</b>					
Development consent is required for any of the following:					
(a) demolishing or moving a heritage item or a building, work, relic or tree within a heritage conservation area,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

Clause	Yes	No	N/A	Comment
(b) altering a heritage item or a building, work, relic, tree or place within a heritage conservation area, including (in the case of a building) making changes to the detail, fabric, finish or appearance of its exterior,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(c) altering a heritage item that is a building by making structural changes to its interior,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(d) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(e) disturbing or excavating a heritage conservation area that is a place of Aboriginal heritage significance,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(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"/>	
<b>(3) When consent not required</b>				
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Clause	Yes	No	N/A	Comment
significance, or				
(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"/>	
<b>Note.</b> 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.				
<b>(4) Effect on heritage significance</b>				
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 impact statement is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The land is not within the vicinity of any heritage item, heritage conservation area or archaeological site.
<b>(5) Heritage impact assessment</b>				
The consent authority <b>may</b> , before granting consent to any development on land:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(a) on which a heritage item is situated, or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) within a heritage conservation area, or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(c) within the vicinity of land referred to in paragraph (a) or (b),				
require a heritage impact statement to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>(6) Heritage conservation management plans</b>				
The consent authority may require, after considering the significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.				
<b>(7) Archaeological sites</b>				
The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the <i>Heritage Act 1977</i> applies):	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(a) notify the Heritage Council of its intention to grant consent, and				

Clause	Yes	No	N/A	Comment
(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>(8) Places of Aboriginal heritage significance</b>  The consent authority must, before granting consent under this clause to the carrying out of development in a place of Aboriginal heritage significance:				
(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) notify the local Aboriginal communities (in such way as it thinks appropriate) about the application and take into consideration any response received within 28 days after the notice is sent.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>(9) Demolition of item of State significance</b>  The consent authority must, before granting consent for the demolition of a heritage item 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.				
<b>(10) Conservation incentives</b>  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				

Clause	Yes	No	N/A	Comment												
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.																
<b>Part 6 Additional local provisions</b>																
<b>6.1 Acid sulfate soils</b>																
(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.																
<table border="1"> <thead> <tr> <th>Class of land</th><th>Works</th></tr> </thead> <tbody> <tr> <td>1</td><td>Any works.</td></tr> <tr> <td>2</td><td>Works below the natural ground surface. Works by which the watertable is likely to be lowered.</td></tr> <tr> <td>3</td><td>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.</td></tr> <tr> <td>4</td><td>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.</td></tr> <tr> <td>5</td><td>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.</td></tr> </tbody> </table>	Class of land	Works	1	Any works.	2	Works below the natural ground surface. Works by which the watertable is likely to be lowered.	3	Works more than 1 metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.	4	Works more than 2 metres below the natural ground surface. Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.	5	Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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	Works															
1	Any works.															
2	Works below the natural ground surface. Works by which the watertable is likely to be lowered.															
3	Works more than 1 metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.															
4	Works more than 2 metres below the natural ground surface. Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.															
5	Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.															
	<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"/>	<input checked="" type="checkbox"/>													
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>													





Clause	Yes	No	N/A	Comment
<b>6.2 Earthworks</b>				
(1) The objectives of this clause are as follows:				
(a) to ensure that earthworks for which a development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features of the surrounding land,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Development consent is required for the proposed basement level excavations.
(b) to allow earthworks of a minor nature without separate development consent.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(2) Development consent is required for earthworks, unless:				
(a) the work does not alter the ground level (existing) by more than 600 millimetres, or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) the work is exempt development under this Plan or another applicable environmental planning instrument, or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(c) the work is ancillary to other development for which development consent has been given.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(3) Before granting development consent for earthworks, the consent authority must consider the following matters:				
(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed excavation is not anticipated to disrupt local drainage patterns or soil stability.
(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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are no waterways or environmentally sensitive areas in vicinity.

Clause	Yes	No	N/A	Comment
<p>sensitive area.</p> <p><b>Note.</b> The <i>National Parks and Wildlife Act 1974</i>, particularly section 86, deals with disturbing or excavating land and Aboriginal objects.</p>				

Clause	Yes	No	N/A	Comment
<b>6.3 Flood planning</b>				
(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:  <b>flood planning level</b> means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.  <b>Flood Planning Map</b> means the Auburn Local Environmental Plan 2010 Flood Planning Map.				

Clause	Yes	No	N/A	Comment
<b>6.4 Foreshore building line</b>				
(1) The objective of this 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"/>	The subject site is not affected by a 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).				
(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				
(d) the				

Clause	Yes	No	N/A	Comment
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 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.				
<b>6.5 Essential Services</b>				
(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.																								
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"/>	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>																								
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:	<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 residential flat building is being proposed.  The ground floor units are provided with commercial ceiling heights of 3.3m to facilitate a future flexible use of the space, whilst the upper level residential units have reduced heights. Given that the 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 7 storey building proposed is within the maximum height of 27m permissible for																								
Table 1 – Number of storeys																												
<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				
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																									

				the site.
<b>2.2 Articulation and proportion</b>				
<b>Performance criteria</b>				
<b>P1</b> 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.
<b>P2</b> 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, middle and top; balcony and fenestration details; and proportion, spacing and modelling of the surface through detail and relief.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building can be divided into distinct element comprising the level base with associated awning, centre core and top elements. The development is considered to respond well in this regard.
<b>P3</b> 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 a place of worship, residential and commercial developments.
<b>Development controls</b>				
<b>D1</b> 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"/>	The ground floor is of an appropriate scale.
• architectural features which give human scale at street level such as entrances and porticos.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b> 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.
<b>D3</b> 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"/>	All windows and doors are considered to possess appropriate proportions.
<b>D4</b> 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"/>	There is an awning provided over the footpath.
<b>D5</b> Street awnings which appear as horizontal elements along the façade of the building shall be provided as part of all new development.				
<b>2.3 Materials</b>				
<b>Performance criteria</b>				
<b>P1</b> Materials enhance the quality and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed materials are considered

<p>character of the business precinct.</p> <p><b>Development controls</b></p> <p><b>D1</b> New buildings shall incorporate a mix of solid (i.e. masonry concrete) and glazed materials, consistent with the character of buildings in the locality.</p> <p><b>D2</b> 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.</p> <p><b>D3</b> Building facades at street level along primary streets and public places consist of a minimum of 80% for windows/glazed areas and building and tenancy entries.</p> <p><b>D4</b> Visible light reflectivity from building materials used on the facades of new buildings shall not exceed 20%.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>to be of high quality and contemporary appearance. The development is acceptable in this regard.</p> <p>The facade contains a mix of masonry concrete and glazing materials appropriate to the use of the building.</p> <p>Should the application be recommended for approval, appropriate condition could be imposed in this regard.</p>
<p><b>2.4 Roofs</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> Roof design is integrated into the overall building design.</p> <p><b>Development controls</b></p> <p><b>D1</b> Design of the roof shall achieve the following:</p> <ul style="list-style-type: none"> <li>•concealment of lift overruns and service plants;</li> <li>•presentation of an interesting skyline;</li> <li>•enhancing views from adjoining developments and public places; and</li> <li>•complementing the scale of the building.</li> </ul> <p><b>D2</b> Roof forms shall not be designed to add to the perceived height and bulk of the building.</p> <p><b>D3</b> Where outdoor recreation areas are proposed on flat roofs, shade structures and wind screens shall be provided.</p>	<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>
<p><b>2.5 Balconies</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> Balconies contribute positively to the amenity of residents and the visual quality of the local centre.</p> <p><b>Development controls</b></p> <p><b>D1</b> Balustrades and balconies shall be constructed from a balance of solid and transparent material to allow for views from the interior.</p> <p><b>D2</b> Balconies and terraces shall be oriented to overlook public spaces.</p> <p><b>D3</b> 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</p>	<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>pipes and utilities.</p> <p><b>D4</b> Screens, louvers or similar devices shall be provided to balconies so as to visually screen any drying of laundry.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Screening elements are proposed.
<p><b>2.6 Interface with schools, places of public worship, and public precincts</b></p> <p><b>Development controls</b></p> <p><b>D1</b> Where a site adjoins a school, place of public worship or public open space:</p> <ul style="list-style-type: none"> <li>This interface shall be identified in the site analysis plan and reflected in building design;</li> <li>Building design incorporates an appropriate transition in scale and character along the site boundary(s);</li> <li>Building design presents an appropriately detailed facade and landscaping in the context of the adjoining land use.</li> </ul> <p><b>D2</b> The potential for overlooking of playing areas of schools shall be minimised by siting, orientation or screening.</p> <p><b>D3</b> Fencing along boundaries shared with public open space shall have a minimum transparency of 50%.</p> <p><b>D4</b> 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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A place of worship adjoins the rear of the site.</p> <p>The affected façade is suitably designed an appropriate in scale and character.</p> <p>The proposal does not result in any unreasonable overlooking of the place of worship.</p> <p>The development does not directly adjoin public open space.</p>
<b>3.0 Streetscape and Urban form</b>				
<p><b>Objectives</b></p> <p>a. To ensure development integrates well with the locality and respects the streetscape, built form and character of the area.</p> <p>b. To encourage innovative development which is both functional and attractive in its context.</p>	<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.
<p><b>3.1 Streetscape</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> 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.</p> <p><b>P2</b> New development conserves and enhances the existing character of the street with particular reference to architectural themes.</p> <p><b>Development controls</b></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The building as proposed is considered to be an appropriate design given the zoning, use and surrounding development.</p> <p>The proposed building provides a highly articulated built form in keeping with the contemporary character and future character of Auburn Centre.</p>

<b>D1</b> 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 is consistent with the future urban form associated with the Auburn Centre, which is in transition.
<b>D2</b> 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.
<b>3.2 Setbacks</b> Performance criteria				
<b>P1</b> 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.
<b>P2</b> 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"/>	
<b>P3</b> 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.
<b>P4</b> 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.
<b>Development controls</b>				
<b>D1</b> New development or additions to existing development shall adopt the following front setbacks:				
• 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.
• 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"/>	<b>The proposed street wall elevation does not provide a setback. This is considered appropriate and given the mixed use zoning of the locality, likely future development will also be provided with a nil setback to the street.</b>
<b>D2</b> 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.
<b>D3</b> 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"/>	
• External walls – 900mm for single storey development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• 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.				
<b>4.0 Mixed Use Developments</b>				
<b>Objectives</b>				
a. To encourage sustainable development by permitting services and employment-generating uses in conjunction with residential uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The development provides a 7 storey residential flat building, assessment is provided later in addition to the SEPP 65 assessment undertaken.
b. To provide affordable residential development within close proximity to transport, employment and services.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. To enhance the vitality and safety of commercial centres by encouraging further residential development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>4.1 Building design</b>				
<b>Performance criteria</b>				
<b>P1</b> Mixed use developments are designed to architecturally express the different functions of the building while sympathetically integrating into the local centre streetscape.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Development controls</b>				
<b>D1</b> The architecture of ground level uses shall reflect the commercial/retail function of the centre.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D2</b> Buildings shall achieve a quality living environment that sympathetically integrates into the character of the commercial precinct.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D3</b> Commercial and retail servicing, loading and parking facilities shall be separated from residential access and servicing and parking.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>4.2 Active street frontages</b>				
<b>Performance criteria</b>				
<b>P1</b> Street activity is enhanced by:				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 concentration of retail outlets and restaurants at street level; and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• the number of entrances at street level.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Development controls</b>				
<b>D1</b> Retail outlets and restaurants are located at the street frontage on the ground level.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Separate entries are provided for the commercial tenancies and the residential lobbies. The development is acceptable in this regard.
<b>D2</b> A separate and defined entry shall be provided for each use within a mixed use development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>4.3 Amenity</b>				
<b>Performance criteria</b>				
<b>P1</b> 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. Obscure glass block windows have been utilised where required.
P2	Site layout and design of buildings, including height of front fences and use of security lighting, minimises the potential for crime, vandalism and fear.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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  • 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"/>	Sufficient building separation is provided to minimise visual and acoustic overlooking onto adjoining private open spaces.
		<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"/>	The units facing Kerr Parade provides for passive surveillance of the street and public domain.
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"/>	A crime risk report has been submitted with the application. No objection is raised in this regard.
D5	Development shall be consistent with Council's Policy on Crime Prevention Through Environmental	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Design.				
<b>5.1 Lighting</b> <b>Performance criteria</b> <b>P1</b> 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. <b>P2</b> The use of integrated lighting systems in retail shops is both functional and decorative. <b>P3</b> Lighting is sufficient for its purpose and used to make bold design statements. <b>P4</b> Lighting does not interfere with amenity of residents or safety of motorists. <b>Development controls</b> <b>D1</b> 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. <b>D2</b> Lighting systems shall incorporate specific display lighting to reinforce merchandise and provide a contrast against the street lighting generally. <b>D3</b> Surface mounted fluorescent fixtures shall not be considered in any part of the retail areas of the premises. <b>D4</b> The light source shall be selected to provide the desired light effect; however, fitting and methods shall be chosen produce the highest energy efficiency. <b>D5</b> Lighting shall not interfere with the amenity of residents or affect the safety of motorists. <b>D6</b> Excessive lighting shall not be permitted. Light spill onto the street into the public domain shall be minimised.	<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.
	<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 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"/>	
	<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"/>	
<b>5.2 Shutters and grilles</b> <b>Performance criteria</b> <b>P1</b> Security shutters, grilles and screens allow the viewing of shopfront windows and light to spill out onto the footpath. <b>P2</b> Shutters, grilles and screens are to be made from durable, graffiti-resistant materials and compatible with the building style. <b>Development controls</b> <b>D1</b> Windows and doors of existing shopfronts shall not be filled in with solid materials. <b>D2</b> Security shutters, grilles and screens shall: <ul style="list-style-type: none"> <li>• be at least 70% visually permeable (transparent);</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No shutters are noted.
	<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"/>	

<ul style="list-style-type: none"> <li>•not encroach or project over Council's footpaths; and</li> <li>•be made from durable, graffiti-resistant materials.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D3</b> Solid, external roller shutters shall not be permitted.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>5.3 Noise</b>				
<b>Performance criteria</b>				
<b>P1</b> New commercial developments within major arterial roads or railway lines are designed to mitigate noise and vibration impacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>P2</b> Commercial uses in the local centres must minimise noise impacts on adjoining residential areas caused by loading/unloading, late night operations, use of plant and equipment and entertainment activities.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Development controls</b>				
<b>D1</b> New commercial development (whether part of a mixed use development or not) shall comply with the provisions of the relevant acts, regulations, environmental planning instruments, Australian Standards and guidelines produced by the NSW Department of Environment, Climate Change and Water, the NSW Roads and Traffic Authority and the NSW Department of Planning as applicable for noise, vibration and quality assurance. This includes:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> <li>•Development Near Rail Corridors and Busy Roads, NSW Department of Planning, December 2008 – Interim Guidelines.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> <li>•NSW Industrial Noise Policy;</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> <li>•Interim Guideline for the Assessment of Noise from Rail Infrastructure Projects; and</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> <li>•Environmental Criteria for Road and Traffic Noise.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D2</b> Restaurant and cafe design shall minimise the impact of noise associated with late night operation on nearby residents. Operation includes loading/unloading of goods/materials and the use of plant and equipment at a proposed commercial premise.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D3</b> An acoustic report shall be submitted with a development application for a proposed commercial use in the local centre that operates during the hours between 10pm and 6am.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>6.0 Access and Car Parking</b>				
In addition to this section, applicants shall consult the Parking and Loading Part of this DCP for other access,				

parking and loading requirements for all development within local centres.				
<b>6.1 Access, loading and car parking requirements</b> <b>Development controls</b> <b>D1</b> Car parking rates shall be provided in accordance with the Parking and Loading Part of this DCP.				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Residential car parking will be accommodated over three levels of basement with loading/unloading area to the ground level.</p> <p>General access and manoeuvring has been assessed by Council's engineering section as being acceptable.</p> <p>With regard to car parking required the following calculations are provided:</p> <p>2 x 1 br units (1 space per unit) = 2            91 x 2 br units (1 space per unit) = 91            1 x 4 br units (2 spaces per unit) = 2            94 x 0.2 visitor (0.2 per total units) = 19</p> <p>Total residential/visitor parking required 114</p> <p>The subject proposal proposes 114 total car parking spaces including 1 loading bay, 19 visitor spaces and 12 adaptable residential disabled spaces.</p> <p>The development is considered acceptable with regard to the Parking and Loading section of the DCP.</p>
<b>6.2 Creation of new streets and laneways</b> <b>Performance criteria</b> <b>P1</b> All new proposed roads are designed to convey the primary function of the street, including: <ul style="list-style-type: none"> <li>• Safe and efficient movement of vehicles and pedestrians;</li> <li>• Provision for parked vehicles and landscaping, where appropriate;</li> <li>• Location, construction and maintenance of public utilities; and</li> <li>• Movement of service and delivery vehicles.</li> </ul> <b>Development controls</b> <b>D1</b> On some sites, new streets may be able to be introduced. Where a new street shall be created, the street shall be built to Council's standards, Road Design Specification D1 and relevant Quality Assurance requirements while having regards to the circumstances of each proposal. Consideration will be given to maintaining consistency and compatibility with the design of existing roads in the locality. <b>D2</b> Development adjoining a new laneway shall contribute to an				
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>No new streets or laneways are being proposed under this development application. This section of the DCP is not applicable.</p>
	<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"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<p>attractive streetscape and presents a well designed and proportioned facade and incorporates windows, balconies, doorways and landscaping, where possible.</p> <p><b>D3</b> New public laneways created within large blocks shall maximise pedestrian and vehicle connections within local centres.</p> <p><b>D4</b> 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.</p> <p><b>D5</b> New streets shall be dedicated to Council. The area of any land dedicated to Council shall be included in the site area for the purpose of calculating the floor space ratio.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>7.0 Landscaping</b>				
<p><b>Objectives</b></p> <p>a. To create attractive buildings, public spaces and walkways.</p> <p>b. To improve visual quality and contribute to a more positive local centre experience.</p> <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> <p><b>Performance criteria</b></p> <p><b>P1</b> Landscaping forms an integral part of the overall design concept.</p> <p><b>P2</b> Landscape reinforces the architectural character of the street and positively contributes to maintaining a consistent and memorable character.</p> <p><b>P3</b> Landscaped areas are used to soften the impact of buildings and car parking areas as well as for screening purposes.</p> <p><b>P4</b> Landscaped areas are provided for passive and recreational use of workers.</p> <p><b>Development controls</b></p> <p><b>D1</b> Development shall incorporate landscaping in the form of planter boxes to soften the upper level of buildings.</p> <p><b>D2</b> 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 carparks.</p> <p><b>D3</b> In open parking areas, one (1) shade tree per ten (10) spaces shall be planted within the parking area.</p> <p><b>D4</b> Fencing shall be integrated as part of the landscaping theme so as to minimise visual impacts and to</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal provides appropriate landscaped areas. Landscaping provided is considered appropriate given the use of the proposed building and it being located within the Auburn Town Centre.</p> <p>No at grade car parking is proposed.</p> <p>Fencing is appropriate and minimises visual impacts.</p>



<p>provide associated site security.</p> <p><b>D5</b> Paving and other hard surfaces shall be consistent with architectural elements.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>7.1 Street trees</b></p> <p><b>D1</b> 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> <p><b>D2</b> Street tree planning shall be consistent with Council's Street Tree Masterplan or relevant Public Domain Plan or Infrastructure Manual.</p> <p><b>D3</b> 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> <p><b>D4</b> 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> <p><b>D5</b> Driveways and services shall be located to preserve significant trees.</p> <p><b>D6</b> At the time of planting, street trees shall have a minimum container size of 200 litres and a minimum height of 3.5m, subject to species availability.</p> <p><b>D7</b> 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.</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>
<b>8.0 Energy Efficiency and Water Conservation</b>				
<p><b>Objectives</b></p> <p>a. To achieve energy efficient commercial and retail developments.</p> <p>b. To encourage site planning and building design which optimises site conditions to achieve energy efficiency.</p> <p>c. To minimise overshadowing of the public domain including streets and open space.</p> <p>d. To give greater protection to the natural environment by reducing greenhouse gas emissions.</p> <p>e. To encourage the installation of energy efficient and water conserving appliances.</p> <p>f. To reduce the consumption of non-renewable energy sources for the purposes of heating, water, lighting and temperature control.</p> <p>g. To minimise potable water mains demand of non residential development by implementing water efficiency measures.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>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 regard.</p> <p>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.</p>

<b>8.1 Energy efficiency</b> <b>Performance criteria</b> <b>P1</b> 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.
<b>Development controls</b> <b>D1</b> 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"/>	This is as per the BASIX certificate requirements.
<b>D2</b> 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 <sup>2</sup> in area) shall investigate the viability of utilising renewable energy resources for all lighting on site. A statement shall be included with the development application addressing these requirements.				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>8.2 Water conservation</b> <b>Performance criteria</b> <b>P1</b> 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.
<b>Development controls</b> <b>D1</b> New developments shall connect to recycle water if serviced by a dual reticulation system for permitted non potable uses such as toilet flushing, irrigation, car washing, fire fighting and other suitable purposes.				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b> Where a property is not serviced by a dual reticulation system, development shall include an onsite rainwater harvesting system or an onsite reusable water resource for permitted non potable uses such as toilet flushing, irrigation, car washing, fire fighting and other suitable purposes.				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D3</b> Development shall install all water using fixtures that meet the WELS (Water Efficiency Labelling Scheme) rated industry standards.				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>8.3 Stormwater drainage</b> Applicants shall consult the Stormwater Drainage Part of this DCP for requirements for stormwater management.				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed method of stormwater disposal is generally acceptable to Council's Development engineers subject to appropriate conditions. Should the application be recommended for approval, appropriate conditions will be imposed in this regard.
<b>8.4 Rainwater tanks</b>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<p><b>Performance criteria</b></p> <p><b>P1</b> Adequate measures are incorporated into new development to encourage the collection and reuse of stormwater and reduce stormwater runoff.</p> <p><b>Development controls</b></p> <p><b>D1</b> Rainwater tanks shall be installed as part of all new development in accordance with the following:</p> <ul style="list-style-type: none"> <li>• The rainwater tank shall comply with the relevant Australian Standards;</li> <li>• The rainwater tank shall be constructed, treated or finished in a non-reflective material that blends in with the overall tones and colours of the subject and surrounding development;</li> <li>• Rainwater tanks shall be permitted in basements provided that the tank meets applicable Australian Standards;</li> <li>• The suitability of any type of rainwater tanks erected within the setback area of development shall be assessed on an individual case by case basis. Rainwater tanks shall not be located within the front setback; and</li> <li>• The overflow from rainwater tanks shall discharge to the site stormwater disposal system. For details refer to the Stormwater Drainage Part of this DCP.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The applicant is not required to provide a rainwater tank within the development.
<p><b>8.5 Ventilation</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> Natural ventilation is incorporated into the building design.</p> <p><b>Development controls</b></p> <p><b>D1</b> 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"/>	As per the SEPP 65 section of the report, the building is in part naturally ventilated. The development is acceptable in this regard.
<p><b>8.6 Solar amenity</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> New buildings are designed to protect solar amenity for the public domain and residents.</p> <p><b>Development controls</b></p> <p><b>D1</b> 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>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Given the orientation of the site, the proposal results in the reduction of the solar access to the private open space and windows of living areas of several adjacent units to the southern property at 18-20 Station Road.</p> <p>There are no adjoining public outdoor spaces.</p>

	<ul style="list-style-type: none"> <li>• public places or open space;</li> <li>• 50% of private open space areas;</li> <li>• 40% of school playground areas; or</li> <li>• windows of adjoining residences.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The RFB to the south-east has north facing living areas and private open spaces with an approximate 4.5m setback to the subject site. As such this property is highly exposed to overshadowing impacts, given the applicable height and density controls relating to the subject size. It is considered that a more modest size building would still be likely to cause significant shadow impacts on the adjoining property. It should also be noted that the proposal has large side setbacks at the rear of the site.</p> <p>As the proposal is located within the local town centre of Auburn and complies with the applicable height and density controls, the extent of overshadowing is considered reasonable.</p> <p>Furthermore, whilst the building to the south-east does not receive the required amount of solar access on 21 June, the 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>
D2	Lighter colours in building materials and exterior treatments shall be used on the western facades of buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>9.0 Ancillary Site Facilities</b>					
<b>9.1 Provision for goods and mail deliveries</b>					
<b>Performance criteria</b>					
P1	New development incorporates adequate provision in its design for the delivery of goods and mail to both business and residential occupants.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Waste removal can occur via the proposed loading bay at ground floor level.
<b>Development controls</b>					
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 3,000m <sup>2</sup> of gross leasable floor area devoted to commercial premises.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mailboxes are shown at the residential entry.
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>10.0 Other Relevant Controls</b>					
<b>10.1 Waste</b>					
D1	Applicants shall consult the Waste Part of this DCP for requirements for disposal.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
<b>10.2 Access and amenity</b>					
D1	Applicants shall consult the relevant provisions within the Access and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Mobility Part of this DCP.				
<b>11.0 Public Domain</b>				
<b>Objectives</b>				
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"/>
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"/>
<b>Development controls</b>				
<b>D1</b>	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"/>
<b>D2</b>	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"/>
<b>Note:</b> Refer to the relevant Public Domain Plan and Council's Public Art Policy.				
<b>12.0 Subdivision</b>				
<b>Objectives</b>				
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"/>
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"/>
<b>12.1 Size and dimensions</b>				
<b>Performance criteria</b>				
<b>P1</b>	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"/>
<b>Development controls</b>				
<b>D1</b>	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"/>
<b>12.2 Utility services</b>				
<b>Performance criteria</b>				

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.

The site lots will be amalgamated by way of condition of consent.

As above. It is noted that the total site area is approximately 2,457.88sqm. The site has appropriate dimensions.

<b>P1</b>	All essential public utility services are provided to the development to the satisfaction of relevant authorities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is capable of being serviced by utilities.
<b>Development controls</b>					
<b>D1</b>	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"/>	
<b>D2</b>	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"/>	
<b>13.0 Auburn Town Centre</b>					
<b>13.1 Development to which this section applies</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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.					The subject site lies within the boundary of Figure 4.
<b>13.2 Setbacks</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Development controls</b>					
<b>D1</b>	Setbacks within the town centre shall be consistent with Figure 5. <b>Note:</b> 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.				<b>A nil to 400mm setback to the front boundary is considered acceptable. This is considered satisfactory due to the street already having hard edges to front boundaries by either walls or fencing and land uses in the vicinity of the site are highly urbanised with large areas of building and hard paved spaces.</b>  <b>As there are no buildings opposite the subject site, some flexibility may be allowed</b>  <b>The proposed nil setbacks is appropriate.</b>
<b>13.3 Street wall heights</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Performance criteria</b>					
<b>P1</b>	Development within Auburn Town Centre strengthens urban form by providing a strong street wall.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>P2</b>	The built edge of development fronting the street contributes to a sense of enclosure and scale within the town centre.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Development controls</b>					
<b>D1</b>	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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The control requires a setback above the 4 storey level. The proposed front setback is nil to the façade, however the recessed

				<b>balconies provide some recess to the main façade. No objection is made in respect of the built form, which is likely to be consistent with future development within the area.</b>
<b>13.4 Active frontages</b> <b>Development controls</b> <b>D1</b> As a minimum, buildings shall provide active street frontages consistent with Figure 7.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No active frontage requirement is stipulated for the subject development site in figure 7. If required at a future date, the proposal has submitted an alternative plan, indicating a potential redesign of the street facing residential units into commercial units.
<b>13.5 Laneways</b> <b>Development controls</b> <b>D1</b> 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
<b>1.0 Introduction</b>				
<b>1.1 Development to which this Part applies</b>  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.
<b>1.2 Purpose of this Part</b>  The purpose of this Part is to ensure residential flat buildings: <ul style="list-style-type: none"> <li>are pleasant to live in and create enjoyable urban places;</li> <li>maintain a high level of amenity;</li> <li>contribute to the overall street locality;</li> <li>minimise the impact on the environment; and</li> <li>optimise use of the land.</li> </ul>	<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.
<b>2.0 Built Form</b>				
<ul style="list-style-type: none"> <li><b>Objectives</b></li> <li>To ensure that all development contributes to the improvement of the character of the locality in which it is located.</li> </ul>	<input checked="" type="checkbox"/> <input checked="" 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 deep soil

<ul style="list-style-type: none"> <li>To ensure that development is sensitive to the landscape setting and environmental conditions of the locality.</li> <li>To ensure that the appearance of development is of high visual quality and enhances and addresses the street.</li> <li>To ensure that the proposed development protects the amenity of adjoining and adjacent properties.</li> <li>To ensure that the form, scale and height of the proposed development responds appropriately to site characteristics and locality.</li> <li>To ensure that development relates well to surrounding developments.</li> <li>To ensure that development maximises sustainable living.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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><b>2.1 Site area</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> The site area of a proposed development is of sufficient size to accommodate residential flat buildings.</p> <p><b>Development controls</b></p> <p><b>D1</b> A residential flat building development shall have a minimum site area of 1000m<sup>2</sup> and an average minimum width of 24m.</p> <p><b>D2</b> 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 2457.88sqm and frontage of 48.87m. The development is acceptable in this regard.
<p><b>2.2 Site coverage</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> Adequate areas for landscaping, open space and spatial separation is provided between buildings.</p> <p><b>Development controls</b></p> <p><b>D1</b> The built upon area shall not exceed 50% of the total site area.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site coverage will exceed 50% of the site (approximately 71%) however the development is within a mixed use zone and as such the coverage is consistent with existing nearby land uses (commercial, retail, church, school) and likely future development. Notwithstanding this, the development will provide for a landscaped / communal outdoor



<b>D2</b> The non-built upon area shall be landscaped and consolidated into one communal open space and a series of courtyards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	landscaping space of approximately 217.05sqm or 9% of the site area whilst still providing for basement garage, access driveway and commercial space. The development is acceptable in this regard.
<b>2.3 Building envelope</b>  <b>Performance criteria</b>  <b>P1</b> The height, bulk and scale of a residential flat building development is compatible with neighbouring development and the locality. Residential flat buildings: <ul style="list-style-type: none"> <li>addresses both streets on corner sites;</li> <li>align with the street and/or proposed new streets;</li> <li>are located across the site; and</li> <li>form an L shape or a T shape where there is a wing at the rear.</li> </ul> <p><b>Note:</b> The development control diagrams in section 10.0 illustrate building envelope controls.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is consistent with the objectives of the zone and compatible with the desired future character of the area in accordance with the zone objectives.  The proposal aligns with the street and is not located on a corner allotment nor requires a laneway to meet its service needs.  The building has a T shape.
<b>Development controls</b>  Council may consider a site specific building envelope for certain sites, including: <ul style="list-style-type: none"> <li>■ corner sites;</li> <li>■ double frontage sites;</li> <li>■ sites facing parks;</li> <li>■ sites adjoining higher density zones; and</li> <li>■ isolated sites.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A site specific building envelope is not considered to be necessary in this instance.
<b>2.4 Setbacks</b>  <b>Performance criteria</b>  <b>P1</b> 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The setbacks are considered to be appropriate in this instance.
<b>Development controls</b>				

<p><b>2.4.1 Front setback</b></p> <p><b>D1</b> The minimum front setback shall be between 4m to 6m (except for residential flat development in the B1, B2 and B4 zones).</p> <p><b>D2</b> 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><b>D3</b> Where a new building is located on a corner, the main frontage shall be determined on the existing streetscape patterns. Where the elevation is determined as the 'secondary' frontage, the setback may be reduced to 3m except where it relates to a primary frontage on that street.</p> <p><b>D4</b> 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.</p> <p><b>D5</b> 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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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> <p>The development achieves compliance with this requirement and provides a building separation of greater than 10m from the building across the street.</p> <p>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.</p>
<p><b>2.4.2 Side setback</b></p> <p><b>D1</b> 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</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>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 (generally 9m).</b></p> <p><b>The street front wing of the building is setback 700m from the side</b></p>

shall be at least 3m.					<b>boundaries. Obscure glass windows will be utilised to create interest on the façade whilst allowing light to penetrate internal rooms.</b>  The proposal provides compliant courtyard spaces to both side elevations.
<b>D2</b>	Eaves may extend a distance of 700mm from the wall.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D3</b>	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"/>	
<b>2.4.3 Rear setback</b>					<b>This is more applicable to a residential development in residentially zoned area. Given that the proposal is located within a mixed use zone and the back of the site adjoins commercial developments and a place of worship, a setback of 10m will significantly limit the development potential of the site.</b>  “T” or “rear wing” shaped building proposed with varying and appropriate setback.
<b>D1</b>	<b>Rear setbacks shall be a minimum of 10m.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b>	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"/>	
<b>D3</b>	Where a building is an L or T shape with the windows facing side courtyards the rear setback shall be a minimum of 2m.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>2.4.4 Haslam’s creek setback</b>					
<b>D1</b>	A minimum 10m setback from the top of the creek bank of Haslam’s Creek and its tributaries shall be required. Refer to the Stormwater Drainage Part of this DCP for additional controls.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>2.4.5 Setbacks at Olympic Drive, Lidcombe</b>					The development is not located on Olympic Drive. This section of the DCP is not applicable.
<b>Performance criteria</b>					
<b>P1</b>	Sites with frontage to Olympic Drive, Lidcombe, address this road and provide an appropriately landscaped setback.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>P2</b>	East-west streets maintain view corridors to Wyatt Park.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Development controls</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D1</b>	For sites with frontage to Olympic Drive, buildings shall be designed to				

<p>address Olympic Drive and provide a setback of 6m.</p> <p><b>D2</b> The setback area and verge shall be landscaped and planted with a double row of street trees.</p> <p><b>D3</b> The setback to east-west streets shall be generally 4 to 6m and ensure view corridors to Wyatt Park are maintained.</p>	<input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	
<p><b>2.5 Building depth</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> A high level of amenity is provided for residents.</p> <p><b>Development controls</b></p> <p><b>D1</b> The maximum depth of a residential flat building shall be 18m excluding balconies.</p>	<input checked="" type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<p>The proposal is considered to deliver an appropriate level of amenity to the residents of the building.</p> <p><b>As discussed under compliance table for SEPP 65, a variation is proposed with the building depth reaching up to 24m in some areas. Notwithstanding this, the building would provide an appropriate level of amenity for future residents and this variation is considered worthy of support in his instance. Refer also to SEPP 65 discussions above in this matter.</b></p>
<p><b>2.6 Number of storeys</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> The number of storeys is achievable within the maximum building height in <i>Auburn LEP 2010</i>.</p> <p><b>Development controls</b></p> <p><b>D1</b> 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.</p>	<input checked="" type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<p>The proposed development is consistent with this requirement and provides for a building height less than 27m under the ALEP 2010.</p> <p><b>The proposal is located within a mixed use zone, allowing up to 27m high development of the site. The proposed seven storey building height is appropriate given the likely future development of neighbouring properties.</b></p>
<p><b>2.7 Floor to ceiling heights</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> Floor to ceiling heights provide well proportioned rooms and spaces to allow for light and ventilation into the built form.</p> <p><b>Development controls</b></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Complies.</p>

•	<b>D1</b>	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"/>	No mezzanine space proposed.
	<b>D2</b>	Where there is a mezzanine configuration, the floor to ceiling height may be varied.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<b>D3</b>	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"/>	
	<b>D4</b>	When located within business areas, a floor to ceiling height of 3.3m for the ground and first floor shall be provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ground floor height 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.
<b>2.8 Floor to ceiling heights</b>						
<b>Performance criteria</b>						
P1	Window heights allow for light penetration into rooms and well proportioned elevations.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development is acceptable in this regard.
<b>Development controls</b>						
D1	The head height of windows and the 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>2.9 Heritage</b>						
<b>Performance criteria</b>						
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.
<b>Development controls</b>						

<p><b>D1</b> All development adjacent to and/or adjoining a heritage item shall be:</p> <ul style="list-style-type: none"> <li>• responsive in terms of the curtilage and design;</li> <li>• accompanied by a Heritage Impact Statement; and</li> <li>• respectful of the building's heritage significance in terms of the form, massing, roof shapes, pitch, height and setbacks.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p><b>2.10 Building design</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> Building design, detailing and finishes provide an appropriate scale to the street and add visual interest.</p> <p><b>Development controls</b></p> <p><b>2.10.1 Materials</b></p> <p><b>D1</b> 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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>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.</p>
<p><b>2.10.2 Building articulation</b></p> <p><b>D1</b> Windows and doors in all facades shall be provided in a balanced manner and respond to the orientation and internal uses.</p> <p><b>D2</b> Dwelling entrances shall create a sense of individuality and act as a transitional space between private and communal spaces.</p> <p><b>D3</b> 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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal offers an articulated facade with distinct horizontal and vertical elements.</p> <p>At ground level the entrance lobby is well integrated with the building facade. The development is considered acceptable in this regard.</p> <p>The facade provides recessed elements on every facade of the building.</p>
<p><b>2.10.3 Roof form</b></p> <p><b>D1</b> Roof forms shall be designed in a way that the total form does not add to height and bulk of the building.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Flat roof and low horizontal parapet proposed. The roof form is in accordance with this clause.</p>
<p><b>2.10.4 Balustrades and balconies</b></p>				

<b>D1</b>	Balustrades and balconies shall allow for views from the interior. Accordingly, balustrades shall be partly transparent and partly solid.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Partly transparent and partly solid balustrades proposed.
<b>D2</b>	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Complies.
<b>2.11 Dwelling size</b>					
<b>Performance criteria</b>					
<b>P1</b>	Internal dwelling sizes and shapes are suitable for a range of household types.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Units generally comply with the minimum dwelling size. The layout is suitable to accommodate a variety of furniture layouts. The development is acceptable in this regard.
<b>P2</b>	All rooms are adequate in dimension and accommodate their intended use.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Development controls</b>					
<b>D1</b>	The size of the dwelling shall determine the maximum number of bedrooms permitted.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Smallest 1 bedroom unit size (single aspect) = 80.11 m<sup>2</sup></b>
<b>Number of bedrooms</b>	<b>Dwelling size</b>				<b>Smallest 2 bedroom unit size (no cross over units proposed) = 77.08m<sup>2</sup></b>
Studio	50m <sup>2</sup>				<b>The minor departure of 3m<sup>2</sup> is considered acceptable. The 45 x 2 bedroom units, which also supply a study comply with the minimum size standards and the RFB is deemed to provide good levels of residential amenity in this regard.</b>
1 bedroom (cross through)	50m <sup>2</sup>				
1 bedroom (maisonette)	62m <sup>2</sup>				
1 bedroom (single aspect)	63m <sup>2</sup>				
2 bedrooms (corner)	80m <sup>2</sup>				
2 bedrooms (cross through or over)	90m <sup>2</sup>				
3 bedrooms	115m <sup>2</sup>				
4 bedrooms	130m <sup>2</sup>				
<b>D2</b>	At least one living area shall be spacious and connect to private outdoor areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Smallest 4 bedroom unit size = 130m<sup>2</sup>.</b>
<b>The proposal complies. It is noted that proposed apartment sizes is compliant with SEPP 65 controls.</b>					
All balconies are accessible from the living rooms of every unit.					
<b>2.12 Apartment mix and flexibility</b>					
<b>Performance criteria</b>					
<b>P1</b>	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 some variety of unit types of differing sizes and bedrooms.
<b>P2</b>	Housing designs meet the broadest range of the	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

occupants' needs possible.					
<b>Development controls</b>					
<b>D1</b>	<p>A variety of apartment types between studio, one, two, three and three plus-bedroom apartments shall be provided, particularly in large apartment buildings.</p> <p>Variety may not be possible in smaller buildings, for example, up to six units.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The development has the following bedroom mix:-</p> <p>1 bedroom – 2 units (2%) 2 bedroom – 91 units (97%) 4 bedroom – 1 units (1%)</p>
<b>D2</b>	<p>The appropriate apartment mix for a location shall be refined by:</p> <ul style="list-style-type: none"> <li>■ considering population trends in the future as well as present market demands; and</li> <li>■ noting the apartment's location in relation to public transport, public facilities, employment areas, schools and universities and retail centres.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The building is considered to offer an appropriate unit mix as 45 of the two bedroom units provide a study and thereby offer increased flexibility for a number of household types and live/work arrangements.</p>
<b>D3</b>	<p>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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The development has the benefit of being within close proximity to public transport.</p>
<b>D4</b>	<p>The number of accessible and adaptable apartments to cater for a wider range of occupants shall be optimised.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal provides 1 x 1 bedroom unit, 8 x 2 bedroom units and 1 x 4 bedroom unit to the ground floor. Three of the ground floor units are adaptable.</p>
<b>D5</b>	<p>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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The building is fully visitable due to the lift access. The development has 10 units identified as being adaptable.</p>
<b>D6</b>	<p>Robust building configurations which utilise multiple entries and circulation cores shall be provided especially in</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal provides a single entry from the street with two lifts servicing the central circulation core. The development is acceptable in this regard.</p>





<b>Objectives</b>					
a.	To provide sufficient and accessible open space for the recreation needs of the likely residents of the proposed dwelling.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development proposal is considered to be consistent with the open space and landscaping objectives.
b.	To provide private open areas that relate well to the living areas of dwellings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c.	To enhance the appearance and amenity of residential flat buildings through integrated landscape design.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d.	To provide for the preservation of existing trees and other natural features on the site, where appropriate.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e.	To provide low maintenance communal open space areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
f.	To provide adequate opportunities for water infiltration and tall trees to grow and to spread, so as to create a canopy effect.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
g.	To conserve and enhance street tree planting.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>3.1</b>	<b>Development requirements application</b>				
	A landscape plan shall be submitted with all development applications for residential flat buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A suitable landscaping plan which details species, quantity required, height and spread, planting depth detail, etc has been submitted and is considered satisfactory.
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	The landscape plan should specify landscape themes, vegetation (location and species), paving and lighting that provide a safe, attractive and functional environment for residents, integrates the development with the neighbourhood and contributes to energy efficiency and water management.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	A landscape plan prepared by a professionally qualified landscape architect or designer shall be submitted with the development application which shows:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	■ proposed site contours and reduced levels at embankments, retaining walls and other critical locations;				
	■ existing vegetation and				



diagrams in section 10.0.					
<b>Development controls</b>					
<b>D1</b>	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 194.25m <sup>2</sup> 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 is within a mixed use zone. A requirement for minimum 30% deep soil zone may not be practical in this instance without significantly compromising the development potential of the site.
<b>D2</b>	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"/>	
<b>D3</b>	Deep soil zones shall have minimum dimensions of 5m.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Deep soil areas are not provided with minimum dimensions of 5m. Deep soils areas are sufficient to accommodate mature planting.
<b>D4</b>	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"/>	
<b>3.4 Landscape setting</b>					
<b>Performance criteria</b>					
<b>P1</b>	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"/>	Landscaping within the development is located at the sides and rear and have assisted in reducing the bulk and scale of the development.
<b>P2</b>	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"/>	
<b>P3</b>	Landscaping assists with the integration of the site into the streetscape.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Development controls</b>					
<b>D1</b>	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.
<b>D2</b>	Existing significant trees shall be retained within the development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<b>D3</b>	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"/>	
<b>D4</b>	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"/>	
<b>D5</b>	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"/>	
<b>3.5 Private open space</b>					
<b>Performance criteria</b>					
<b>P1</b>	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.
<b>P2</b>	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"/>	
<b>Development controls</b>					
<b>D1</b>	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.
<b>D2</b>	Dwellings on the ground floor shall be provided with a courtyard that has a minimum area of 9m <sup>2</sup> and a minimum dimension of 2.5m.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum courtyard / terrace dimensions areas well exceed these numerical requirements.
<b>D3</b>	Dwellings located above ground level shall be provided with a balcony or roof terrace that has a minimum area of 8m <sup>2</sup> and	<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.

	a minimum dimension of 2m.				
<b>D4</b>	Balconies may be semi enclosed with louvres and screens.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D5</b>	Private open space shall have convenient access from the main living area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D6</b>	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"/>	
<b>D7</b>	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"/>	
<b>D8</b>	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"/>	
<b>3.6</b>	<b>Communal open space</b>				
	<b>Performance criteria</b>				
<b>P1</b>	The site layout provides communal open spaces which:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A communal open space of 217.05m<sup>2</sup> or 9% 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 north-western and south-eastern sides of the building provides:</p> <ul style="list-style-type: none"> <li>• quality outdoor space for the residents,</li> <li>• common room,</li> <li>• Tangible improvement to the immediate microclimate and air quality of the site</li> <li>• Provides an opportunity to contribute to biodiversity.</li> </ul>
	■ 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"/>	
	<b>Development controls</b>				
<b>D1</b>	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"/>	
<b>D2</b>	The communal open				<b>The development is acceptable in</b>

space area shall have minimum dimensions of 10m.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	this regard. The minimum dimension of the main communal area is 8m.
<b>3.7 Protection of existing trees</b>  <b>Performance criteria</b>  <b>P1</b> Major existing trees are retained where practicable through appropriate siting of buildings, access driveways and parking areas and appropriate landscaping.  <b>Development controls</b>  <b>D1</b> Building structures or disturbance to existing ground levels shall not be within the drip line of existing significant trees to be retained.  <b>Note:</b> For additional requirements, applicants shall refer to the Tree Preservation Part of this DCP.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No significant trees located within the subject site.
<b>3.8 Biodiversity</b>  <b>Performance criteria</b>  <b>P1</b> Existing and native flora at canopy and understorey levels is preserved and protected.  <b>P2</b> Plantings are a mix of native and exotic water-wise plant species.  <b>Development controls</b>  <b>D1</b> The planting of indigenous species shall be encouraged.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	An appropriate mix of species is proposed in the landscaping design.
<b>3.9 Street trees</b>  <b>Performance criteria</b>  <b>P1</b> Existing street landscaping is maintained and where possible enhanced.  <b>Development controls</b>  <b>D1</b> Driveways and services shall be located to preserve existing significant trees.  <b>D2</b> Additional street trees shall be planted at an average spacing of 1 per 10 lineal metres of street frontage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Street trees will be protected.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.

	<b>Note:</b> Where a site has more than one street frontage, street tree planting shall be applied to all street frontages, excluding frontage to laneways.				
<b>4.0 Access and car parking</b>					
<b>Objectives</b>					
<b>5.1 Access and car parking requirements</b>					
<b>Note:</b> 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.
<b>5.2 Basements</b>					
<b>Performance criteria</b>					
<b>P1</b>	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.
<b>Development controls</b>					
<b>D1</b>	Where possible, basement walls shall be located directly under building walls.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D2</b>	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.
<b>D3</b>	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<b>The proposal provides a 1.2m minimum side setback along the south-eastern boundary, the basement wall setback to the remaining three boundaries is 0.4m.</b>
<b>D4</b>	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"/>	
<b>5.0 Privacy and security</b>					
<b>Objectives</b>					
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"/>	
<b>5.1 Privacy</b>					



<b>Performance criteria</b>					
<b>P1</b>	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.
<b>Development controls</b>					
<b>D1</b>	Buildings shall be designed to form large external courtyards with a minimum distance of 10 to 12m between opposite windows of habitable rooms.	<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.
<b>D2</b>	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.
<b>D3</b>	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"/>	
<b>D4</b>	Views onto adjoining private open space shall be obscured by:	<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.
	<ul style="list-style-type: none"> <li>■ Screening that has a maximum area of 25% openings, shall be permanently fixed and made of durable materials; or</li> <li>■ Existing dense vegetation or new planting.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>5.2</b>	<b>Noise</b>				
<b>Performance criteria</b>					
<b>P1</b>	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 close proximity to high noise sources.
<b>P2</b>	New dwellings are protected from existing and likely future noise sources from adjoining residential properties and other high noise sources (such as busy roads,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



<b>Development controls</b>					
<b>D1</b>	Shared pedestrian entries to buildings shall be lockable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residential entry to ground floor is lockable.
<b>D2</b>	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"/>	Casual surveillance to the street will be possible from the upper residential floors of the development.
<b>D3</b>	Ground floor apartments may have individual entries from the street.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Ground floor apartments not provided with a separate entry from the street.</b>
<b>D4</b>	Residential flat buildings adjoining a park or public open space shall be treated like a front entrance/garden for the length of the park. Refer to Figure 4 - Park frontage in section 10.0.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>5.4 Fences</b>					
<b>Performance controls</b>					
<b>P1</b>	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"/>	Front fences and walls are consistent with the scale of development.
<b>Development controls</b>					
<b>D1</b>	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Solid portions of front fences are generally below 1.2m, however the slope of the site results in some non-compliance to the south-eastern ground floor dwellings.</b>  <b>The proposal is considered acceptable in this regard.</b>
<b>D2</b>	All fences forward of the building alignment shall be treated in a similar way.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D3</b>	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"/>	
<b>D4</b>	Front fences shall satisfy the acoustic abatement	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<b>D5</b>	criteria and be provided with a landscaped area on the street side of the fence.  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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>6.0 Solar amenity and stormwater reuse</b>					
<b>Objectives</b>					
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 some impacts to the solar access to the south-eastern neighbour is unavoidable.  The development incorporates a suite of energy efficiency and water conservation measure and detailed in the submitted plans and BASIX certificate. The measures include: <ul style="list-style-type: none"><li>• Energy efficient lighting</li><li>• Water saving fixtures</li><li>• Appropriate floor and wall insulation measures</li><li>• Use of shading devices over windows</li><li>• Installed appliances to meet minimum efficiency targets</li><li>• Instantaneous hot water system</li><li>• Water reuse system</li></ul>
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"/>	
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>6.1 Solar amenity</b>  <b>Performance criteria</b>					
<b>P1</b>	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"/>	Given the siting of the site and associated height and density controls, the level of overshadowing to neighbouring properties is reasonable.  Apartment layouts are generally considered satisfactory in terms of orientating living areas and private open spaces to optimise solar access where possible. 71% of units receive at least 2 hours of sunlight in mid-winter between 9am and 3pm.
<b>P2</b>	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"/>	

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No solar collectors exist on adjoining residential flat building.
	Where adjoining properties do not have any solar collectors, a minimum of 3m <sup>2</sup> of north facing roof space of the adjoining dwelling shall retain unimpeded solar access between 9:00am to 3:00pm on June 21.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Given the orientation of the site, this is not feasible.
	<b>Note:</b> Where the proposed development is located on an adjacent northern boundary this may not be possible.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>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.</b>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D4	Habitable living room windows shall be located to face an outdoor space.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.  The neighbouring property to the south-east has a 4.5m setback from north facing windows to the site.
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEE ABOVE.

	surface.				
<b>D6</b>	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"/>	
<b>D7</b>	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"/>	
<b>D8</b>	The western walls of the residential flat building shall be appropriately shaded.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shading devices are shown on balconies the western elevation of the building.
<b>6.2 Ventilation</b>					
<b>Performance criteria</b>					
<b>P1</b>	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.
<b>Development controls</b>					
<b>D1</b>	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.
<b>D2</b>	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"/>	Dual aspect apartments have been included within the development. 60% of units are provided with cross-flow ventilation.  Some single aspect apartments have a depth of up to 11m from balcony glass to rear of unit. However apartments are provided with bathrooms, laundry's, or study's beyond the 11m depth point. Also, cross ventilation is provided to a high number of apartments.
<b>D3</b>	Where possible residential flat buildings shall be designed with bathrooms,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Generally single aspect apartments are minimised in depth especially with regards to their living areas.

	laundries, and kitchens positioned on an external wall with a window to allow for natural ventilation of the room.				The living rooms are adjacent to the balconies and generally promote natural ventilation.
<b>6.3</b>	<b>Rainwater tanks</b>				
	<b>Performance criteria</b>				
<b>P1</b>	The development design reduces stormwater runoff.				
	<b>Development controls</b>				
<b>D1</b>	Developments may have rain water tanks for the collection and reuse of stormwater for car washing and watering of landscaped areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A rainwater tank can be provided if required.
<b>D2</b>	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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D3</b>	The suitability of rainwater tanks erected within the side setback areas of development will be assessed on an individual case by case basis.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Should the proposal be recommended for approval appropriate condition shall be imposed in this regards.
<b>D4</b>	Rainwater tanks shall not be located within the front setback.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D5</b>	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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D6</b>	The rain water tank shall comply with the applicable Australian Standards AS/NZ 2179 and AS 2180 for rainwater goods and installation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>6.4</b>	<b>Stormwater drainage</b>				
	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"/>	Council's development engineer has raised no objections subject to recommended conditions of consent.
<b>7.0 Ancillary site facilities</b>					
<b>Objectives</b>					

	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"/>	
	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"/>	
<b>7.1 Clothes washing and drying</b>						
<b>Performance criteria</b>						
	<b>P1</b>	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.
<b>Development controls</b>						
	<b>D1</b>	Each dwelling shall be provided with individual laundry facilities located within the dwelling unit.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<b>D2</b>	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"/>	
<b>7.2 Storage</b>						
<b>Performance criteria</b>						
	<b>P1</b>	Dwellings are provided with adequate storage areas.	<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.
<b>Development controls</b>						
	<b>D1</b>	Storage space of 8m <sup>3</sup> per dwelling shall be provided. This space may form part of a garage or be a lockable unit at the side of the garage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<b>D2</b>	Storage space shall not impinge on the minimum area to be provided for parking spaces.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



<b>7.3 Utility services</b>					
<b>Performance criteria</b>					
<b>P1</b>	All proposed allotments are connected to appropriate public utility services including water, sewerage, power and telecommunications, in an orderly, efficient and economic manner.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is currently suitably serviced. Any augmentation required could be resolved by standard conditions should the proposal be recommended for approval.
<b>Development controls</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D1</b>	Where possible, services shall be underground.				
<b>7.4 Other site facilities</b>					
<b>Performance criteria</b>					
<b>P1</b>	Dwellings are supported by necessary utilities and services.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Can comply.
<b>Development controls</b>					
<b>D1</b>	A single TV/antenna shall be provided for each building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b>	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mailboxes are close to the residential entry.
<b>D3</b>	Individual letterboxes can be provided where ground floor residential flat building units have direct access to the street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>7.5 Waste disposal</b>					
Applicants shall refer to the requirements held in the Waste Part of this DCP.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An acceptable waste management plan 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.
<b>8.0 Subdivision</b>					
<b>Objectives</b>					
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

	facilitate development of the land at a density permissible within the zoning of the land having regard to site opportunities and constraints.				
<b>8.1</b>	<b>Lot amalgamation</b>				
<b>Performance criteria</b>					
<b>P1</b>	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.
<b>Development controls</b>					
<b>D1</b>	Development sites involving more than one lot shall be consolidated.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D2</b>	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"/>	
<b>D3</b>	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"/>	Adjoining sites can be re-developed in appropriate circumstances. The development of this site does would not hinder that to occur.
<b>8.2</b>	<b>Subdivision</b>				
<b>Development controls</b>					
<b>D1</b>	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, communal open space and car parking spaces.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Can comply.
<b>D2</b>	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"/>	
<b>8.3</b>	<b>Creation of new streets</b>				
<b>Performance criteria</b>					

<b>P1</b>	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.
<b>P2</b>	New proposed roads are designed to convey the primary residential functions of the street including: <ul style="list-style-type: none"><li>■ safe and efficient movement of vehicles and pedestrians;</li><li>■ provision for parked vehicles;</li><li>■ provision of landscaping;</li><li>■ location, construction and maintenance of public utilities; and</li><li>■ movement of service and delivery vehicles.</li></ul>	<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"/>	<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"/>	
<b>Development controls</b>					
<b>D1</b>	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"/>	
<b>D2</b>	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"/>	
<b>D3</b>	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"/>	
<b>9.0 Adaptable housing</b>					
<b>Objectives</b>					

a.	To ensure a sufficient proportion of dwellings include accessible layouts and features to accommodate changing requirements of residents.	<input checked="" 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 level street entry.
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 type="checkbox"/>	<input type="checkbox"/>	
9.1 Development application requirements		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Note:</b> Evidence of compliance with the Adaptable Housing Class C requirements of Australian Standard (AS) 4299 shall be submitted when lodging a development application to Council and certified by an experienced and qualified building professional.					
9.2 Design guidelines					
Performance criteria					
P1	Residential flat building developments allow for dwelling adaptation that meets the changing needs of people.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Can comply.
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
External and internal considerations shall include:					
■	access from an adjoining road and footpath for people who use a wheel chair;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
■	doorways wide enough to provide unhindered access to a wheelchair;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
■	adequate circulation space in corridors and approaches to internal doorways;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
■	wheelchair access to bathroom and toilet;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
■	electrical circuits and lighting systems capable of producing adequate lighting for	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<div><div><div>people with poor vision;</div><div>■ avoiding physical barriers and obstacles;</div><div>■ avoiding steps and steep end gradients;</div><div>■ visual and tactile warning techniques;</div><div>■ level or ramped well lit uncluttered approaches from pavement and parking areas;</div><div>■ providing scope for ramp to AS 1428.1 at later stage, if necessary;</div><div>■ providing easy to reach controls, taps, basins, sinks, cupboards, shelves, windows, fixtures and doors;</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>■ providing a disabled car space for each dwelling designated as adaptable.</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 checked="" type="checkbox"/></div></div><div><div><input checked="" type="checkbox"/></div></div><div><div><input checked="" type="checkbox"/></div></div><div><div><input checked="" type="checkbox"/></div></div><div><div><input checked="" type="checkbox"/></div></div><div><div><input type="checkbox"/></div></div><div><div><input checked="" type="checkbox"/></div></div><div><div><input checked="" type="checkbox"/></div></div></div>	<div><div><div><input type="checkbox"/></div></div><div><div><input type="checkbox"/></div></div><div><div><input type="checkbox"/></div></div><div><div><input type="checkbox"/></div></div><div><div><input type="checkbox"/></div></div><div><div><input type="checkbox"/></div></div><div><div><input type="checkbox"/></div></div><div><div><input type="checkbox"/></div></div><div><div><input type="checkbox"/></div></div></div>	<div><div><div><input type="checkbox"/></div></div><div><div><input type="checkbox"/></div></div><div><div><input type="checkbox"/></div></div><div><div><input 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><div><div>Each adaptable unit is provided with a disabled parking space.</div></div></div>														
<div><div><div>D1</div><div>All development proposals with five or more housing units shall be capable of being adapted (Class C) under AS 4299. The minimum number of adaptable housing units is set out below.</div></div><div><div><div>Number of dwellings</div><div>Number of adaptable units</div></div><div><table><tr><th>Number of dwellings</th><th>Number of units</th></tr><tr><td>5-10</td><td>1</td></tr><tr><td>11-20</td><td>2</td></tr><tr><td>21 – 30</td><td>3</td></tr><tr><td>31- 40</td><td>4</td></tr><tr><td>41 - 50</td><td>5</td></tr><tr><td></td><td></td></tr></table></div></div></div>	Number of dwellings	Number of units	5-10	1	11-20	2	21 – 30	3	31- 40	4	41 - 50	5			<div><div><div><input checked="" type="checkbox"/></div></div><div><div><input checked="" type="checkbox"/></div></div></div>	<div><div><div><input type="checkbox"/></div></div><div><div><input type="checkbox"/></div></div></div>	<div><div><div><input type="checkbox"/></div></div><div><div><input type="checkbox"/></div></div></div>	<div><div><div>The development proposes 94 units with 10 units identified as being adaptable. This represent 10% of the units and therefore compliant with this clause.</div></div></div>
Number of dwellings	Number of units																	
5-10	1																	
11-20	2																	
21 – 30	3																	
31- 40	4																	
41 - 50	5																	

Over 50	6				
(Plus 10% of additional dwellings beyond 60, rounded up to the nearest whole number)  <b>Note:</b> Adaptable Housing Class C incorporates all essential features listed in Appendix A – Schedule of Features for Adaptable Housing in AS 4299.					
<b>• 9.3 Lifts</b>  <b>Development controls</b>  <b>D1</b> Lifts are encouraged to be installed in four (4) storey residential flat buildings where adaptable housing units shall be required.  <b>D2</b> 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 lifts within the building. The development is acceptable in this regard.
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>9.4 Physical barriers</b> <b>• Development controls</b> <b>•</b> <b>D1</b> 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
<b>2.0 Off-Street Parking Requirements</b> This section applies to all development. <b>Objectives</b> 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"/>	
<b>Performance criteria</b> <b>P1</b> New development provides adequate off-street parking to service the likely parking demand of that development. <b>P2</b> New development does not introduce unnecessary or excessive off-street parking. <b>P3</b> Parking provided for development which is not defined in this Part on sound and detailed parking assessment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequate parking is provided as follows:
<b>Development controls</b> <b>D1</b> All new development shall provide off-street parking in accordance with the parking requirement tables of the respective developments in this Part.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2 x 1 bedroom units (1 space per unit) = 2 91 x 2 br units (1 space per unit) = 91 1 x 4 br units (2 spaces per unit) = 2 94 x 0.2 visitor (0.2 per total units) = 19

<p><b>D2</b> 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"> <li>• A detailed parking survey of similar establishments located in areas that demonstrate similar traffic and parking demand characteristics;</li> <li>• Other transport facilities included in the development;</li> <li>• Anticipated traffic generation directional distribution and nature of impacts expected;</li> <li>• An assessment as to whether the precinct is experiencing traffic and on-street parking congestion and the implications that development will have on existing situation;</li> <li>• An assessment of existing public transport networks that service the site, particularly in the off-peak, night and weekend periods and initiatives to encourage its usage;</li> <li>• Possible demand for car parking space from adjoining localities;</li> <li>• Occasional need for overflow car parking; and</li> <li>• Requirements of people with a limited mobility, sensory impairment.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Total residential/visitor parking required 114</p> <p>Landuse is defined as a residential use.</p>
<p><b>3.0 Design of parking facilities</b> This section applies to all development. <b>Objectives</b></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><b>3.1 Bicycle parking</b> <b>Development controls</b></p> <p><b>D1</b> 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><b>3.2 Access driveway and circulation roadway design</b> <b>Performance criteria</b></p> <p><b>D1</b> 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><b>D2</b> Access driveways, circulation roadways and open parking areas are suitably landscaped to enhance amenity which providing for security and accessibility to all residents and visitors.</p> <p><b>D3</b> Access driveways and circulation roadways shall not be wider than prescribed for their</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Bicycles spaces provided within the basement area.</p>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Basement parking proposed.</p>

particular use.				
Development controls				
<b>D1</b> Circulation driveways are designed to:				
• Enable vehicles to enter the parking space in a single turning movement;	<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.
• Enable vehicles to leave the parking space in no more than two turning movements;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Comply with AS2890 (all parts);	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Comply with AS1429.1 – Design for Access and Mobility; and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Comply with Council's road design specifications and quality assurance requirements.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3.3 Sight distance and pedestrian safety				
Performance criteria				
<b>P1</b> Clear sight lines are provided to ensure pedestrian safety.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development controls				
<b>D1</b> 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"/>	
<b>D2</b> 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				
<b>P1</b> 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"/>	Basement car parking proposed.
<b>P2</b> The site layout enables people with a disability to use one continuously accessible path of travel:				
• To the site from the street frontage;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To individual or main car parking areas; and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To all buildings, site facilities and communal open space.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development controls				
<b>D1</b> Visual dominance of car parking areas and access driveways shall be reduced.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b> 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"/>	
<b>D3</b> 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.				
<b>D4</b> All pedestrian paths and ramps shall:				
• Have a minimum width of 1000mm;	<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.
• 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.				



<b>4.0 Residential development</b>					
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.
<b>Objective</b>					
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.
<b>4.1 General controls</b>					
• These development provisions apply to all residential development.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Noted.
<b>4.1.1 Driveways and entrances</b>					
•					
<b>Performance criteria</b>					
<b>P1</b>	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.
<b>P2</b>	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"/>	
<b>P3</b>	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"/>	
<b>Development controls</b>					
<b>D1</b>	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"/>	
<b>D2</b>	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.				
<b>D3</b>	Access driveways of a length exceeding 50m shall incorporate: <ul style="list-style-type: none"> <li>■ A driveway width that allows for the passing of vehicles in opposite directions, this may be achieved by intermittent passing bays; and</li> <li>■ Turning areas for service vehicles.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D4</b>	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"/>	
<b>D5</b>	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.  <b>Note:</b> Waiting bays shall be provided within the development site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not a multi dwelling housing
<b>D6</b>	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"/>	
<b>D7</b>	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"/>	Not a detached dwelling development.
<b>D8</b>	For detached dwellings and dual occupancy development, the minimum width of vehicle access	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<p>driveways shall be 1.2m clear of structures such as power poles, service pits and drainage pits.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>													
<p><b>4.4 Residential flat buildings</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>													
<p><b>4.4.1 Number of parking spaces</b></p>																
<p><b>Performance criteria</b></p>																
<p><b>P1</b> Sufficient car parking spaces shall be provided to meet the likely use and needs of proposed developments.</p>				<p>As discussed earlier in the report, adequate parking is provided on site to meet the demand of the proposed use.</p>												
<p><b>Development controls</b></p>																
<p><b>D1</b> Car parking for residential flat buildings shall comply with the requirements in Table 4:</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>													
<p><b>Table 4 - Summary of parking requirements – residential flat buildings</b></p> <table border="1" data-bbox="440 835 773 1035"> <thead> <tr> <th>No of dwelling</th> <th>Parking per space</th> </tr> </thead> <tbody> <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> </tbody> </table>	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"/>	<p>Refer to parking calculations earlier in the report. In this regards, 95 Resident and 19 Visitor.</p>
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															
<ul style="list-style-type: none"> <li>Note: Resident and visitor car parking calculations are to be rounded up separately.</li> </ul>																
<ul style="list-style-type: none"> <li><b>D2</b> Stacked parking for a maximum of 2 car parking spaces may be provided only for use by the same dwelling.</li> </ul>				<p>NA</p>												
<ul style="list-style-type: none"> <li><b>D3</b> 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.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>													
<p><b>4.4.2 Design of parking spaces</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>													
<p><b>Performance criteria</b></p>																
<p><b>P1</b> The design of parking areas and structures reflects functional requirements.</p>																
<p><b>Development controls</b></p>																
<p><b>D1</b> 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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>3 levels of basement car parking provided within the development. Security access is provided.</p>												

<p><b>D2</b> Underground car parking shall be naturally ventilated where possible and shall be less than 1m above existing ground level.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
<p><b>D3</b> Basement areas shall be used for storage and car parking only.</p>								
<p><b>5.0 Commercial development</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
<p>5.1.4 Number of car parking spaces</p>			<input checked="" type="checkbox"/>					
<p>Development controls</p>			<input checked="" type="checkbox"/>					
<p>D1 Car parking for commercial development shall comply with the requirements in Table 6:</p>			<input checked="" type="checkbox"/>					
<p>Table 6 - Summary of parking requirements</p>								
<table border="1"> <tr> <td data-bbox="272 598 495 745">Retail premises (other – not specified in this table) including shops</td> <td data-bbox="495 598 768 745">1 space per 40m2 GFA 1 bicycle space per 10 employees</td> </tr> <tr> <td data-bbox="272 745 495 808"></td> <td data-bbox="495 745 768 808"></td> </tr> </table>	Retail premises (other – not specified in this table) including shops	1 space per 40m2 GFA 1 bicycle space per 10 employees			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail premises (other – not specified in this table) including shops	1 space per 40m2 GFA 1 bicycle space per 10 employees							
<p>7.0 Loading requirements</p>								
<p>Objectives</p>								
<p>a. To ensure that all development proposals for industry and business are adequately provided with appropriate loading and unloading facilities.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Loading bay provided to the ground level in the vicinity of the garbage room.				
<p>b. To prevent industrial and business development giving rise to adverse impacts associated with truck and service vehicles being parked off-site.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suitable manoeuvring and internal area provided for small rigid vehicles and smaller.				
<p>Performance criteria</p>								
<p><b>P1</b> Separation is provided between service areas (i.e. loading and unloading areas) and parking.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General parking and loading is separated.				
<p><b>P2</b> Size of service vehicle bays are adequate for the likely vehicles utilising the spaces.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
<p><b>P3</b> Service areas are located and designed to facilitate convenient and safe usage.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
<p>Development controls</p>								
<p><b>D1</b> Driveway access and adequate on-site manoeuvring shall be provided to enable all delivery vehicles to enter and leave the site in a forward direction.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The applicant has nominated SRVs and smaller to service the site.				
<p><b>D2</b> Industrial developments having a floor area greater than 400sqm shall include loading and unloading facilities to accommodate a 'heavy rigid vehicle' as classified under AS2890 – Parking Facilities. Smaller developments shall make a provision for a 'medium rigid vehicle' as classified under the Australian Standard. All development applications shall be accompanied with a manoeuvring analysis with 'auto turn or the like' and details of swept paths showing compliance with AS2890 – Parking Facilities.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not an industrial development.				
<p>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.</p>								
<p><b>D3</b> Loading/unloading facilities shall be positioned so as to not interfere with visitor/employee or resident designated parking spaces.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Loading area at ground floor level.				

<p><b>D4</b> The service area shall be a physically defined location which is not used for other purposes, such as the storage of goods and equipment.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Appropriate condition could be imposed in this regard to ensure compliance.</p>														
<p><b>D5</b> The design of loading docks shall accommodate the type of delivery vehicles associated with the development and potential uses of the development.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
<p><b>D6</b> Buildings shall be designed to allow loading and unloading of vehicles within the building and at all times. Where achievable, loading docks should be situated to the side or rear of buildings. In the case of commercial development access can be provided from a laneway.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>Loading dock located at ground level</p>													
<p><b>D7</b> That loading bays for trucks and commercial vehicles shall be provided in accordance with 9:</p>																		
<table border="1"> <thead> <tr> <th>Land use</th> <th>Loading requirements</th> </tr> </thead> <tbody> <tr> <td>Business and office premises</td> <td>1 space per 4,000m2 GFA up to 20,000m2 GFA plus 1 space per 8,000m2 thereafter</td> </tr> <tr> <td>Retail premises - department stores</td> <td>1 space per 1,500m2 GFA up to 6,000m2 GFA plus 1 space per 3,000m2 thereafter</td> </tr> <tr> <td>Retail premises - shops and food and drink premises</td> <td>1 space per 400m2 GFA up to 2,000m2 GFA plus 1 space per 1,000m2 thereafter</td> </tr> <tr> <td>Hotel and motel accommodation</td> <td>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</td> </tr> <tr> <td>Other</td> <td>1 space per 2,000m2</td> </tr> <tr> <td>Industrial/warehouse, bulky goods retail and wholesale supplies</td> <td>1 space per 800m2 GFA up to 8,000m2 GFA plus 1 space per 1,000m2 thereafter</td> </tr> </tbody> </table>	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	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 plus 1 space per 1,000m2 thereafter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>1 loading bay provided and considered adequate for the proposed development.</p>
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																	
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Industrial/warehouse, bulky goods retail and wholesale supplies	1 space per 800m2 GFA up to 8,000m2 GFA plus 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><b>D8</b> 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"/>	<p>Council's development engineer has raised no objections to the proposed loading area.</p>														

### **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:

2 x 1 bedroom units,  
91 x 2 bedroom units and;  
1 x 4 bedroom units

As at 27 March 2014, the fee payable is **\$490,629.29**. 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 14 January 2014 and 28 January 2013 and notified in the Auburn Review on 14 January 2014. The notification generated 2 submissions in respect of the proposal. The issues raised in the public submissions are summarised and commented on as follows:

- Existing easement from 29 Queen Street (to the rear of the subject site) should be protected by the new development.

Comment: A condition of consent will ensure this occurs.

- Bulk of the proposal and loss of sunlight.

Comment: The objection relates to the overshadowing of a non residential building. Regardless the degree of solar access provided is not unreasonable given the town centre location of the site and the planning controls relating to the site and surrounding area. The proposal complies with the height and FSR controls.

- A dilapidation report should be carried out to surrounding properties prior to the commencement of works.

Comment: A condition of consent will ensure this occurs.

- The proposed studys could be turned into bedrooms, and should have access to light and ventilation.

Comment: The rooms are shown as studys on the plan and have access to some light and ventilation with highlight windows opening into the open ended corridors.

- There are insufficient dual aspect apartments.

Comment: This is dealt with in the body of this report. A high number of apartments have a window opening into the open ended corridors which will provide some ventilation.

### **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 may be approved subject to standard conditions of consent.