

**DA no. :** JRPP-14-1105

**Proposal:** 6 x 5 storey Residential Flat Buildings

**Location:** 60 Pelican Road, Schofields

**Compliance with BCC Growth Centre Precincts DCP 2010  
Part 4.0 - Development in the Residential Zones (from main body of DCP)**

<b>SPECIFIC RESIDENTIAL FLAT BUILDING CONTROLS</b>		
<b>Key controls for residential flat buildings (Table 4-10)</b>		
<b>Element/Control</b>	<b>Proposal</b>	<b>Complies</b>
<b>Site coverage</b> ➤ Max. 50%	39% (5663m <sup>2</sup> )	Yes
<b>Landscaped area</b> ➤ Min. 30% of site area	25.3% (3665m <sup>2</sup> )	No – Variation discussed in main report and on merits considered satisfactory.
<b>Communal open space</b> ➤ 15% of site area	19% (2,752m <sup>2</sup> )	Yes
<b>Principal private open space (PPOS)</b> ➤ Min. 10m <sup>2</sup> per dwelling ➤ Min. dimension of 2.5m	Minimum 10 sqm provided per unit and 2.5m dimension	Yes
<b>Front setback</b> ➤ Min. 6m	Min. 4.39 m to balcony Min. 6 m to building facade	No – Variation discussed in main report and on merits considered satisfactory.
<b>Corner lots secondary setback</b> ➤ Min. 6m	Min. 7.7 m	Yes
<b>Side setback</b> ➤ Min. 2 m (Note – application lodged June 2014, therefore Growth Centres DCP 2010 applies).	Min. 1.7 m	No – Variation discussed in main report and on merits considered satisfactory.
<b>Rear setback</b> ➤ Min. 6m	Min. 4.5 m to balcony and 6 m to wall.	No – Variation discussed in main report and on merits considered satisfactory.
<b>Zero lot line</b> ➤ Not permitted	Not proposed.	Yes
<b>Habitable room/balcony separation distance for buildings 3 storeys and above</b> ➤ Min. 12m	Building separation consistent with requirements of RFDC. Building separation between 9 m between non-openings/ opening on 1 side only. Building separation between openings between 12 m and 16 m.	No – However, compliant with RFDC.
<b>Car parking spaces</b> ➤ 1 space per dwelling, plus 1 space per 3 or more bed dwelling.	Proposal provides for: 53 x 1 bedroom units 262 x 2 bedroom units	Yes

<ul style="list-style-type: none"> <li>➤ May be in a 'stack parking' configuration.</li> <li>➤ Spaces to be located below ground or behind building line</li> <li>➤ 1 visitor car parking space per 5 units</li> </ul>	7 x 3 bedroom units Total – 322 units <u>Required spaces</u> 339 resident spaces 67 visitor spaces Total required – 406 car parking spaces <u>Proposed spaces</u> 407 resident spaces 67 visitor spaces Total proposed – 474 car parking spaces	
<b>Bicycle parking</b> <ul style="list-style-type: none"> <li>➤ 1 space per 3 dwellings</li> </ul>	Required – 111 bicycle parking spaces Provided – 125 bicycle parking spaces	Yes
<b>Garage dominance</b> <ul style="list-style-type: none"> <li>➤ Max. 2 garage doors per 20m of lot frontage facing any one street frontage.</li> </ul>	3 accesses proposed over 200 m of frontage.	Yes
<b>Garages and car parking dimensions</b> <ul style="list-style-type: none"> <li>➤ Covered: min. 3m x 5.5m</li> <li>➤ Uncovered: min. 2.5m x 5.2m</li> <li>➤ Aisle widths must comply with AS 2890.1</li> </ul>	Car parking design meets AS 2890.1. Condition of consent also to be imposed	Yes
<b>Additional controls for certain dwelling types (Section 4.3 )</b> (Sub section 4.3.5 Controls for residential flat buildings)		
Element/Control	Proposal	Complies
<b>Street frontage</b> <ul style="list-style-type: none"> <li>➤ Minimum 30m</li> </ul>	Minimum frontage 55 m.	Yes
<b>Access</b> <ul style="list-style-type: none"> <li>➤ Direct frontage to street or public park</li> </ul>	Direct access proposed to local public roads.	Yes
<b>Amenity</b> <ul style="list-style-type: none"> <li>➤ Must not adversely impact upon the amenity (i.e. overshadowing, privacy or visual impact) of existing or future adjoining residential development.</li> </ul>	Overshadowing satisfactory given north south orientation of the site and adequate building separation.	Yes
<b>Adaptable Housing</b> <ul style="list-style-type: none"> <li>➤ Min 10% of dwellings (where 10 or more proposed).</li> <li>➤ Designed in accordance with the <i>Australian Adaptable Housing Standard (AS 4299-1995)</i></li> <li>➤ Preferably on ground floor or access via a lift, including access to basement.</li> <li>➤ DA to be accompanied by certification from an accredited Access Consultant confirming that the adaptable dwellings are capable of being modified, when required by the occupant, to comply with the <i>Australian Adaptable Housing Standard (AS 4299-1995)</i>.</li> </ul>	Access Report submitted with application. 34 accessible units have been provided, which is equivalent to 10 % of all units.	Yes
<b>Accessible parking</b> <ul style="list-style-type: none"> <li>➤ Car parking and garages to comply with the requirements of AS for disabled parking spaces.</li> </ul>	39 accessible car parking spaces in line with minimum Australian Standard requirements have been provided.	Yes
<b>Landscape Plan</b> <ul style="list-style-type: none"> <li>➤ Landscape plan to be submitted.</li> </ul>	Landscape Plan prepared by Vision Dynamics has been submitted.	Yes

CONTROLS FOR ALL RESIDENTIAL DEVELOPMENT		
Site Responsive Design (Section 4.1)		
Control/Requirement	Proposal	Complies
<b>4.1.1 Site analysis plan</b>	Submitted.	Yes
<b>4.1.2 Cut and fill</b> <ul style="list-style-type: none"> <li>➤ Max. 500mm cut/fill</li> <li>➤ Validation Report for imported fill</li> <li>➤ Where cut on the boundary, retaining walls must be integrated with its construction, otherwise minimum 450mm from boundary</li> <li>➤ Max. 600mm high walls</li> <li>➤ Max. 1200mm combined wall height</li> <li>➤ Min 0.5m between each step</li> </ul>	Cut and Fill satisfactory, given basement excavation.	Yes
<b>4.1.3 Sustainable building design</b> <ul style="list-style-type: none"> <li>➤ BASIX Certificate</li> <li>➤ Indigenous species to make up more than 50% of plant mix on landscape plan</li> <li>➤ Plant species to be selected from Appendix D</li> <li>➤ Outdoor clothes lines/drying areas required</li> </ul>	BASIX Certificate submitted and landscape plan provides for suitable planting.	Yes
<b>4.1.4 Salinity, sodicity &amp; aggressivity</b> <ul style="list-style-type: none"> <li>➤ To comply with Salinity Management Plan developed at subdivision phase</li> </ul>	Geotech. Report submit and suitable conditions imposed to ensure salinity is addressed during construction.	Yes
Dwelling design controls (Section 4.2)		
Control/Requirement	Proposal	Complies
<b>4.2.1 Summary of Key Controls</b>	N/A – tables do not relate to RFB's	N/A
<b>4.2.2 Streetscape &amp; design</b>	N/A – no specific controls for RFB's	N/A
<b>4.2.3 Front setbacks</b>	N/A - no specific controls for RFB's	N/A
<b>4.2.4 Side and rear setbacks</b>	N/A - no specific controls for RFB's	N/A
<b>4.2.5 Height, massing and siting</b>	N/A - no specific controls for RFB's	N/A
<b>4.2.6 Landscaped area</b>	N/A - no specific controls for RFB's	N/A
<b>4.2.7 Private open space</b> <ul style="list-style-type: none"> <li>➤ Principle POS to be accessible from the main living area and have a maximum gradient of 1:10.</li> </ul>	Private Open Space in line with RFB requirements.	Yes
<b>4.2.8 Garages, access &amp; parking</b> <ul style="list-style-type: none"> <li>➤ Driveways not to be within 1m of drainage facilities on gutter.</li> <li>➤ Planting/walls adjacent to driveways must not block sight lines.</li> <li>➤ Driveways to have soft landscaped areas on either side.</li> </ul>	The 4 proposed driveways are suitably located and meet engineering and traffic requirements. Adequate sight distances have been provided.	Yes
<b>4.2.9 Visual and acoustic privacy</b> <ul style="list-style-type: none"> <li>➤ Acoustic report required if adjacent to railway line or major road, or impacted upon by nearby industrial/commercial area.</li> <li>➤ No equipment or plant to generate noise level &gt; 5dBA measured during the hours 7.00am to 10.00pm.</li> <li>➤ Internal layout of residential buildings, window openings, location of courtyards and balconies, and building plant to be designed to</li> </ul>	An Acoustic Report has been submitted by the applicant. Council's Environmental Health Section have reviewed the report and are satisfied subject to conditions.	Yes

<ul style="list-style-type: none"><li>➤ minimise noise impacts</li><li>➤ Noise walls are not permitted.</li><li>➤ Development effected by rail or traffic noise is to comply with AS2107-2000 Acoustics: Recommended Design Sound Levels and Reverberation Times for Building Interiors.</li><li>➤ Development shall aim to comply with the criteria in Table 4-7.</li></ul>		
<b>4.2.10 Fencing</b> <ul style="list-style-type: none"><li>➤ Front fencing max. 1m.</li><li>➤ Front fences not to impede sight lines.</li><li>➤ Side and rear fences max. 1.8m.</li><li>➤ Side fences not on a street frontage to be a max. 1m high to a point 2m behind the primary building façade.</li><li>➤ Corner lots or lots with side boundary adjoining open space/ drainage, the front fencing style and height is to be continued to at least 4m behind the building line.</li><li>➤ On boundaries adjoining open space/drainage, fencing to be of high quality material and finish. Design to permit casual surveillance with max. height 1m or see-through materials for portion above 1m.</li><li>➤ Pre-painted steel or timber paling or lapped/capped boundary fencing not permitted adjacent to open space or drainage land or on front boundaries.</li><li>➤ Fencing adjoining rear access ways to permit casual surveillance.</li></ul>	The applicant has identified that a front fence 1.8 m high, with 1.5 m masonry and 300 mm of infill colourbond. Given the presentation to the street, <b>conditions</b> are to be imposed requiring revised fencing with a height of 1.5 m high will be constructed of masonry up to 1 m, with 500 mm of horizontal powder coated infill slats to enclose ground floor terrace areas. Fencing adjoining SP2 is to be 1.8 m open palisade style ( <b>condition XX</b> ).	Yes
<b>Other matters - subdivision</b>		
<b>2.2 The Indicative Layout Plan</b> DA is to be generally in accordance with ILP	The proposed road pattern is consistent with the Alex Avenue Indicative Layout Plan.	YES
<b>Part 3.0 – Neighbourhood and subdivision design</b>	In seeking approval for the construction of roads, the development creates 2 residue lots with areas of 8,474 sqm and 6,048 sqm. The lots achieve the minimum lot size for residential flat building development and are consistent with the Alex Avenue Indicative Layout Plan.	YES
<b>Compliance with BCC Growth Centre Precincts DCP 2010 Schedule 1 – Alex Avenue Precinct (precinct specific controls)</b>		
<b>Section 2 – Relevant figures</b>		
<b>Control</b>	<b>Comment</b>	
<b>Alex Avenue Indicative Layout Plan</b>	Road pattern is provided in accordance with Alex Avenue ILP.	
<b>Figure 2.3 Flood Prone Land</b>	Site is not identified as flood prone.	
<b>Figure 2.4 Salinity</b>	Salinity Report has been submitted.	
<b>Figure 2.5 Aboriginal heritage</b>	Due diligence has been submitted as well as letter from local Aboriginal groups. Suitable conditions to be imposed.	
<b>Figure 2.6 Bushfire prone land</b>	Bushfire Safety Authority received from NSW Rural Fire Service and suitable conditions imposed.	
<b>Section 3 – N/A (relates to the town centre area only)</b>		