AUBURN COUNCIL

* JRPP Report

To the Joint Regional Planning Panel

1 6-14 Park Road, Auburn

DA-16/2013 GF

SUMMARY

Applicant	Zinhar Architects					
Owner	Apartments On Park Pty Ltd					
Application No.	DA-150/2014					
Description of Land	Lot 9 DP 982836, Lot 10 DP 982836, Lot 11 DP 98283, Lot 12 DP 982836 and Lot 13 DP 982836, 6-14 Park Road, AUBURN					
Proposed Development	Demolition of existing structures and construction of a twelve storey mixed use building comprising 32 x studio units, 126 x 2 bedroom residential units, 20 x 3 bedroom residential units and 2 x 4/5 bedroom residential units and 4 x commercial premises, and 3 levels of basement car parking					
Site Area	2,965.73m ²					
Zoning	B4 - Mixed Use					
Disclosure of political	Nil disclosure					
donations and gifts						
Issues	Internal amenity					
	Solar access					
	Public submissions					

Recommendation

That Development Application No. DA-16/2013 for demolition of existing structures and construction of a 12 storey building comprising 32 x studio units, 126 x 2 bedroom residential units, 20 x 3 bedroom residential units and 2 x 4/5 bedroom residential units and 4 x commercial premises 3 levels of basement car parking at 6-14 Park Road, AUBURN be granted development consent subject to standard conditions of consent that are described in the schedule.

History/Consultations

On 27 May 2013, approval was granted to DA16/2013 for "demolition of existing structures and construction of 8 storey mixed-use strata building including 98 residential units over ground level commercial premises with 3 levels of basement parking". This approval has since been physically commenced by demolition and excavation works.

On 24 April 2014 approval was granted to a Section 96(2) application DA16/2013A to "modify basement layout (B1-B3) and reduce floor height of ground floor".

On May 20 May 2014, the current development application DA-150/2014 was lodged in response to the recently gazetted height and density increases under the Auburn LEP 2010 (Amendment 8).

The applicant was notified in writing by letter dated 19 August 2014 requesting further information and amendments in relation to several matters including a setback to the street wall height, increasing setback to the eastern neighbour, the provision of bicycle parking,

and changes to the ground floor plan. The applicant has submitted amended drawings and additional information that satisfies the requirements in respect of these matters.

Site and Locality Description

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

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

The site is located within the high density residential and commercial area of Auburn, approximately 100m from the Auburn commercial centre. The site comprises of 5 separate residential properties identified as 6, 8, 10, 12 and 14 Park Road, Auburn. Physical works to DA16/2013 have commenced on the site and previous structures on the site have been demolished. Access to the site is via Park Road.

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

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

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

The site is identified on the map below.



Description of Proposed Development

Council has previously approved the demolition of five existing dwellings and removal of all existing vegetation on the subject site. This application is for the construction of a twelve storey mixed use development, comprising 180 residential units and 4 retail tenancies over three levels of basement car parking. Communal open space is provided to the ground floor, extending to the eastern boundary.

The development comprises the following:

- Twelve storey residential flat building measuring 38.5m in height;
- A total of 180 residential units divided into 32 x studio units; 126 x 2 bedroom units; 20 x 3 bedroom units; and 2 x 4/5 bedroom units including 20 adaptable units;
- 4 commercial tenancies:
- 3 levels of basement car parking for 252 vehicles;
- Strata subdivision.

The detailed breakdown of the development is provided below:

Basement level 3

- 87 residential car parking spaces including 6 disabled spaces
- Pump Room
- Water Tank
- Storage areas
- WC
- · Associated lifts and stairs

Basement level 2

- 85 resident car parking spaces including 6 disabled spaces
- OSD Tank
- Storage areas
- WC
- · Associated lifts and stairs

Basement 1

- 81 car parking spaces, 30 resident spaces, including 7 disabled spaces; 20 visitor spaces; 14 retail spaces; and 1 loading bay
- Storage areas
- 2 bike racks
- WC
- · Associated lifts and stairs

Ground floor

- 4 retail tenancy and paved common areas
- Internal substation / Service rooms / retail/residential garbage rooms
- Enclosed residential facilities; gym and kids playroom
- Truck loading and driveway
- Toilet facilities for commercial tenancies
- Building Management Room
- Landscaped area
- Associated lifts and stairs
- Resident's Gym area and Resident's children's play area

First floor:- 17 residential units including 2 adaptable Second floor:- 17 residential units including 2 adaptable units

Third floor:- 17 residential units including 2 adaptable units Fourth floor:- 17 residential units including 2 adaptable units Fifth floor:- 17 residential units including 2 adaptable units Sixth floor:- 17 residential units including 2 adaptable units Seventh floor:- 17 residential units including 2 adaptable units Eighth floor:- 17 residential units including 2 adaptable units Ninth floor:- 17 residential units including 2 adaptable units Tenth floor:- 17 residential units including 2 adaptable units

Eleventh floor:- 10 residential units

Referrals

Internal Referrals

Development Engineer

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

Building Surveyor

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

Environmental Health

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

External Referrals

The development application was referred to the Transport – Roads and Maritime Authority, and their conditions are included in the recommendation.

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

State Environmental Planning Policies

State Environmental Planning Policy No.55 – Remediation of Land

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

Matter for Consideration	Yes/N	lo
Does the application involve re-development of the site or a change of land use?	X Yes] No
In the development going to be used for a sensitive land use (e.g. residential, educational, recreational, childcare or hospital)?	Yes	No
Does information available to you indicate that an activity listed below has ever been approved, or occurred at the site? Acid/alkali plant and formulation, agricultural/horticultural activities, airports, asbestos production and disposal, chemicals manufacture and formulation, defence works, drum reconditioning works, dry cleaning establishments, electrical manufacturing (transformers), electroplating and heat treatment premises, engine works, explosive industry, gas works, iron and steel works, landfill sites, metal treatment, mining and extractive industries, oil production and storage, paint formulation and manufacture, pesticide manufacture and formulation, power stations, railway yards, scrap yards, service stations, sheep and cattle dips, smelting and refining, tanning and associated trades, waste storage and treatment, wood preservation.	☐ Yes ∑	∐ No

Matter for Consideration	Yes/No					
Is the site listed on Council's Contaminated Land database?	Yes X No					
Is the site subject to EPA clean-up order or other EPA restrictions?						
Has the site been the subject of known pollution incidents or illegal dumping?	Yes X No					
Does the site adjoin any contaminated land/previously contaminated land?						
A phase 2 contamination report has been submitted by the applicant. The report has been assessed by 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?	Xes No					

State Environmental Planning Policy (BASIX)

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

Requirement	Yes	No	N/A	Comment
PROJECT DETAILS				
Street address, postcode and LGA shown on BASIX Certificate match rest of DA package.	\boxtimes			All relevant details are correctly identified on the BASIX Certificate and
Dwelling type is correctly identified based on			l —	corresponding plans.
BASIX definitions.				corresponding plane.
Number of bedrooms shown on BASIX Certificate				
is consistent with plans.				
Site area shown on BASIX Certificate matches				
rest of DA package.		ш		
Roof area shown on BASIX Certificate matches	\boxtimes			
rest of DA package.		ш		
Conditioned and Unconditioned floor areas are in				
accordance with the BASIX Definitions. (These are		Ш	Ш	
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		Ш	Ш	
Certificate.				
WATER				
Landscape plan indicates areas and species to be	\boxtimes			All details are correctly identified.
planted (where indigenous or low-water use plant		ш		
species are nominated).				
Rainwater tank(s) shown on plans, tank(s) size	\boxtimes			
stated and tank(s) drawn to scale. If underground		ш	ш	
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	\boxtimes	Ш		
requirements e.g. height limits at boundary, pump				
noise standards, insect screens. Size of swimming pool on plan consistent with			l	
volume indicated in BASIX Certificate.				

Requirement	Yes	No	N/A	Comment
THERMAL COMFORT – RAPID			,	
Floor construction, eaves, insulation and glazed	\boxtimes			All details are correctly identified.
areas are marked on plans.		ш	ш	,
THERMAL COMFORT – DO-IT-YOURSELF				
Floor/wall/ceiling/roof insulation commitments and	\square			
roof colour are marked on plans.		Ш	Ш	
Wall, floor, ceiling and roof construction types are				
marked on plans.	\boxtimes		Ш	
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	\boxtimes			
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.				
THERMAL COMFORT – SIMULATION				All details are correctly identified
Assessor Certificate and ABSA-stamped plans are provided. ABSA Specification block is physically	\boxtimes		Ш	All details are correctly identified.
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	\boxtimes			
plans.				
If suspended floor concession is claimed on		_	_	
BASIX Certificate, check this has been approved	\boxtimes			
by Assessor on Assessor Certificate.				
ENERGY				
Star rating of any proposed gas hot water system	\boxtimes			All details are correctly identified.
is marked on plans.		_		
If solar hot water (SHW), check that system is	\boxtimes			
drawn to scale (typical two panel SHW system is		ш	ш	
4sqm) and that panels are located with a northerly				
aspect. Ensure SHW panels will not be				
significantly overshadowed by neighbouring				
buildings/trees. Any external air conditioning unit is marked on				
plans and is located such that it does not impact	\boxtimes			
onsite or neighbour's amenity (avoid noise source		ш	ш	
near bedrooms) and complies with any other				
consent authority requirements.				
Any BASIX energy efficient lighting commitment is	\boxtimes			
annotated on plans.		Ш	Ш	
Any pool or spa heating system and timer control				
is annotated on plans.	\boxtimes		Ш	
Photovoltaic panels are not going to be				
significantly overshadowed.				
Panel area is approximately drawn to scale:				
surface area of a 1kWh photovoltaic system is	<u></u>			
approximately 8sqm.				

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

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

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

Requirement	Yes	No	N/A	Comment
Clause 2 Aims objectives etc.				
(3) Improving the design quality of residential flat				
development aims: (a) To ensure that it contributes to the sustainable				
development of NSW:				
(i) by providing sustainable housing in social and	\boxtimes	П		The proposal is generally considered
environmental terms;		Ш		to satisfy the aims and objectives of
(ii) By being a long-term asset to its	\boxtimes		П	SEPP 65. Some aspects of non-
neighbourhood;		Ħ	H	compliance are identified with this policy, and these are discussed in
(ii) By achieving the urban planning policies for its regional and local contexts.		Ш	ш	greater detail below.
(b) To achieve better built form and aesthetics of				greater detail below.
buildings and of the streetscapes and the public		ш	ш	
spaces they define.				
(c) To better satisfy the increasing demand, the	\boxtimes			
changing social and demographic profile of the community, and the needs of the widest range of				
people from childhood to old age, including those				
with disabilities.				
(d) To maximise amenity, safety and security for				
the benefit of its occupants and the wider	\boxtimes	Ш	Ш	
community.				
(e) To minimise the consumption of energy from non-renewable resources to conserve the	\square			
environment and to reduce greenhouse gas		Ш	ш	
emissions.				
Port 2 Decign quality principles				
Principle 1: Context				
Good design responds and contributes to its				The proposed development is
context. Context can be defined as the key natural		Ш	ш	considered to make a positive
and built features of an area.				contribution to the locality and improve
Responding to context involves identifying the				the existing streetscape. The character
desirable elements of a location's current character or, in the case of precincts undergoing a				of this locality is undergoing transition from low-density residential, in the
transition, the desired future character as stated in				form of single-storey detached
planning and design policies. New buildings will				dwellings, to higher density mixed use
thereby contribute to the quality and identity if the				developments within the Auburn Town
area.				centre. This proposal is consistent with
Dein sinte O. Osate				that shift.
Principle 2: Scale Good design provides an appropriate scale in	\square			The proposed development is
terms of the bulk and height that suits the scale if		Ш	Ш	considered to be of appropriate scale,
the street and the surrounding buildings.				as it is consistent with other
Establishing an appropriate scale requires a				developments of this nature which
considered response to the scale of existing				have been constructed in its near
development. In precincts undergoing a transition,				vicinity. The height is predominantly
proposed bulk and height needs to achieve the scale identified for the desired future character of				consistent with the desired building height for mixed use development in
the area.				the Town Centre which is 38m. The
				proposed design is therefore
				considered appropriate to the scale of
				the locality and the desired future
				character of the area.

Requirement	Yes	No	N/A	Comment
Principle 3: Built form Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.				The proposed built form responds appropriately to the site constraints and results in a development that is suitably sited so to ensure adequate building setbacks and privacy to the adjoining primary school playground. The proportions and presentation of the building is contemporary and the façade elements create visual interest within the streetscape.
Principle 4: Density Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents). Appropriate densities are sustainable and consistent with the existing density in an area, or in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.				The site is an area designated for mixed use development and is located within Auburn Town Centre. The development will contribute 180 apartments in mid rise building form that will contribute to the redevelopment of the area. The proposal will be within the permissible total FSR allowable. No objection is raised to the development in relation to density objectives.
Principle 5: Resource, energy and water efficiency Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction. Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.				BASIX Certificates have been submitted with the development application. Further, a BASIX Assessment Report has been prepared to accompany the application. The certificates require sustainable development features to be installed into the development. The development incorporates appropriate energy efficient fixtures and fittings. A water reuse system is also provided.
Principle 6: Landscape Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain. Landscape design buildings on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co- ordinating water and soil management, solar access, micro-climate, tree canopy and habitat vales. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character. Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbour's amenity, and provide for practical establishment and long term management.				The landscape details indicate appropriate landscaping on the site and responds adequately to the proposed built form. The landscape concept provides for private and communal open spaces for future residents of the development. No deep soil areas are provided as per the last approval DA-16/2013. The proposal does provide planters with adequate deep soil planting (to 600mm).

Requirement	Yes	No	N/A	Comment
Principle 7: Amenity Good design provides amenity through the physical, spatial and environmental quality of a development. Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.				The proposal will deliver sufficient amenity to residents of the building. The proposal achieves compliance with the Residential Flat Design Code in this regard which contains many amenity controls. Overall, based on the outcome of the BASIX assessment residential amenity is considered satisfactory.
Principal 8: Safety and security Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.				Passive surveillance of public and communal open space is maximised through orientation of units. The position and orientation of the various building elements allow balconies and habitable rooms of apartments to overlook the streets. The design also permits passive surveillance of the internal common courtyard areas. Street level activity will be encouraged via the provision of commercial tenancies on the ground.
Principal 9: Social dimensions Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood, or in the case of precincts undergoing transition, provide for the desired future community.				The proposal provides an adequate mix of studio, 2, 3 and 4/5 bed apartments as well as providing a significant number of adaptable units.
Principle 10: Aesthetics Quality aesthetics reflect the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.				The mixed use building has an attractive contemporary appearance and utilises building elements that provide individuality to the development without compromising the streetscape or detracting from the appearance of existing surrounding development. The simple finishes and treatment to the building provide an appropriate response to the existing and likely future character of the locality.
Clause 30 Determination of DAs After receipt of a DA, the advice of the relevant design review panel (if any) is to be obtained concerning the design quality of the residential flat development. In determining a DA, the following is to be			\boxtimes	Auburn City Council does not employ a formal design review panel.
 The advice of the design review panel (if any); The design quality of the residential flat development when evaluated in accordance with the design quality principles; The publication "Residential Flat Design Code" – Department of Planning, September 2002. 				The design quality principles are considered above and the Residential Flat Design Code is considered in the assessment table immediately below.

Residential Flat Design Code

Requirement	Yes	No	N/A	Comment
Part 1 - Local Context				
Building Type				

Residential Flat Building. Terrace. Townhouse. Mixed-use development. Hybrid. Subdivision and Amalgamation Disectives Subdivision and Amalgamation pattern arising from the development site suitable given surrounding local context and luture desired context. Isolated or disadvantaged sites avoided. Slouter of the issue of any Occupation Certificate. In the proposed development consists of a mixed use building. 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. This matter has been discussed earlier in the report. The building heights are found to be astisfactory and generally compliant with the Auburn Local Environmental Plan requirements. To allow reasonable daylight access to all developments and the public domain. Building period adequate amenity for building occupants in terms of sun access and natural ventilation. To provide for dual aspect apartments. Controls The proposed development consists of a mixed use building. No objection is raised regarding the general bulk and scale of the development in terms of sun access and natural ventilation. To provide for dual aspect apartments. Controls The building generally compliant with the scale with the existing or desired future context. Dual aspect apartments are provided providing good levels of natural ventilation and 10m for the front building occupants in terms of sun access and natural ventilation. 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. Sim buildings facilitate dual aspect apartments. In general an apartment building depth of 10-18 metres only if they still achieve satisfactory daylight and natural ventilation given the orientation of the site. Dual aspect apartments have been included within the development 68.9% of units are provided with cross-flow ventilation. In general a	Requirement	Yes	No	N/A	Comment
Terestanding buildings (the big house or tower building by her stream an apartment s and spartners) and spartners is approximation of the street and success and natural ventilation. Freestanding buildings (the big house or tower building types may have greater depth than 18 metres must demonstrate how satisfactory day lighting and natural ventilation. Find general an apartment building depth of 10-18 metres is appropriate. Development s that propose wider than 18 metres must demonstrate how satisfactory day lighting and natural ventilation are to be achieved. Findered and propriate. Developments that propose wider than 18 metres must demonstrate how satisfactory day lighting and natural ventilation are to be achieved.					
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wider than 18 metres must demonstrate how satisfactory day lighting and natural ventilation are to be achieved.			ш		
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Ruilding Separation	be achieved.				
Dulluling Obparation	Building Separation			<u>I</u>	

Requirement	Yes	No	N/A	Comment
Objectives To ensure that new development is scaled to support the desired area character with appropriate massing and spaces between buildings.				The building scale is appropriate to the desired future character of the area. The building will be the first in the immediate locality. Appropriate separation is provided between the building and the adjoining uses. Screening and high level windows are also provided where appropriate.
To provide visual and acoustic privacy for existing and new residents.				
To control overshadowing of adjacent properties and private or shared open space.	\boxtimes			
To allow for the provision of open space with appropriate size and proportion for recreational activities for building occupants.				
To provide deep soil zones for stormwater management and tree planting, where contextual and site conditions allow.		\boxtimes		As per current approval DA16/2013A no deep soils open space area is provided, integrated stormwater treatment measures (OSD Tank) are provided.

Re	quirement	Yes	No	N/A	Comment
	ntrols				With the exception of a 0.3m reduction in
•	For buildings over three storeys, building				the rear setback to the east, separation distances and building setbacks remain
	separation should increase in proportion to building height:				unchanged as approved under DA16/2013
	 Up to 4 storeys/12 metres: 				in relation to Ground Level to Level 7. The
	■ 12m between habitable				additional height requires compliance with the separation requirements that relate to 9
	rooms/balconies • 9m between habitable			l	stories and above. The subject proposal
	rooms/balconies and non habitable				maintains the same separation as the lower
	rooms				levels, and does step back slightly at the north-eastern wing, providing a greater
	6m between non habitable rooms 7 of the state of			Ш	setback to the eastern neighbour.
	 5-8 storeys/up to 25 metres: 18m between habitable 				It is noted that adjaining buildings range in
	rooms/balconies			Ш	It is noted that adjoining buildings range in height between 5-8 storeys and therefore
	 13m between habitable 			ΙП	are not to a height of the new proposed
	rooms/balconies and non habitable rooms			ш	levels. In general terms, It is noted that the
	9m between non habitable rooms	П	\boxtimes	П	amended proposal, provides at least 50% of the setback requirements to the adjoining
	 9 storeys and above/over 25 metres: 				apartments. This is considered fair and
	 24m between habitable 		\boxtimes		reasonable and In time, should the adjoining blocks be developed to a higher density, the
	rooms/balconies 18m between habitable				adjoining development will be capable of
	rooms/balconies and non habitable		\boxtimes		sharing their 50% of the setback burden.
	rooms				Notwithstanding, in general terms the
	 12m between non habitable rooms 	Ш		Ш	proposed building does not cause
•	Allow zero separation in appropriate contexts, such as in urban areas between street wall		_	_	unreasonable privacy impacts to adjoining
	building types (party walls)	\boxtimes		Ш	developments. Where there is a lesser setback than that required by the control,
•	Where a building step back creates a terrace,				good design has resulted in minimal privacy
	the building separation distance for the floor				impacts. Where the setback is less, privacy
	below applies. Coordinate building separation controls with side	ш			screens and high level windows are provided.
•	and rear setback controls – in a suburban area				provided.
	where a strong rhythm has been established	\boxtimes			North setback - Separation distance is
	between buildings, smaller building separations				approximately between 6m and 10m. Privacy screens, glass blocks and high level
	may be appropriate. Coordinate building separation controls with				windows are used to minimise privacy
•	controls for daylight access, visual privacy and				impacts. No overshadowing caused to this
	acoustic privacy.			Ш	block.
•	Protect the privacy of neighbours who share a				North-east setback – 10m separation to the
	building entry and whose apartments face each				proposed north-eastern apartment balcony.
	other by designing internal courtyards with greater building separation				Privacy screens are used here. 14m separation from glassline to glassline.
De	relopments that propose less than the				separation from glassific to glassific.
	ommended distances apart must demonstrate that				East setback – North-eastern tower
	light access, urban form and visual and acoustic				provides 21.405m separation distance. The southern tower has a separation of 5.875m
priv	acy has been satisfactorily achieved.				to the eastern 6 storey residential
					development. Where the north-eastern
					balcony is in close proximity to the
					neighbouring south-western balcony a blade wall has been extended and a privacy
					screen returns along the northern edge to
					avoid overlooking.
					South-east setback – Southern tower is
					treated with a blank wall with no balconies
					and is located on a nil setback to the
					eastern boundary. The adjoining commercial building also has a reduced/nil
					setback and contains an opposing blank
					wall.
					South setback – The setbacks here range
					from 4.4m at the street edge to up to 18.4m
					for the central part of the development.
					There is no privacy impact at the front of the
					site where no side windows/balconies are proposed. The subject development is
					setback considerably greater (9m) from the
					boundary than is the neighbouring
					development to the south. The degree of
					separation is acceptable in terms of privacy impacts.
		1	1		In terms of color access the building to the

Requirement	Yes	No	N/A	Comment
street Setbacks				
<u>Objectives</u>				
• To establish the desired spatial proportions of the street and define the street edge.				The proposal provides an appropriate street setback comparable to that of
To create a clear threshold by providing a transition	\boxtimes			adjoining sites.
between public and private space.		H		
• To assist in achieving good visual privacy to		Ш		
apartments from the street.				
• To create good quality entry spaces to lobbies, foyers or individual dwelling entrances.	\boxtimes			
To allow an outlook to and surveillance of the	$\boxtimes \boxtimes$			
street.	\boxtimes			
To allow for street landscape character. Controls				Civan the orientation of the site and the
Controls Minimise evershadowing of the street and/or other				Given the orientation of the site and the proposed design outcomes of the site,
• Minimise overshadowing of the street and/or other buildings.	Ш			some overshadowing of the street is
bullulings.				inevitable and unavoidable.
• In general no part of a building or above ground				
structure may encroach into a setback zone -	\boxtimes	Ш		There are no unacceptable
exceptions are underground parking structures no				encroachments into setback zones. The
more than 1.2 metres above ground where this is				development is acceptable in this regard.
consistent with the desired streetscape, awnings,				
balconies and bay windows.				
Side & Rear Setbacks			ı	
Objectives				Appropriate setbacks are achieved in
• To minimise the impact of development on light, air, sun, privacy, views and outlook for neighbouring	\boxtimes			accordance with the Local centres and
properties, including future buildings.				Residential Flat Buildings DCPs.
To retain or create a rhythm or pattern of				residential real Ballatings Ber e.
development that positively defines the streetscape	\boxtimes			Where setbacks are less than those
so that space is not just what is left over around the				required no significant amenity impacts
building form.				are noted.
Objectives – Rear Setbacks				
To maintain deep soil zones to maximise natural		\boxtimes		Nil deep soil landscaping is provided, which is in accordance with the current
site drainage and protect the water table.	ш			approval DA16/2013A.
• To maximise the opportunity to retain and reinforce mature vegetation.			\square	αρρίοναι <i>DA</i> 10/2013A.
To optimise the use of land at the rear and	\square	H		
surveillance of the street at the front.	\boxtimes			
To maximise building separation to provide visual				
and acoustic privacy.	\boxtimes	Ш		
Controls				Appropriate setbacks are achieved in
Where setbacks are limited by lot size and adjacent	\boxtimes			accordance with the Local centres and
buildings, 'step in' the plan on deep building to				Residential Flat Buildings DCPs.
provide internal courtyards and to limit the length of				
walls facing boundaries.				
• In general no part of a building or above ground			l —	There are no unacceptable
structure may encroach into a setback zone –	\boxtimes			encroachments into setback zones. The
exceptions are underground parking structures no				development is acceptable in this regard.
more than 1.2 metres above ground where this is				
consistent with the desired streetscape, awnings,				
balconies and bay windows.				
Floor Space Ratio				
, iou, opado riado				

Requirement	Yes	No	N/A	Comment
Objectives			14,71	
 To ensure that development is in keeping with the optimum capacity of the site and the local area. To define allowable development density for 				The proposed development is considered consistent with the density requirements imposed by Councils Local environmental
generic building types. • To provide opportunities for modulation and depth	\boxtimes			Plan 2010. The proposal complies with the FSR control.
of external walls within the allowable FSR.	\boxtimes			The proposal includes a high number (68.9%) of dual aspect units. Compliance
 To promote thin cross section buildings, which maximise daylight access and natural ventilation. 				with specific solar access and dual aspect unit controls is considered later in the report.
To allow generous habitable balconies.				Suitably sized balconies are provided for all units.
Part 02 Site Design				
Site Analysis				
• Site analysis should include plan and section drawings of the existing features of the site, at the same scale as the site and landscape plan, together				The development is accompanied by a Statement of Environmental Effects, which includes detailed site analysis
with appropriate written material. • A written statement explaining how the design of	\boxtimes			information in relation to existing conditions, the proposed development
the proposed development has responded to the site analysis must accompany the application.				and the relevant development control plan.
Deep Soil Zones				
 Objectives To assist with management of the water table. To assist with management of water quality. To improve the amenity of developments through the retention and/or planting of large and medium 	$\boxtimes\boxtimes\boxtimes$			The proposal includes a satisfactory planting scheme for the site. The landscape plan is satisfactory for approval and shows an adequate planting
size trees.				regime for the site.
Design Practice				
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.				The development is located in a mixed use zone and is not required to provide any deep soil zones.
 Optimise the extent of deep soil zones beyond the site boundaries by locating them with the deep soil zones of adjacent properties. 				The proposal does not provide any deep soil zones, which is in accordance with the current approval DA16/2013A.
• Promote landscape health by supporting for a rich variety of vegetation type and size.				
• Increase the permeability of paved areas by limiting the area of paving and/or using impervious materials.		\boxtimes		
• A minimum of 25% of the open space area of a site should be a deep soil zone.		\boxtimes		
Fences and Walls				
<u>Objectives</u>				
• To define the edges between public and private land.				The proposed development is considered to be consistent with the Fences and
• To define the boundaries between areas within the development having different functions or owners.	\boxtimes			Walls objectives. Whilst no fencing is proposed on street elevation the
 To provide privacy and security. To contribute positively to the public domain. 	\boxtimes			separation between the commercia tenancies/residential entry are we defined from the public domain by the awning and access doors.
				-

Requirement	Yes	No	N/A	Comment
Design Practice				
• Respond to the identified architectural character for	\boxtimes			The ground floor is proposed to be used
the street and/or the area.				for commercial purposes and built to the
• Clearly delineate the private and public domain without compromising safety and security by	\boxtimes			boundary, which does not necessitate the need to provide fencing within the front
designing fences and walls, which provide privacy				setback.
and security while not eliminating views, outlook, light				
and air; and limiting the length and height of retaining				
walls along street frontages.				The main communal open space area to
 Contribute to the amenity, beauty and useability of private and communal open spaces by incorporating 	\boxtimes			the north-east corner is appropriately
benches and seats; planter boxes; pergolas and				fenced.
trellises; BBQs; water features; composting boxes				
and worm farms.				The open space areas are enhanced by
Retain and enhance the amenity of the public demain by avaiding the use of continuous blank walls.	\boxtimes			the provision of planter boxes, paving and benches.
domain by avoiding the use of continuous blank walls at street level; and using planting to soften the edges			Ш	
of any raised terraces to the street, such as over sub				
basement car parking and reduce their apparent				
scale.		_		
 Select durable materials, which are easily cleaned and graffiti resistant. 	\boxtimes		Ш	
and gramminesistant.				
Landscana Dosign				
Landscape Design Objectives				
To add value to residents' quality of life within the	\boxtimes		П	The proposed development is considered
development in the forms of privacy, outlook and				to be consistent with the Landscape
views.				Design objectives as suitable landscaping
 To provide habitat for native indigenous plants and animals. 	\boxtimes			is to be used to soften the impact of the built form within the internal courtyard.
 To improve stormwater quality and reduce quantity. 				Danit form within the internal courtyald.
To improve the microclimate and solar	\boxtimes	Ш	Ш	
performance within the development.	\boxtimes			
To improve urban air quality.	\boxtimes			
To contribute to biodiversity.	$\overline{\boxtimes}$			

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

Requirement	Yes	No	N/A	Comment
 Design Practice Provide communal open space with is appropriate and relevant to the building's setting. 	\boxtimes			Three communal open spaces are provided within the development site. The
• 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.				common areas are large enough to permit residents to passively and actively use the space. Good levels of residential amenity are provided.
 Provide open space for each apartment capable of enhancing residential amenity in the form of balcony, deck, terrace, garden, yard, courtyard and/or roof terrace. 	\boxtimes			All apartments are provided with at least 1 suitably sized area of private open space in the form of a terrace or balcony.
 Locate open space to increase the potential for residential amenity by designing apartment buildings which: are sited to allow for landscape design; are sited to optimise daylight access in winter and shade in summer; have a pleasant outlook; have increased visual privacy between apartments. Provide environmental benefits including habitat for native fauna, native vegetation and mature trees, a 				Private open spaces are positioned to where possible to optimise solar access and to ensure visual privacy between apartments.
pleasant microclimate, rainwater percolation and outdoor drying area.	\boxtimes			The landscaped provide plantings in accordance with the BASIX requirements.
• The area of communal open space required should generally be at least 25-30% of the site area. Larger sites and brown field sites may have potential for more than 30%.	\boxtimes			The amount of common open space is 973m^2 (or about 33%) and is appropriate for this site. Apartments are proposed with generous balconies.
• Where developments are unable to achieve the recommended communal open space, they must demonstrate that residential amenity is provided in the form of increased private open space and/or a contribution to public open space.			\boxtimes	No apartments are provided at ground
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. Orientation Orientation				level.
<u>Objectives</u>				
 To optimise solar access to residential apartments within the development and adjacent development. To contribute positively to desired streetscape 				The proposed development is considered to be consistent with the Orientation objectives as the building is appropriately
character. • To support landscape design of consolidated open				located to maximise solar access to the proposed building but also maintain solar access to adjoining buildings.
 space areas. To protect the amenity of existing development. To improve the amenity of existing development. 				The proposed building is also appropriately aligned to the street and provides an appropriate design response to the adjoining developments.

Requirement	Yes	No	N/A	Comment
Design Practice • 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.				The general layout is considered to be the most appropriate with regard to the general positioning of the site and the surrounding developments.
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.				
Optimise solar access to living spaces and associated private open spaces by orienting them to the north.				
Detail building elements to modify environmental conditions as required to maximise sun access in winter and sun shading in summer.				
Planting on Structures	1	1	1	
 Objectives To contribute to the quality and amenity of communal open space on roof tops, podiums and internal courtyards. 				The proposed development is considered to be consistent with the Planting on Structures, the communal open space
To encourage the establishment and healthy growth of trees in urban areas.				areas, provide good levels of amenity.
Design Practice • 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.				Sufficient soil depth provided for the planter boxes. Appropriate plants have been selected for the planters and proposed soil depth.
• 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.				

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

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

Requirement	Yes	No	N/A	Comment
Design Practice 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.	\boxtimes			Appropriate building separation, staggering of private open space areas and suitable opportunity for screen planting at the ground level ensures that visual privacy between the building on site and adjacent buildings is maintained.
• Design building layouts to minimise direct overlooking of rooms and private open spaces adjacent to apartments by: balconies to screen other balconies and any ground level private open space; separating communal open space, common areas and access routes through the development from the windows of rooms, particularly habitable rooms; changing the level between ground floor apartments with their associated private open space, and the public domain or communal open space.				Generally, building separation, location of windows and private open spaces and the use of privacy screening are satisfactory.
• Use detailed site and building design elements to increase privacy without compromising access to light and air.	\boxtimes			Provision of fixed privacy louvers to balcony edges have minimised privacy impacts between apartments.
Building Entry				
Objectives To create entrances which provide a desirable residential identity for the development.	\boxtimes			The proposed development is considered to be consistent with the Building Entry
 To orient the visitor. To contribute positively to the streetscape and building facade design. 				Objectives as a communal entry, which is easily identifiable is proposed.
Design Practice 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.				A single entry is to be provided between the commercial tenancies. The entry will be clearly identifiable.
Provide as direct a physical and visual connection as possible between the street and the entry.				Entry foyers are spacious, feature glazing for clear sight lines and will be secured with resident-access locked doors. The entry foyers also allow equitable access to the building.
• Achieve clear lines of transition between the public street, the shared private circulation spaces and the apartment unit.				The proposal is accessible, and has a safe and secure access.
 Ensure equal access for all. Provide safe and secure access. Provide separate entries from the street for pedestrians and cars; different uses and ground floor apartments. 				
• Design entries and associated circulation space of an adequate size to allow movement of furniture	\boxtimes			
 between public and private spaces. Provide and design mailboxes to be convenient for residents and not to clutter the appearance of the development from the street. 				
Parking				

Requirement	Yes	No	N/A	Comment
Objectives To minimise car dependency for commuting and recreational transport use and to promote alternative means of transport - public transport, bicycling and walking.				The proposed development is considered to be consistent with the Parking objectives as suitable number of resident, commercial and visitor car, and bicycle
 To provide adequate car parking for the building's users and visitors depending on building type and proximity to public transport. To integrate the location and design of car parking 				spaces are provided within the baseme levels which do not impact upon the aesthetic design of the building.
with the design of the site and the building.		Ш		
Design Practice Determine the appropriate car parking spaces in relation to the development's proximity to public transport, shopping and recreational facilities; the density of the development and the local area; the site's ability to accommodate car parking. Limit the number of visitor parking spaces, particularly in small developments where the impact on landscape and open space is significant. Give preference to underground parking wherever				There are 252 car parking spaces are provided in this development. Of that, there are 202 parking spaces for residents; 36 parking spaces for visitors; 14 parking spaces for commercial; including 10 spaces designated as disabled spaces and 19 of the residential /visitor spaces are designated as adaptable spaces.
possible. Design considerations include: retaining and optimising the consolidated areas of deep soil zones; facilitating natural ventilation to basement and sub basement car parking areas; integrating ventilation grills or screening devices of car park openings into the façade design and landscape design; providing safe and secure access for building users, including direct access to residential apartments where possible; provide a logical and efficient structural grid.				All of the parking provided is located within the basement levels. Parking levels have appropriate ventilation intakes, secure access and direct and convenient access to the building via lifts.
 Where aboveground enclosed parking cannot be avoided ensure the design of the development mitigates any negative impact on streetscape and street amenity by avoiding exposed parking on the street frontage; hiding car parking behind the building façade – where wall openings occur, ensure they are integrated into the overall façade scale, proportions and detail; wrapping the car parks with other uses. 				Above ground commercial parking is hidden behind the commercial units limiting any negative impact on the streetscape.
• 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.				
 Provide bicycle parking which is easily accessible from ground level and from apartments. 	\boxtimes			Bicycle racks are provided within the basement parking level and are suitably accessible.
Pedestrian Access				
Objectives To promote residential flat development which is well connected to the street and contributes to the accessibility of the public domain.	\boxtimes			The proposed development is considered to be consistent with the Pedestrian Access objectives as barrier free
• 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.				communal entry is provided to access cores of all units.

Yes	No	N/A	Comment
			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.
I_{\square}			There are no ground floor apartments
	Ш		There are no ground floor apartments.
	П		There are 180 units in the development.
			Of that figure, 20 or 11% are to be designated as "Adaptable units".
			designated as Adaptable units.
			Vehicular and pedestrian entries are well
	Ш		separated
	Ш		
1		ı	
			The proposed development is considered
	Ш		to be consistent with the Vehicle Access
			objectives. The vehicular access point
	Ш		has been designed to minimise the
			streetscape impact and promote active street usage via the commercial
<u> </u>			tenancies.

Requirement	Yes	No	N/A	Comment
<u>Design Practice</u>				
• Ensure that pedestrian safety is maintained by minimising potential pedestrian/vehicle conflicts.	\boxtimes			Vehicular accesses are provided from Park Road. There a two-way access for
• Ensure adequate separation distances between vehicular entries and street intersections.	\boxtimes			the basement parking.
• 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				The driveway width is not excessive and is not in near vicinity from any intersections.
lanes. • 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.				Service areas such as garbage storage (within specific rooms) and loading spaces are contained at ground floor level away from the public domain.
• Generally limit the width of driveways to a maximum of 6 metres.		\boxtimes		Driveway width of 4.8m proposed. No objections raised by Council's development engineers in this regards.
Locate vehicle entries away from main pedestrian entries and on secondary frontages.	\boxtimes			Loading dock driveway is 2.8m wide and is located adjacent to basement parking driveway.
Part 03 Building Design				
Apartment Layout		11	1	
 Objectives To ensure the spatial arrangement of apartments is functional and well organised. 	\boxtimes			The proposed development is considered to be consistent with the Apartment
• To ensure that apartment layouts provide high standards of residential amenity.	\boxtimes			Layout objectives as layouts are suitably sized to permit a satisfactory furniture
 To maximise the environmental performance of apartments. To accommodate a variety of household activities and occupants' needs. 				layout to occur.
 Design Practice Determine appropriate sizes in relation to: geographic location and market demands; the spatial 				Apartment layouts are generally considered satisfactory in terms of
configuration of an apartments; affordability. • 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.				orientating living areas and private open spaces to optimise solar access where possible. A suitable furniture layout can be achieved for all the units.
 Design apartment layouts which respond to the natural and built environments and optimise site opportunities by: providing private open space in the form of a balcony, terrace, courtyard or garden for every apartment; orienting main living areas toward the primary outlook and aspect and away from neighbouring noise sources or windows. Locating main living spaces adjacent to main 				The layouts will allow for good amenity. The living area of each unit is connected to the balcony.
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,				to the balcony.

Requirement	Yes	No	N/A	Comment
cross-over/cross-through apartments; split-level/maisonette apartments, shallow/single aspect apartments. • Avoid locating kitchen as part of the main circulation spaces of an apartment, such as a hallway	\boxtimes			The majority of apartments are dual aspect. The kitchens do not form part of the major circulation space of any apartment.
or entry space. Include adequate storage space in apartment Ensure apartment layouts and dimensions facilitate furniture removal and placement.				Storage is provided within apartments and within the basement level.
 Single aspect apartments should be limited in depth to 8 metres from a window. 				Generally complies, proposal is provided with satisfactory solar access and natural ventilation to apartments.
 The back of a kitchen should be no more than 8 metres from a window. 				Generally complies. Some back of kitchens are 8.5m from the window. No single aspect units have kitchens further
 The width of cross-over/cross-through apartments over 15 metres deep should be 4 metres or greater. Buildings not meeting the minimum standards must 				than 8m from a window.
demonstrate how satisfactory day lighting and natural ventilation can be achieved, particularly for habitable rooms.				The cross through apartments are less than 15m in depth.
• 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.				A good range of apartments are provided. No minimum sizes non compliances are noted. The apartments are generous in area and well proportioned.
Apartment Mix				
Objectives • To provide a diversity of apartment types, which cater for different household requirements now and in the future.				The proposed development is considered to be consistent with the Apartment Mix objectives as an acceptable mixture of
To maintain equitable access to new housing by cultural and socio-economic groups.				studio, 2, 3 and 4/5 bedroom apartments are proposed which will cater for a range of household requirements.
 Design Practice Provide a variety of apartment types particularly in large apartment buildings. Variety may not be possible in smaller buildings (up to 6 units). 	\boxtimes			The development has the following bedroom mix:-
 Refine the appropriate mix for a location by considering population trends in the future as well as present market demands; noting the apartment's location in relation to public transport, public facilities, employment areas, schools, universities and retail centres. 				Studio/1 bedroom apartments - 32 units (18%) 2 bedroom apartments –126 units (70%) 3 bedroom apartments – 20 units (11%) 4/5 bedroom apartments – 2 (1%) No residential apartments are proposed
• Locate a mix of 1 and 3 bed apartments on the ground level where accessibility is more easily achieved.	\boxtimes			to the ground level. Good accessibility is achieved on upper storeys.
 Optimise the number of accessible and adaptable units to cater for a wider range of occupants. Investigate the possibility of flexible apartment 				The development provides 20 adaptable units.
configurations which support change in the future.	\boxtimes			
Balconies				
ObjectivesTo provide all apartments with private open space.	\boxtimes			The proposed development is considered
• To ensure balconies are functional and responsive to the environment thereby promoting the enjoyment				to be consistent with the Balconies objectives as all apartments are provided
of outdoor living for apartment residents. • To ensure that balconies are integrated into the overall architectural form and detail of residential flat				with suitably sized private open spaces which integrate with the overall architectural form of the building and
 To contribute to the safety and liveliness of the street by allowing for casual overlooking and address. 	\boxtimes			provide casual overlooking of communal and public areas.
, 5	\boxtimes			

Requirement	Yes	No	N/A	Comment
Design Practice				
• Where other private open space is not provided,	\boxtimes			All apartments have at least one balcony.
provide at least one primary balcony.				Access is provided directly from living
 Primary balconies should be: located adjacent to the main living areas, such as living room, dining 	\boxtimes			areas.
room or kitchen to extend the dwelling living space;				
sufficiently large and well proportioned to be				
functional and promote indoor/outdoor livening - a				
dining table and 2 chairs (small apartment) and 4				
chairs (larger apartment) should fit on the majority of				
balconies in the development.				
• Consider secondary balconies, including Juliet balconies or operable walls with balustrades, for	\boxtimes			
additional amenity and choice: in larger apartments;				
adjacent to bedrooms; for clothes drying, site				
balconies off laundries or bathrooms and they should				
be screened from the public domain.				
Design and detail balconies in response to the local climate and context thereby increasing the usefulness.	\boxtimes			Private open spaces are provided in the
climate and context thereby increasing the usefulness of balconies by: locating balconies which		Ш		form of balconies for the residential units.
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 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 currently and of the street while providing for sefety.				
surveillance of the street while providing for safety and visual privacy.				Balustrades are appropriate.
Coordinate and integrate building services, such as	\boxtimes			
drainage pipes, with overall façade and balcony				
design.				
Consider supplying a tap and gas point on primary	\boxtimes			
balconies.				
Provide primary balconies for all apartments with a	\boxtimes			
minimum depth of 2 metres (2 chairs) and 2.4 metres				
(4 chairs).				All balconies exceed the minimum depth
• Developments which seek to vary from the	\boxtimes			and area controls.
minimum standards must demonstrate that negative				
impacts from the context - noise, wind, cannot be				
satisfactorily ameliorated with design solutions.	\boxtimes			
• Require scale plans of balcony with furniture layout to confirm adequate, useable space when an				
alternate balcony depth is proposed.				
The second of th				
	\boxtimes			
Ceiling Heights				
Objectives				The proposed development is considered
• To increase the sense of space in apartments and provide well proportioned rooms.	\boxtimes	Ш		The proposed development is considered to be consistent with the Ceiling Heights
To promote the penetration of daylight into the				objectives as suitable ceiling heights are
depths of the apartment.	\boxtimes		$ \sqcup $	provided for the mixed use nature of
To contribute to flexibility of use.				building.
• To achieve quality interior spaces while considering				
the external building form requirements.	\boxtimes			
Design Practice				

Requirement	Yes	No	N/A	Comment
• Design better quality spaces in apartments by using ceilings to define a spatial hierarchy between areas of an apartment using double height spaces, raked ceilings, changes in ceiling heights and/or the location of bulkheads; enable better proportioned rooms; maximise heights in habitable rooms by stacking wet areas from floor to floor; promote the use of ceiling fans for cooling/heating distribution.				The units in the building have floor to ceiling heights of 2.7 metres.
• Facilitate better access to natural light by using ceiling heights which enable the effectiveness of light shelves in enhancing daylight distribution into deep interiors; promote the use of taller windows, highlight windows and fan lights. This is particularly important for apartments with limited light access such as ground floor apartments and apartments with deep floor plans.				The building does not consist of any double height apartments
 Design ceiling heights which promote building flexibility over time for a range of other uses, including retail or commercial, where appropriate. 				Being a mixed use building ceiling heights to promote future flexibility of use is not necessary in this instance.
• Coordinate internal ceiling heights and slab levels with external height requirements and key datum lines.				
• Count double height spaces with mezzanines as			\boxtimes	
two storeys. • Cross check ceiling heights with building height controls to ensure compatibility of dimensions, especially where multiple uses are proposed. • Minimum dimensions from finished floor level to				
finished ceiling level: o Mixed use buildings: 3.3 metres minimum for ground floor retail/commercial and for first floor residential, retail or commercial. o For RFBs in mixed use areas 3.3 metres minimum for ground floor;				Minimum height of 3.3m provided at ground floor; residential above ground floor. No residential units are provided to the ground level.
o 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;	\boxtimes			Minimum height of 2.7m provided.
 2 storey units: 2.4 metres for second storey if 50% or more of the apartments has 2.7 metres minimum ceiling heights; 				
o 2 storey units with a 2 storey void space: 2.4 metres minimum;				
\circ Attic spaces: 1.5 metres minimum wall height at edge of room with a 30^0 minimum ceiling slope.			\boxtimes	
• Developments which seek to vary the recommended ceiling heights must demonstrate that apartments will receive satisfactory daylight.				The floor to ceiling heights proposed are considered satisfactory.
Flexibility				
Objectives To encourage housing designs which meet the broadest range of the occupants' needs as possible. To promote 'long life loose fit' buildings, which can				The proposed development is considered to be consistent with the Flexibility objectives as layouts promote changes to
accommodate whole or partial changes of use. • To encourage adaptive reuse.				furniture arrangement and a suitable number can be adapted to the changing
To save the embodied energy expended in building demolition.	\boxtimes			needs of residents.

Requirement	Yes	No	N/A	Comment
Design Practice • Provide robust building configurations, which utilise multiple entries and circulation cores, especially in larger buildings over 15 metres long by: thin building cross sections, which are suitable for residential or commercial uses; a mix of apartment types; higher ceilings in particular on the ground floor and first floor; separate entries for the ground floor level and the upper levels; sliding and/or moveable wall systems. • Provide apartment layouts which accommodate the	\boxtimes			Apartment layout provides for basic changes to internal configuration. The building is serviced by 2 lifts and has accessible apartments
changing use of rooms.	\boxtimes			Apartment layout provides for basic
• Utilise structural systems which support a degree of future change in building use or configuration.				changes to internal configuration.
• Promote accessibility and adaptability by ensuring:				
the number of accessible and visitable apartments is optimised; and adequate pedestrian mobility and access is provided.	\boxtimes			Accessible and visitable apartments are promoted. There are 180 units in the development. Of that figure, 20 or 11% are to be designated as "Adaptable units". In this regard the proposal is considered
				to be satisfactory.
Ground Floor Apartments Objectives				
To contribute to the desired streetscape of an area and to create active safe streets.				Being a mixed use building, there are no ground floor apartments proposed. This
• To increase the housing and lifestyle choices available in apartment buildings.			\boxtimes	section is not applicable.
Design Practice				
 Design front gardens or terraces which contribute to the spatial and visual structure of the street while maintaining adequate 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.				
• 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.				
 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. 				
 Optimise the number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units. Provide ground floor apartments with access to 				
private open space, preferably as a terrace or garden.				
Internal Circulation				

Requirement	Yes	No	N/A	Comment
 Objectives To create safe and pleasant spaces for the circulation of people and their personal possessions. To facilitate quality apartment layouts, such as dual 				The proposed development is considered to be consistent with the Internal Circulation objectives as spacious access
 To racilitate quality apartment rayouts, such as dual aspect apartments. To contribute positively to the form and articulation 				hallways and apartments are provided.
of the building façade and its relationship to the urban environment.	\boxtimes			
• To encourage interaction and recognition between residents to contribute to a sense of community and improve perceptions of safety.				
Design Practice 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.				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.
 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. Articulate longer corridors by: utilising a series of foyer areas and/or providing windows along or at the 				One lift access core is provided to service the building. The lift core has 2 lifts.
end of a corridor.Minimise maintenance and maintain durability by				
using robust materials in common circulation areas. • Where units are arranged off a double loaded				
corridor, the number of units accessible from a single core/corridor should be limited to 8 - exceptions for: adaptive reuse buildings; where developments can demonstrate the achievement of the desired streetscape character and entry response; where developments can demonstrate a high level of amenity for common lobbies, corridors and units.				The number of apartments off a corridor is up to 18. However, the corridors provide good amenity, as they are wide, are not enclosed, received good natural lighting and ventilation. Access to the rear wing apartments is separated from the front portion apartments. Whilst this results in a longer walking distance to the lift core, it will also result in a visual break up of the corridor. Consideration was given to locating a lift core within the rear wing however, it is considered that providing 2 lifts closer to the entry will allow the lifts to service the building better, than 1 lift near the entry and 1 closer to the rear of the site.
Mixed Use				

Requirement	Yes	No	N/A	Comment
Objectives To support a mix of uses that complement and reinforce the character, economics and function of the local area.				The proposed mixed use building is in accordance with the desired future character of the area.
Choose a compatible mix of uses.				No specific uses of the commercial tenancies are proposed at this time, however should the proposal be recommended for approval appropriate condition may be imposed for a separate application to be submitted for the use of each commercial tenancy.
 Consider building depth and form in relation to each use's requirements for servicing and amenity. Design legible circulation systems, which ensure 	\boxtimes			The commercial tenancies are completely separated from the residential lobbies and tenancies.
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. • 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.	\boxtimes			The public domain interface is considered to positively contribute to the streetscape by providing high quality materials and
 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. Recognising the ownership/lease patterns and 				distinct access to the residential use foyer.
separating requirements for purposes of BCA.				
Storage				
 Objectives To provide adequate storage for everyday household items within easy access of the apartment. 	\boxtimes			Storage is provided within each unit in the form of built in wardrobes, kitchen
 To provide storage for sporting, leisure, fitness and hobby equipment. 	\boxtimes			cupboards and dedicated separate storage cupboards.

Requirement	Yes	No	N/A	Comment
Design Practice • Locate storage conveniently for apartments including: at least 50% of the required storage within each apartment and accessible from either the hall or living area - best provided as cupboards accessible from entries and hallways and/or under internal stairs; dedicated storage rooms on each floor within the development, which can be leased by residents as required; providing dedicated and/or leasable storage in internal or basement car parks.				Apartments are to have varying levels of storage areas. However, the storage space per unit varies.
 Provide storage which is suitable for the needs of residents in the local area and able to accommodate larger items such as sporting equipment and bicycles. Ensure that storage separated from apartments is secure for individual use. 				Storage is provided within apartments and at basement levels.
• Where basement storage is provided: ensure that it does not compromise natural ventilation in car parks or create potential conflicts with fire regulations;				Satisfactory storage areas are provided to
exclude it from FSR calculations. • Consider providing additional storage in smaller apartments in the form of built-in cupboards to promote a more efficient use of small spaces.				satisfy the DCP requirements as detailed on the submitted plans.
• In addition to kitchen cupboards and wardrobes, provide accessible storage facilities at the following rates:				
 Studio = 6cum; 1 bed = 6cum; 2 bed = 8cum; 3+ bed = 10cum. 	\boxtimes			
Acoustic Amenity Objectives To ensure a high level of amenity by protecting the privacy of residents within residential flat buildings both within the apartments and in private open spaces.				The proposed development is considered to be consistent with the Acoustic Amenity objectives as acoustic intrusion is minimised through building separation and the grouping of like-use rooms in apartments together.
Design Practice Utilise the site and building layout to maximise the potential for acoustic privacy by providing adequate building separation within the development and from				Suitable building separation is provided to allow private open space areas to be located away from each other.
neighbouring buildings. • 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.				Like-use areas of apartments are grouped to avoid acoustic disturbance of neighbouring apartments where possible, i.e. bedrooms adjoin bedrooms and living areas adjoin living areas.
 Design the internal apartment layout to separate noisier from quieter spaces by: grouping uses within an apartment – bedrooms with bedrooms and service areas like kitchen, bathroom, and laundry together. Resolve conflicts between noise, outlook and views 				Where possible, noisier areas such as bathrooms and laundries are distanced from bedrooms.
by using design measures including: double glazing, operable screened balconies; continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements.				The Acoustic Report provided with the application, satisfies councils requirements in terms of building construction. An appropriate condition of
Reduce noise transmission from common corridors or outside the building by providing seals at entry doors. Daylight Access				consent is attached in this regard.
- ujg / 100000				

Requirement	Yes	No	N/A	Comment
Objectives • To ensure that daylight access is provided to all habitable rooms and encouraged in all other areas of residential flat development.	\boxtimes			The proposed development is considered to be generally consistent with the Daylight Access objectives as the
 To provide adequate ambient lighting and minimise the need for artificial lighting during daylight hours. To provide residents with the ability to adjust the 				orientation of living areas allows for daylight infiltration.
quantity of daylight to suit their needs.	\boxtimes			
Plan the site so that new residential flat development is oriented to optimise northern aspect. - Facure direct doublight assess to communal apparent.	\boxtimes			There are many units facing north, east or west that receives an adequate amount of solar penetration from March through to September. However there are a number of units facing south that do not receive solar penetration.
Ensure direct daylight access to communal open space between March and September and provide appropriate shading in summer.				The internal courtyard space within the development will provide shade in summer whilst allowing solar penetration in winter. The built form is open to the north-east and north, which would provide direct solar access to a substantial portion of the communal open spaces.
• Optimise the number of apartments receiving daylight access to habitable rooms and principal windows: ensure daylight access to habitable rooms and private open space, particularly in winter; use skylights, clerestory windows and fanlights to supplement daylight access; promote two storey and mezzanine, ground floor apartments or locations where daylight is limited to facilitate daylight access to living rooms and private open spaces; limit the depth of single aspect apartments; ensure single aspect, single storey apartments have a northerly or easterly aspect; locate living areas to the north and service areas to the south and west of development; limit the number of south acing apartments and increase their window area; use light shelves to reflect light into deeper apartments.				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.
• Design for shading and glare control, particularly in summer: using shading devices such as eaves, awnings, colonnades, balconies, pergolas, external louvres and planting; optimising the number of north facing living spaces; providing external horizontal shading to north facing windows; providing vertical shading to east or west windows; using high performance glass but minimising external glare off windows (avoid reflective films, use a glass reflectance below 20%, consider reduced tint glass).				Overhanging balconies and louvres are proposed to provide shading to private open spaces. A roof element is provided for the top floors to provide shading to portions of the top floor balconies of the building.
• Limit the use of light wells as a source of daylight by prohibiting their use as the primary source of daylight in habitable rooms.			\boxtimes	None proposed for the development
• Where light wells are used: relate light well dimensions to building separation; conceal building services and provide appropriate detail and materials to visible walls; ensure light wells are fully open to the sky; allow exceptions for adaptive reuse buildings, if satisfactory performance is demonstrated.				
• Living rooms and private open spaces for at least 70% of apartments in a development should receive a minimum of 3 hours direct sunlight between 9am and 3pm in midwinter. In dense urban areas, a				The applicant provided shadow statistics schedule that shows that 121 units or 67.2% of the units having living areas and private open space areas achieving the minimum 2 hours solar access.

Requirement	Yes	No	N/A	Comment
minimum of 2 hours may be acceptable.				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. This is considered a relatively minor non-compliance and as each unit is provided with suitable internal and external spaces and meets the necessary ventilation requirements the proposal is considered acceptable in this regard.
Limit the number of single aspect apartments with a southerly aspect (SW-SE) to a maximum of 10% of the total units proposed.				There are 30 single aspect south facing units, which is 16.6% for the development. This non-compliance is considered acceptable, given the restrictions of the site and good levels of natural ventilation and adequate internal solar access of the development.
Developments which seek to vary from the minimum standards must demonstrate how site constrains and orientation prohibits the achievement of these standards and how energy efficiency is addressed.				
Natural Ventilation		ı		
Objectives To ensure that apartments are designed to provide all habitable rooms with direct access to fresh air and to assist in promoting thermal comfort for occupants. To provide natural ventilation in non-habitable				The proposed development is considered to be consistent with the Natural Ventilation objectives as all habitable rooms, and where possible non-habitable
rooms, where possible. • To reduce energy consumption by minimising the use of mechanical ventilation, particularly air conditioning.				rooms, have sufficient openings for ventilation. The BASIX commitments dictate energy consumption requirements.

Requirement	Yes	No	N/A	Comment
Design Practice • Plan the site to promote and guide natural breezes by: determining prevailing breezes and orient buildings to maximise use, where possible; locating vegetation to direct breezes and cool air as it flows across the site and by selecting planting or trees that do not inhibit air flow.	\boxtimes			The building and apartment layouts are designed to maximise natural ventilation through the use of open-plan living areas and generous openings to living areas and bedrooms.
• Utilise the building layout and section to increase the potential for natural ventilation.	\boxtimes			
• Design the internal apartment layout to promote natural ventilation by: minimising interruptions in air flow through an apartment; grouping rooms with similar usage together.				
• Select doors and operable windows to maximise natural ventilation opportunities established by the apartment layout.				
• Coordinate design for natural ventilation with passive solar design techniques.				
 Explore innovative technologies to naturally ventilate internal building areas or rooms. Building depths which support natural ventilation typically range from 10-18 metres. 				The building depth for the building varies but reaches up to 19m from glass line to glass. The building depth has not been varied for the previous DA approval DA-16/2013 and as apartments comply with the cross ventilation requirements, the development does not adversely affect the residential amenity.
• 60% of residential units should be naturally cross ventilated.				Up to 124 units or 68.9% of apartments in the development have openings in two or more external walls of different orientation
• 25% of kitchens within a development should have access to natural ventilation.				All kitchens within the development are considered to be naturally ventilated as they are part of the open plan living areas. Furthermore 47 units (26.1%) provide direct ventilation to kitchens (window to kitchen wall).
• Developments which seek to vary from the minimum standards must demonstrate how natural ventilation can be satisfactorily achieved particularly in relation to habitable rooms.				The non compliances identified in this section can be considered minor in this instance and generally supportable.
Awnings and Signage				
ObjectivesTo provide shelter for public streets.	\boxtimes			The proposal includes an awning over the public domain to provide shelter for the adjoining public footpath.
• To ensure signage is in keeping with desired streetscape character and with the development in scale, detail and overall design			\boxtimes	No specific signage is proposed.

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

Requirement	Yes	No	N/A	Comment
 Design Practice Relate roof design to the desired built form. Design the roof to relate to the size and scale of 	\boxtimes			The proposed building is to have a flat roof which will not have any impact upon
the building, the building elevations and three dimensional building form. This includes the design of any parapet or terminating elements and the				its overall appearance.
selection of roof materials.Design roofs to respond to the orientation of the site.	\boxtimes			
• Minimise the visual intrusiveness of service elements (lift overruns, service plants, chimneys, vent stacks, telecommunication infrastructure, gutters, downpipes, and signage) by integrating them into the	\boxtimes			
design of the roof. • Support the use of roofs for quality open space in denser urban areas by: providing space and appropriate building systems to support the desired landscape design; incorporating shade structures and				
wind screens to encourage open space use; ensuring open space is accessible. • Facilitate the use or future use of the roof for				
sustainable functions e.g. rainwater tanks, photovoltaic, water features. • Where habitable space is provided within the roof optimise residential amenity in the form or attics or penthouse apartments.			\boxtimes	
Energy Efficiency	ı		ı	
Objectives To reduce the necessity for mechanical heating and cooling. To reduce reliance on fossil fuels. To minimise greenhouse gas emissions. To support and promote renewable energy initiatives.				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.				The various BASIX Certificates for the buildings show that the development as a whole achieves the Pass Mark for energy and water conservation.
Maintenance	1		1	
Objectives To ensure long life and ease of maintenance for the development.	\boxtimes			The proposed development is considered to be consistent with the Maintenance objectives as relevant conditions shall be included in any consent to ensure the site is suitably maintained.
 <u>Design Practice</u> Design windows to enable cleaning from inside the building, where possible. 				Should the application be approved, relevant conditions in relation to use of
• Select manually operated systems in preference to mechanical systems.	\boxtimes			high-quality materials and general maintenance of the site shall be included in any consent that may be issued.
• Incorporate and integrate building maintenance systems into the design of the building form, roof and façade.	\boxtimes			in any consent that may be issued.
 Select durable materials, which are easily cleaned and are graffiti resistant. Select appropriate landscape elements and 	\boxtimes			
vegetation and provide appropriate irrigation systems. • For developments with communal open space, provide a garden maintenance and storage area, which is efficient and convenient to use and is				
connected to water and drainage.	\boxtimes			
Waste Management				
 Objectives To avoid the generation of waste through design, material selection and building practices. 	\boxtimes			The proposed development is considered to be consistent with the Waste
To plan for the types, amount and disposal of waste to be generated during demolition, excavation	\boxtimes			Management objectives as suitable arrangements and facilities for waste

Requirement	Yes	No	N/A	Comment
and construction of the development.				disposal and storage are proposed.
• To encourage waste minimisation, including source				-
separation, reuse and recycling.	\boxtimes			
• To ensure efficient storage and collection of waste		H		
and quality design of facilities.	\boxtimes			
<u>Design Practice</u>				
• Incorporate existing built elements into new work,				Suitable waste management facilities are
where possible.				proposed throughout the building and will
Recycle and reuse demolished materials, where	\boxtimes			be managed by an appointed caretaker.
possible.				
 Specify building materials that can be reused and recycled at the end of their life. 			l —	
Integrate waste management processes into all	\boxtimes			
stages of the project, including the design stage.	\boxtimes			
Support waste management during the design				
stage by: specifying modestly for the project needs;	\boxtimes			
reducing waste by utilising the standard		ш		
product/component sizes of materials to be used;				
incorporating durability, adaptability and ease of				
future service upgrades.				
Prepare a waste management plan for green and	\boxtimes			
putrescible waste, garbage, glass, containers and				
paper.				
Locate storage areas for rubbish bins away from the front of the development where they have a	\boxtimes			
the front of the development where they have a significant negative impact on the streetscape, on the		ш		
visual presentation of the building entry and on the				
amenity of residents, building users and pedestrians.				
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.	\boxtimes			
• Incorporate on-site composting, where possible, in				
self contained composting units on balconies or as				
part of the shared site facilities.			\boxtimes	
Supply waste management plans as part of the DA	ш	ш		
submission.				
	\boxtimes			
Water Conservation				
Objectives				
 To reduce mains consumption of potable water. 	\boxtimes			The proposed development is considered
 To reduce the quantity of urban stormwater runoff. 		H		to be consistent with the Water
		Ш		Conservation objectives as on-site
				detention and a suitable stormwater drainage plan is proposed.
Design Practice				uramage plan is proposeu.
Requirements superseded by BASIX.				The design practice requirements are
Troquilottion outporocodod by Drion.		Ш	\boxtimes	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:

Cla	ause)	Yes	No	N/A	Comment
Pa	rt 1	Preliminary				
1.2	Aim	s of Plan				
(1)	lan rele	s Plan aims to make local vironmental planning provisions for d in Auburn in accordance with the evant standard environmental planning trument under section 33A of the Act.				
(2)	foll	e particular aims of this Plan are as ows: to establish planning standards that				The proposal substantially complies with the stipulated development standards of the ALEP 2010.
		are clear, specific and flexible in their application, to foster integrated, sustainable development that contributes to				The proposal is considered to establish an acceptable benchmark of future development in the immediate area.
		Auburn's environmental, social and physical well-being,				The development is not considered to be inappropriate for the area. The
		to protect areas from inappropriate development, to minimise risk to the community by				development substantially complies and will establish the future desired character for its immediate area.
	(-)	restricting development in sensitive areas,	\boxtimes			The proposal has incorporated ESD principles with features such as passive design and BASIX. The
		to integrate principles of ecologically sustainable development into land use controls,			\boxtimes	development is acceptable in this regard.
	•	to protect, maintain and enhance the natural ecosystems, including watercourses, wetlands and riparian land, to facilitate economic growth and				Being a mixed use development the proposal will also create employment opportunities.
	(h)	employment opportunities within Auburn, to identify and conserve the natural,				The site is not within the vicinity of any
	(i)	built and cultural heritage, to provide recreational land, community facilities and land for public purposes.				heritage item.
1.8		eal of other local planning ruments applying to land				
(1)	envi appl	ocal environmental plans and deemed ronmental planning instruments ying only to the land to which this Plan ies are repealed.				Noted
	plan	e. The following local environmental s are repealed under this provision: urn Local Environmental Plan 2000				
(2)	envi appl appl	ocal environmental plans and deemed ronmental planning instruments ying to the land to which this Plan ies and to other and cease to apply to and to which this Plan applies.				
1.9	App	lication of SEPPs and REPs				
(1)	any and pre	s Plan is subject to the provisions of State environmental planning policy dany regional environmental plan that vail over this Plan as provided by etion 36 of the Act.				
(2)	The	e following State environmental				The state policies stated below are not

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

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

Clause	Yes	No	N/A	Comment
(i) additional lots or the opportunity for additional dwellings, or				
(ii) lots that are smaller than the minimum size shown on the Lot Size Map in relation to the land				
concerned,				
(c) a consolidation of lots that does not create additional lots or the opportunity for additional dwellings,			\boxtimes	
(d) rectifying an encroachment on a lot,				
(e) creating a public reserve,(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. Note. If a subdivision is exempt development, the Act enables the subdivision to be carried out without consent.				
2.6 AA Demolition requires consent The demolition of a building or work may be carried out only with consent. Note. If the demolition of a building or work is identified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 as exempt development, the Act enables it to be carried out without consent.				The demolition component has been approved and has commenced under DA-16/2013 and does not form part of this application.
Zone B4 Mixed Use				
1 Objectives of zone				
To provide a mixture of compatible land uses.				The proposed residential and commercial/retail land uses are considered to be compatible with the objectives of the zone.
To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and				The site enjoys close proximity to the core Auburn town centre and associated public transport links.
 encourage walking and cycling. To encourage high density residential development. 				The residential component of the development is high density in accordance with the zone.
To encourage appropriate businesses which contribute to economic growth.				Being a mixed use development, the development will create an additional benefit in the form of job opportunities.
To achieve an accessible, attractive and safe public domain.				The proposal is considered to provide an attractive public domain interface through the use of high quality materials, awning and accessible entry.
2 Permitted without consent				All proposed development requires consent from Council.
Nil				
3 Permitted with consent				

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

Cla	use	Yes	No	N/A	Comment		
Part 4 Principal development standards							
4.1 I	Minimum subdivision lot size						
(1)	The objectives of this clause are as follows:						
	(a) to ensure that lot sizes are able to accommodate development consistent with relevant development controls, and				The site can comfortably support the development as proposed.		
	(b) to ensure that subdivision of land is capable of supporting a range of development types.				No subdivision is proposed. The site would however be required to be consolidation, should the application be		
(2)	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.				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.						
(3A)	Despite subclause (3), the minimum lot size for dwelling houses is 450 square metres.				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.						
(3C)	Despite subclauses (3)–(3B), the minimum lot size for development on land within the Former Lidcombe Hospital Site, as shown edged blue on the Lot Size Map, is as follows in relation to development for the purpose of:						
	(a) dwelling houses:						
	(i) 350 square metres, or						
	(ii) if a garage will be accessed from the rear of the property - 290 square metres, or						
	(iii) if the dwelling house will be on a zero lot line - 270 square metres,						
	(b) semi-detached dwellings - 270 square metres,						
	(c) multi dwelling housing - 170 square metres for each dwelling,						
(4)	(d) attached dwellings - 170 square metres.						
(4)	This clause does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme.						

Cla	use	Yes	No	N/A	Comment
401	lainht of huildings				
(1)	Height of buildings The objectives of this clause are as follows:				
	(a) to establish a maximum building height to enable appropriate development density to be achieved, and				The subject site has a 38m height limit under the Auburn LEP 2010. The proposal generally compiles with the maximum allowable height limit of 38
	(b) to ensure that the height of buildings is compatible with the character of the locality				metre, with only a minor breach of 0.5m which is attributed to the lift overrun and skylights within the centre of the building.
(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.				It is considered that the minor non- compliance will not unduly impact on the amenity of neighbouring properties
(2A)	Despite subclause (2), the maximum height of office premises and hotel or motel accommodation is:				or the character of the locality and as such is considered permissible.
	(a) if it is within the Parramatta Road Precinct, as shown edged orange on the Height of Buildings Map—27 metres,				A request to vary the height control has been received by way of Clause 4.6 of the LEP, which is considered acceptable and the non-compliance with a very small portion of the building
	(b) if it is on land within Zone B6 Enterprise Corridor within the Silverwater Road Precinct, as shown			\boxtimes	is considered reasonable in this instance.
	edged light purple on the Height of Buildings Map—14 metres.				Development not on Parramatta Road Precinct.
					Development not on land within zone B6 – Enterprise Corridor.
4.4 F	Floor space ratio				
(1)	The objectives of this clause are as follows:				
	(a) To establish a maximum floor space ratio to enable appropriate development density to be achieved, and				A floor space ratio of 4.95:1 is specified with the amended information. A condition of consent will require the podium level community areas to be enclosed and additional floor area over
	(b) To ensure that development intensity reflects its locality.				the 5:1 FSR control, to be removed from the upper levels.
(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.				The development will establish the desired future density of the B4 – Mixed use zone.
(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:				Not a multi dwelling development.
	(a) for sites less than 1,300 square metres—0.75:1,				
	(b) for sites that are 1,300 square metres or greater but less than 1,800				

Clause	Yes	No	N/A	Comment
square metres—0.80:1, (c) for sites that are 1,800 square metres			\boxtimes	
or greater—0.85:1. (2B) Despite subclause (2), the maximum floor space ratio for the following development on land in Zone B6 Enterprise Corridor within the Parramatta Road Precinct, as shown edged orange on the Floor Space Ratio Map, is as follows:				Not within Zone – B6 Enterprise Corridor.
(a) 1.5:1 for bulky goods premises, entertainment facilities, function centres and registered clubs, and				
(b) 3:1 for office premises and hotel or motel accommodation.			\boxtimes	
(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:				
(a) 1.5:1 for bulky goods premises, entertainment facilities, function centres and registered clubs, and			\boxtimes	
(b) 2:1 for office premises and hotel or motel accommodation.				

Cla	use	Yes	No	N/A	Comment
4.5 (area	Calculation of floor space ratio and site				
(1)	Objectives				
The	objectives of this clause are as follows:				
(a)	to define <i>floor space ratio</i> ,	\boxtimes			Noted
(b)	to set out rules for the calculation of the site area of development for the purpose of applying permitted floor space ratios, including rules to:				
	(i) prevent the inclusion in the site area of an area that has no significant development being carried out on it, and				The 5 lots were consolidated as part of the previous DA approval DA-16/2013
	(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				
	(iii) require community land and public places to be dealt with separately.				
(2)	Definition of "floor space ratio"				
the i	floor space ratio of buildings on a site is ratio of the gross floor area of all buildings in the site to the site area.				
(3)	Site area				
deve	determining the site area of proposed elopment for the purpose of applying a space ratio, the <i>site area</i> is taken to be:				
(a)	if the proposed development is to be carried out on only one lot, the area of that lot, or				
(b)	if the proposed development is to be carried out on 2 or more lots, the area of any lot on which the development is proposed to be carried out that has at least one common boundary with another lot on which the development is being carried out.				
calci appl	ddition, subclauses (4)–(7) apply to the ulation of site area for the purposes of ying a floor space ratio to proposed elopment.				
(4)	Exclusions from site area				
	following land must be excluded from the area:				
(a)	land on which the proposed development is prohibited, whether under this Plan or any other law,				No exclusions in accordance with this clause are being applied.
(b)	community land or a public place (except as provided by subclause (7)).				
(5)	Strata subdivisions				No existing strata subdivision or
of ar	area of a lot that is wholly or partly on top nother or others in a strata subdivision is to noluded in the calculation of the site area				No existing strata subdivision or proposed strata subdivision being applied.

Clause	Yes	No	N/A	Comment
only to the extent that it does not overlap with another lot already included in the site area				
calculation.				
(6) Only significant development to be included	\boxtimes			
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.				
(7) Certain public land to be separately considered				No public land incorporated into the proposal.
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.				
(8) Existing buildings				All above ground floors of the proposal
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.				are factored into the floor space ratio calculation.
(9) Covenants to prevent "double dipping"				
When consent is granted to development on a site comprised of 2 or more lots, a condition of the consent may require a covenant to be registered that prevents the creation of floor area on a lot (the restricted lot) if the consent authority is satisfied that an equivalent quantity of floor area will be created on another lot only because the site included the restricted lot.				
(10) Covenants affect consolidated sites				
If:				
(a) a covenant of the kind referred to in subclause (9) applies to any land (<i>affected land</i>), and				No consolidation covenant is being applied in this instance.
(b) proposed development relates to the affected land and other land that together comprise the site of the proposed development,				
the maximum amount of floor area allowed on the other land by the floor space ratio fixed for the site by this Plan is reduced by the quantity of floor space area the covenant prevents being created on the affected land.				
(11) Definition				
In this clause, public place has the same meaning as it has in the <i>Local Government Act</i> 1993.				

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

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

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

Clause			No	N/A	Comment
	conservation area that is a place of Aboriginal heritage significance,				
(f)	erecting a building on land on which a heritage item is located or that is within a heritage conservation area,				
(g)	subdividing land on which a heritage item is located or that is within a heritage conservation area.				
(3)	When consent not required				
	ever, consent under this clause is not ired if:				
(a)	the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:				
	(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				
	(ii) would not adversely affect the significance of the heritage item, archaeological site or heritage conservation area, or				
(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				
	(ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to a place of Aboriginal heritage significance, or				
(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				
(d)	the development is exempt development.				
from is no use grav herit	e. For land known as Rookwood Cemetery ed SP1 Cemetery, development consent and notification to, the consent authority of required under this plan for the further of an existing grave site or crypt within a eyard that is a heritage item, provided the age significance of the item is not ersely affected.				
(4)	Effect on heritage significance				
of the significant	consent authority must, before granting sent under this clause, consider the effect are proposed development on the heritage difficance of the heritage item or heritage servation area concerned. This subclause ites regardless of whether a heritage				

Cla	use	Yes	No	N/A	Comment
impa	ct statement is prepared under subclause				
	or a heritage conservation management is submitted under subclause (6).				
(5)	Heritage impact assessment				
	consent authority <i>may</i> , before granting ent to any development on land:				The land is not within the vicinity of any heritage item, heritage conservation
(a)	on which a heritage item is situated, or	H			area or archaeological site.
(b)	within a heritage conservation area, or				
(c)	within the vicinity of land referred to in paragraph (a) or (b),				
prep carry woul herit	ire a heritage impact statement to be ared that assesses the extent to which the ring out of the proposed development d affect the heritage significance of the age item or heritage conservation area terned.				
(6)	Heritage conservation management plans				
cons and subr man	consent authority may require, after idering the significance of a heritage item the extent of change proposed to it, the nission of a heritage conservation agement plan before granting consenter this clause.				
(7)	Archaeological sites				
cons deve than or to	consent authority must, before granting tent under this clause to the carrying out of elopment on an archaeological site (other land listed on the State Heritage Register which an interim heritage order under the tage Act 1977 applies):				
(a)	notify the Heritage Council of its intention to grant consent, and				
(b)	take into consideration any response received from the Heritage Council within 28 days after the notice is sent.				
(8)	Places of Aboriginal heritage significance				
cons	consent authority must, before granting ent under this clause to the carrying out of elopment in a place of Aboriginal heritage ficance:				
(a)	consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place, and				
(b)	notify the local Aboriginal communities (in such way as it thinks appropriate) about the application and take into consideration any response received within 28 days after the notice is sent.				
(9)	Demolition of item of State significance				
	consent authority must, before granting ent for the demolition of a heritage item				

Clause	Yes	No	N/A	Comment
identified in Schedule 5 as being of State significance (other than an item listed on the State Heritage Register or to which an interim				
heritage order under the <i>Heritage Act 1977</i> applies):				
(a) notify the Heritage Council about the application, and			\boxtimes	
(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.				
(10) Conservation incentives				
The consent authority may grant consent to development for any purpose of a building that is a heritage item, or of the land on which such a building is erected, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:			\boxtimes	
(a) the conservation of the heritage item is facilitated by the granting of consent, and			\boxtimes	
(b) the proposed development is in accordance with a heritage conservation management plan that has been approved by the consent authority, and				
(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage conservation management plan is carried out, and			\boxtimes	
(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, and			\boxtimes	
(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.				
Part 6 Additional local provisions				
6.1 Acid sulfate soils				
(1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.				Excavation works have already been carried out subject to DA approval DA-16/2013
(2) Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.				
Class Works				
of land 1 Any works.			\boxtimes	

Cla	iuse	Yes	No	N/A	Comment
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.				
(3)	Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority.				
(4)	Despite subclause (2) Development consent is not required under this clause for the carrying out of works if:				
	(a) a preliminary assessment of the proposed works prepared in accordance with the Acid Sulfate Soils Manual indicates that an acid sulfate soils management plan is not required for the works, and				
	(b) the preliminary assessment has been provided to the consent authority and the consent authority has confirmed the assessment by notice in writing to the person proposing to carry out the works.				
(5)	Despite subclause (2), development consent is not required under this clause for the carrying out of any of the following works by a public authority (including ancillary work such as excavation, construction of access ways or the supply of power):			<u> </u>	
	(a) emergency work, being the repair or replacement of the works of the public authority required to be carried out urgently because the works have been damaged, have ceased to function or pose a risk to the environment or to public health and				
	safety,				

Cla	use	Yes	No	N/A	Comment
	(b) routine management work, being the periodic inspection, cleaning, repair or replacement of the works of the public authority (other than work that involves the disturbance of more than 1 tonne of soil),			\boxtimes	
	(c) minor work, being work that costs less than \$20,000 (other than drainage work).				
(6)	Despite subclause (2), development consent is not required under this clause to carry out any works if:			\boxtimes	
	(a) the works involve the disturbance of more than 1 tonne of soil, such as occurs in carrying out agriculture, the construction or maintenance of drains, extractive industries, dredging, the construction of artificial water bodies (including canals, dams and detention basins) or foundations, or flood mitigation works, or				
	(b) the works are likely to lower the watertable.				
6.2 E	Earthworks				
(1) T	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,				Earthworks have already been carried out subject to the current approval.
	(b) to allow earthworks of a minor nature without separate development consent.			\boxtimes	
(2)	Development consent is required for earthworks, unless:				
	(a) the work does not alter the ground level (existing) by more than 600 millimetres, or				
	(b) the work is exempt development under this Plan or another applicable environmental planning instrument, or				
	(c) the work is ancillary to other development for which development consent has been given.				
(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,				
	(b) the effect of the proposed development on the likely future use or redevelopment of the land,				

Clause	Yes	No	N/A	Comment
(c) the quality of the fill or of the soil to be excavated, or both,			\boxtimes	
(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,				
(e) the source of any fill material and the destination of any excavated material,				
(f) the likelihood of disturbing relics,			\boxtimes	
(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.				
Note. The <i>National Parks and Wildlife Act</i> 1974, particularly section 86, deals with disturbing or excavating land and Aboriginal objects.				

Clause		Yes	No	N/A	Comment	
6.3	Floc	od planning				
(1)	The	objectives of this clause are:				The site is not identified as being flood
	(a)	to minimise the flood risk to life and property associated with the use of land,				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.
	(b)	to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,				
	(c)	to avoid significant adverse impacts on flood behaviour and the environment.				
(2)	Thi	s clause applies to:				
	(a)	land that is shown as "Flood planning area" on the Flood Planning Map, and				
	(b)	other land at or below the flood planning level.				
(3)	for clau	velopment consent must not be granted development on land to which this use applies unless the consent nority is satisfied that the development:				
	(a)	is compatible with the flood hazard of the land, and				
	(b)	is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and				
	(c)	incorporates appropriate measures to manage risk to life from flood, and				
	(d)	is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and				
	(e)	is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.				
(4)	has NS\ Dev	word or expression used in this clause the same meaning as it has in the W Government's Floodplain velopment Manual published in 2005, ess it is otherwise defined in this use.				
(5)	In t	nis clause:				
flood planning level means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.						
		Planning Map means the Auburn Local mental Plan 2010 Flood Planning Map.				
6.4	Fore	eshore building line				
(1)		ne objective of this clause is to ensure				The subject site is not affected by a

Cla	use	Yes	No	N/A	Comment
	that development in the foreshore area will not impact on natural foreshore processes or affect the significance and amenity of the area.				foreshore building line.
(2)	This clause applies to land identified as below the foreshore building line on the Foreshore Building Line Map.				
(3)	Development consent must not be granted for development on land in the foreshore area except for the following purposes:				
	(a) the extension, alteration or rebuilding of an existing building wholly or partly in the foreshore area,				
	(b) the erection of a building in the foreshore area, if the levels, depth or other exceptional features of the site make it appropriate to do so,				
	(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:				
	(a) the development will contribute to achieving the objectives for the zone in which the land is located, and			\boxtimes	
	(b) the appearance of any proposed structure, from both the waterway and adjacent foreshore areas, will be compatible with the surrounding area, and				
	(c) the development is not likely to cause environmental harm such as:				
	(i) pollution or siltation of the waterway, or			\boxtimes	
	(ii) an adverse effect on surrounding uses, marine habitat, wetland areas, flora or fauna habitats, or				
	(iii) an adverse effect on drainage patterns, and				
	(d) the development will not cause congestion of, or generate conflicts between, people using open space areas or the waterway, and				
	(e) opportunities to provide continuous public access along the foreshore and to the waterway will not be compromised, and				
	(f) any historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the land on which the development is to be carried out and of surrounding land will be maintained,				
	(g) in the case of development for the				

Cla	ause	Yes	No	N/A	Comment
	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.			\boxtimes	
6.5	Essential Services				
(1)	Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required: (a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage.				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.
	(d) stormwater drainage or on-site				
	conservation,	\bowtie			
	(e) suitable road access.				
(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:

Rec	uirement	Yes	No	N/A	Comments				
2.0	2.0 Built Form								
Obj	ectives								
a.	To provide richness of detail and architectural interest, especially to visually prominent parts of buildings such as lower storeys and street facades.				The proposed design is considered to be a high quality design of contemporary appearance and consistent with the desired future character of the zone and locality.				
b.	To establish the scale, dimensions, form and separation of buildings appropriate for local centre locations.								
c.	To encourage mixed use development with residential components that achieve active street fronts with good physical and visual				The design substantially complies with the ALEP 2010 building FSR and building height controls. (it is noted that				

	connection between buildings and the			the FSR compliance shall be confirmed
d.	street. To ensure consistency in the main	\boxtimes		prior to the issue of the operative consent).
u.	street frontages of buildings.			,
e.	To ensure building depth and bulk appropriate to the environmental	\boxtimes		
	appropriate to the environmental setting and land form.			
f.	To ensure building separation is		Ш	
	adequate to protect amenity, daylight penetration and privacy between			
	adjoining developments.			
g.	To ensure that the form, scale, design	\boxtimes	Ш	
	and nature of development enhances the streetscape and visual quality of			
	commercial areas.			
h.	To ensure that the built form and density of a new development		Ш	
	respects the scale, density and			
	desired future character of the area.	\boxtimes		
i.	To ensure development appropriately supports the centres hierarchy.		Ш	
	elopment controls			
DI	To allow for their adaptive use, mixed use buildings are to incorporate the			
	following flexible design requirements:			
•	The number of internal apartment	\boxtimes	Ш	
	structural walls are to minimised; and			
•	Ceiling heights for the ground floor is	\boxtimes		
	to be a minimum of 3.6m.	\boxtimes		
D2	Residential components are to be provided with direct access to street		Ш	
	level with entrances clearly			
	distinguishable from entries to commercial premises.			
D3	Secure entries are to be provided to	\boxtimes		
	all entrances to private areas, including car parks and internal			
	courtyards.			
D4	Car parking provided for the	\boxtimes		Commercial and residential parking is
	residential component of the development is to be clearly			provided to the Basement Level 1,
	delineated and provided separate to		 	appropriate signage and ensure appropriate separation and security.
D5	general customer parking. Development shall be designed to	\boxtimes		appropriate coperation and accounty.
	locate loading bays, waste			
	storage/collection areas and any other noise and odour generating aspects			
	of buildings away form residential			
D6	areas. Vehicular circulation areas must be	\boxtimes		
	legible and must differentiate between			
	the commercial service requirements, such as loading areas, and residential			
	access.			
D7	Mechanical plant is to be located on	\boxtimes	Ш	
	the roof or visually and acoustically isolated from residential uses.			
	Number of storeys ormance criteria			
PI	To ensure an acceptable level of	\boxtimes		The ground floor level contains floor to
	amenity and future flexibility is			ceiling height of 3.4m All residential levels have ceiling heights of at least
	provided for new commercial and residential developments.			2.7m.
	elopment controls			
וט	The minimum finished floor level (FFL)	\boxtimes		

	to finished ceiling level (FCL) shall be			
	as follows:			
•	3300mm for ground level (regardless of the type of development);			
•	3300mm for all commercial/retail levels; and			
•	2700mm for all residential levels above ground floor.			
2.2	Auticulation and properties			
2.2 Perf	Articulation and proportion ormance criteria			The bulk and scale of the development
P2	The bulk, scale and intensity of development is consistent with the scale of surrounding existing and			is considered appropriate with regard to the future desired character of the area and zone objectives.
P3	planned developments. 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.			The building can be divided into distinct element comprising the commercial street level base with associated awning, centre core and top elements. The development is considered to respond well in this regard.
P4	New facades complement the predominant horizontal and vertical proportions in the street and are compatible with surrounding buildings.			Surrounding development comprise of mixed use, residential and educational developments.
P5	Ensure infill development is well articulated, makes a positive contribution to the streetscape and responds to local urban character.			
P6	Retain the use of awnings as visually dominant and coordinating townscape features.			
Dev	elopment controls			
	Buildings shall incorporate:	\boxtimes		
•	balanced horizontal and vertical proportions and well spaced and proportioned windows;	_		The proposed design possesses these elements.
•	a clearly defined base, middle and top;			The proposed design possesses these elements. The building is modulated with the provision of recesses in the
•	modulation and texture; and			front facade of the building.
•	architectural features which give human scale at street level such as entrances and porticos.			The ground floor is of an appropriate scale.
D2	The maximum width of blank walls for building exteriors along key retail streets shall be 5m or 20% of the street frontage, whichever is the lesser.			The proposal does not provide any blank walls with an exterior exceeding 5m at the street level. The public domain interface is considered to
D3	Articulation of the building exterior shall be achieved through recesses in the horizontal and vertical plane, adequate contrasts in materials, design features and the use of awnings.			provide an appropriate level of visual interest.
D4	Features such as windows and doors	\boxtimes		
		\triangle	Ш	

	1 11 1 2 2 20 0 1				All ' I I I I I I I
	shall be in proportion with the scale and size of the new building and any				All windows and doors are considered
	adjoining buildings which contribute				to possess appropriate proportions.
	positively to the streetscape.				
D5	•	\boxtimes			
DJ	horizontal elements along the façade		ш	ш	There is an awning provided over the
	of the building shall be provided as				footpath.
	part of all new development.			\boxtimes	'
D6	Where development has two (2) street		ш		
	frontages the streetscape should be				
	addressed by both facades.				
2.3	Materials				
	ormance criteria				
PΙ	Materials enhance the quality and	\boxtimes			The proposed materials are considered
	character of the business precinct.			ш	to be of high quality and contemporary
Dev	elopment controls				appearance. The development is
DΙ	New buildings shall incorporate a mix				acceptable in this regard.
	of solid (i.e. masonry concrete) and	\boxtimes			
	glazed materials, consistent with the			ш	
	character of buildings in the locality.				The facade contains a mix of masonry
D2	Building materials and finishes				concrete and glazing materials appropriate to the residential and
	complement the finishes		ш	ш	commercial use of the building.
	predominating in the area. Different				commercial use of the building.
	materials, colours or textures may be				
	used to emphasise certain features of				
	the building.				
D3	Building facades at street level along	\boxtimes			
	primary streets and public places			ш	
	consist of a minimum of 80% for				
	windows/glazed areas and building and tenancy entries.				
D4					Should the application be
D4	Visible light reflectivity from building materials used on the facades of new	\boxtimes			recommended for approval, appropriate
	buildings shall not exceed 20%.				condition could be imposed in this
	Roofs				regards.
2 /					
Perf	ormance criteria	\square			The proposed paraget is a flat
	ormance criteria Roof design is integrated into the	\boxtimes			The proposed parapet is a flat horizontal roof element to the building.
Perf P I	ormance criteria Roof design is integrated into the overall building design.				The proposed parapet is a flat horizontal roof element to the building.
Perf P I	ormance criteria Roof design is integrated into the overall building design. elopment controls				
Perf P I	ormance criteria Roof design is integrated into the overall building design. elopment controls Design of the roof shall achieve the				
Perf P I	ormance criteria Roof design is integrated into the overall building design. elopment controls Design of the roof shall achieve the following:				horizontal roof element to the building.
Perf P I	ormance criteria Roof design is integrated into the overall building design. elopment controls Design of the roof shall achieve the following: • concealment of lift overruns and				horizontal roof element to the building. The roof overruns are not visible from
Perf P I	ormance criteria Roof design is integrated into the overall building design. elopment controls Design of the roof shall achieve the following:				horizontal roof element to the building.
Perf P I	ormance criteria Roof design is integrated into the overall building design. elopment controls Design of the roof shall achieve the following: • concealment of lift overruns and service plants;	\boxtimes			horizontal roof element to the building. The roof overruns are not visible from the street.
Perf P I	ormance criteria Roof design is integrated into the overall building design. elopment controls Design of the roof shall achieve the following: • concealment of lift overruns and service plants; • presentation of an interesting				horizontal roof element to the building. The roof overruns are not visible from
Perf P I	ormance criteria Roof design is integrated into the overall building design. elopment controls Design of the roof shall achieve the following: • concealment of lift overruns and service plants;	\boxtimes			horizontal roof element to the building. The roof overruns are not visible from the street.
Perf P I	ormance criteria Roof design is integrated into the overall building design. elopment controls Design of the roof shall achieve the following: • concealment of lift overruns and service plants; • presentation of an interesting				horizontal roof element to the building. The roof overruns are not visible from the street.
Perf P I	ormance criteria Roof design is integrated into the overall building design. elopment controls Design of the roof shall achieve the following: • concealment of lift overruns and service plants; • presentation of an interesting skyline;	\boxtimes			horizontal roof element to the building. The roof overruns are not visible from the street.
Perf P I	ormance criteria Roof design is integrated into the overall building design. elopment controls Design of the roof shall achieve the following: • concealment of lift overruns and service plants; • presentation of an interesting skyline; • enhancing views from adjoining				horizontal roof element to the building. The roof overruns are not visible from the street.
Perf P I	ormance criteria Roof design is integrated into the overall building design. elopment controls Design of the roof shall achieve the following: • concealment of lift overruns and service plants; • presentation of an interesting skyline; • enhancing views from adjoining developments and public places; and				horizontal roof element to the building. The roof overruns are not visible from the street. The roof is appropriate in this instance.
Perf P I	ormance criteria Roof design is integrated into the overall building design. elopment controls Design of the roof shall achieve the following: • concealment of lift overruns and service plants; • presentation of an interesting skyline; • enhancing views from adjoining developments and public places; and • complementing the scale of the				horizontal roof element to the building. The roof overruns are not visible from the street. The roof is appropriate in this instance. The roof design is not considered to
Perf PI Deve DI	ormance criteria Roof design is integrated into the overall building design. elopment controls Design of the roof shall achieve the following: • concealment of lift overruns and service plants; • presentation of an interesting skyline; • enhancing views from adjoining developments and public places; and • complementing the scale of the building.				The roof overruns are not visible from the street. The roof is appropriate in this instance. The roof design is not considered to add to the perceived bulk and scale of
Perf PI Deve DI	rormance criteria Roof design is integrated into the overall building design. elopment controls Design of the roof shall achieve the following: • concealment of lift overruns and service plants; • presentation of an interesting skyline; • enhancing views from adjoining developments and public places; and • complementing the scale of the building. Roof forms shall not be designed to				horizontal roof element to the building. The roof overruns are not visible from the street. The roof is appropriate in this instance. The roof design is not considered to
Perf PI Deve DI	Roof design is integrated into the overall building design. elopment controls Design of the roof shall achieve the following: • concealment of lift overruns and service plants; • presentation of an interesting skyline; • enhancing views from adjoining developments and public places; and • complementing the scale of the building. Roof forms shall not be designed to add to the perceived height and bulk				The roof overruns are not visible from the street. The roof is appropriate in this instance. The roof design is not considered to add to the perceived bulk and scale of
Perf PI Deve DI	Roof design is integrated into the overall building design. elopment controls Design of the roof shall achieve the following: • concealment of lift overruns and service plants; • presentation of an interesting skyline; • enhancing views from adjoining developments and public places; and • complementing the scale of the building. Roof forms shall not be designed to add to the perceived height and bulk of the building.				The roof overruns are not visible from the street. The roof is appropriate in this instance. The roof design is not considered to add to the perceived bulk and scale of the building.
Perf PI Deve DI	Roof design is integrated into the overall building design. elopment controls Design of the roof shall achieve the following: • concealment of lift overruns and service plants; • presentation of an interesting skyline; • enhancing views from adjoining developments and public places; and • complementing the scale of the building. Roof forms shall not be designed to add to the perceived height and bulk of the building. Where outdoor recreation areas are				The roof overruns are not visible from the street. The roof is appropriate in this instance. The roof design is not considered to add to the perceived bulk and scale of the building. No outdoor open space is proposed on
Perf PI Deve DI	Roof design is integrated into the overall building design. elopment controls Design of the roof shall achieve the following: • concealment of lift overruns and service plants; • presentation of an interesting skyline; • enhancing views from adjoining developments and public places; and • complementing the scale of the building. Roof forms shall not be designed to add to the perceived height and bulk of the building. Where outdoor recreation areas are proposed on flat roofs, shade				The roof overruns are not visible from the street. The roof is appropriate in this instance. The roof design is not considered to add to the perceived bulk and scale of the building.
Perf PI Deve DI	Roof design is integrated into the overall building design. elopment controls Design of the roof shall achieve the following: • concealment of lift overruns and service plants; • presentation of an interesting skyline; • enhancing views from adjoining developments and public places; and • complementing the scale of the building. Roof forms shall not be designed to add to the perceived height and bulk of the building. Where outdoor recreation areas are proposed on flat roofs, shade structures and wind screens shall be				The roof overruns are not visible from the street. The roof is appropriate in this instance. The roof design is not considered to add to the perceived bulk and scale of the building. No outdoor open space is proposed on
Perf PI Deve DI	Roof design is integrated into the overall building design. elopment controls Design of the roof shall achieve the following: • concealment of lift overruns and service plants; • presentation of an interesting skyline; • enhancing views from adjoining developments and public places; and • complementing the scale of the building. Roof forms shall not be designed to add to the perceived height and bulk of the building. Where outdoor recreation areas are proposed on flat roofs, shade structures and wind screens shall be provided.				The roof overruns are not visible from the street. The roof is appropriate in this instance. The roof design is not considered to add to the perceived bulk and scale of the building. No outdoor open space is proposed on
Perf PI Deve DI	Roof design is integrated into the overall building design. elopment controls Design of the roof shall achieve the following: • concealment of lift overruns and service plants; • presentation of an interesting skyline; • enhancing views from adjoining developments and public places; and • complementing the scale of the building. Roof forms shall not be designed to add to the perceived height and bulk of the building. Where outdoor recreation areas are proposed on flat roofs, shade structures and wind screens shall be				The roof overruns are not visible from the street. The roof is appropriate in this instance. The roof design is not considered to add to the perceived bulk and scale of the building. No outdoor open space is proposed on
Perf PI Deve DI	Roof design is integrated into the overall building design. elopment controls Design of the roof shall achieve the following: • concealment of lift overruns and service plants; • presentation of an interesting skyline; • enhancing views from adjoining developments and public places; and • complementing the scale of the building. Roof forms shall not be designed to add to the perceived height and bulk of the building. Where outdoor recreation areas are proposed on flat roofs, shade structures and wind screens shall be provided. Balconies ormance criteria				The roof overruns are not visible from the street. The roof is appropriate in this instance. The roof design is not considered to add to the perceived bulk and scale of the building. No outdoor open space is proposed on
Perf PI Deve DI	Roof design is integrated into the overall building design. elopment controls Design of the roof shall achieve the following: • concealment of lift overruns and service plants; • presentation of an interesting skyline; • enhancing views from adjoining developments and public places; and • complementing the scale of the building. Roof forms shall not be designed to add to the perceived height and bulk of the building. Where outdoor recreation areas are proposed on flat roofs, shade structures and wind screens shall be provided. Balconies ormance criteria Balconies contribute positively to the				The roof overruns are not visible from the street. The roof is appropriate in this instance. The roof design is not considered to add to the perceived bulk and scale of the building. No outdoor open space is proposed on
Perf PI Deve DI	Roof design is integrated into the overall building design. elopment controls Design of the roof shall achieve the following: • concealment of lift overruns and service plants; • presentation of an interesting skyline; • enhancing views from adjoining developments and public places; and • complementing the scale of the building. Roof forms shall not be designed to add to the perceived height and bulk of the building. Where outdoor recreation areas are proposed on flat roofs, shade structures and wind screens shall be provided. Balconies ormance criteria				The roof overruns are not visible from the street. The roof is appropriate in this instance. The roof design is not considered to add to the perceived bulk and scale of the building. No outdoor open space is proposed on
Development Development D2 D3 Perf P1	Roof design is integrated into the overall building design. Plopment controls Design of the roof shall achieve the following: Concealment of lift overruns and service plants; presentation of an interesting skyline; enhancing views from adjoining developments and public places; and complementing the scale of the building. Roof forms shall not be designed to add to the perceived height and bulk of the building. Where outdoor recreation areas are proposed on flat roofs, shade structures and wind screens shall be provided. Balconies ormance criteria Balconies contribute positively to the amenity of residents and the visual				The roof overruns are not visible from the street. The roof is appropriate in this instance. The roof design is not considered to add to the perceived bulk and scale of the building. No outdoor open space is proposed on the roof.
Development Development D2 D3 Perf P1	Roof design is integrated into the overall building design. Plopment controls Design of the roof shall achieve the following: Concealment of lift overruns and service plants; presentation of an interesting skyline; enhancing views from adjoining developments and public places; and complementing the scale of the building. Roof forms shall not be designed to add to the perceived height and bulk of the building. Where outdoor recreation areas are proposed on flat roofs, shade structures and wind screens shall be provided. Balconies ormance criteria Balconies contribute positively to the amenity of residents and the visual quality of the local centre. Plopment controls				The roof overruns are not visible from the street. The roof is appropriate in this instance. The roof design is not considered to add to the perceived bulk and scale of the building. No outdoor open space is proposed on

	_			
	and transparent material to allow for views from the interior.			glass and masonry.
D2			 	Balustrades overlook public spaces.
Da	light open material.	\boxtimes	Ш	Should the application be
D3	Balconies and terraces shall be oriented to overlook public spaces.	\boxtimes		recommended for approval, appropriate
D4	The design of the underside of the			condition could be imposed in this regards.
	balcony shall take into consideration the view of the underside from the	\boxtimes	Ш	
	street and shall not have exposed			
D5	pipes and utilities. Screens, louvers or similar devices			Saraaning alamenta are proposed
	shall be provided to balconies so as to	\boxtimes	Ш	Screening elements are proposed.
2.6	visually screen any drying of laundry. Interface with schools, places of			Site is located on the opposite side of
	public worship, and public			the road adjacent to Trinity Catholic
Dev	precincts elopment controls			College. The western façade provides passive surveillance to the street.
	Where a site adjoins a school, place			paccive surveinance to the street.
	of public worship or public open space:			
	This interface shall be identified in the site analysis plan and	\boxtimes		The western façade is suitably designed an appropriate in scale and
	reflected in building design;			character.
	Building design incorporates an			
	appropriate transition in scale and character along the site		Ш	
	boundary(s);			
	Building design presents an			
	appropriately detailed facade and		Ш	
	landscaping in the context of the adjoining land use.			
D2	The potential for overlooking of	\boxtimes		Whilst there is some overlooking from
	playing areas of schools shall be minimised by siting, orientation or		_	private living areas orientated toward Park Road. It has been argued by the
-	screening.			applicant that the school play areas are
D3	Fencing along boundaries shared with public open space shall have a	\boxtimes		already visible from the public domain and the development will not give rise
	minimum transparency of 50%.			to unreasonable overlooking. On
				balance it would also result in providing a high level of security for the school
				grounds particularly outside school hours.
D4	Sight lines from adjacent development			
	to public open space shall be maintained and/or enhanced. Direct,	Ш		The development does not directly adjoin public open space.
	secure private access to public open			1.07
3 0	space is encouraged, where possible. Streetscape and Urban form			
	ectives			
a.	To ensure development integrates	\boxtimes		The development in itself is not considered to be inappropriate for the
	well with the locality and respects the streetscape, built form and character			area in terms of streetscape and built
١.	of the area.			form.
b.	To encourage innovative development which is both functional and attractive	\boxtimes	Ш	
	in its context.			
	Streetscape ormance criteria			
PI	New and infill development respects	\boxtimes		The building as proposed is considered
	the integrity of the existing streetscape and is sympathetic in		 	to be an appropriate design given the zoning, use and surrounding
	terms of scale, form, height, shopfront			development.
	character, parapet, verandah design, and colours and materials, in a			
	manner which interprets the traditional			

	architecture, albeit in modern forms				
P2	and materials.				The proposed building provides a
	New development conserves and enhances the existing character of the				highly articulated built form in keeping
	street with particular reference to				with the contemporary character and
	architectural themes.				future character of Auburn Centre.
P3	To ensure that a diversity of active				
	street frontages is provided which are compatible with the scale, character				
	and architectural treatment of				
	Auburn's local area.				
P4	To maintain the surviving examples of				
	original whole shop frontages where				
	the shop frontages contribute to the local character.				
P5	To encourage new or replacement				
	shop fronts to be compatible with the				
	architectural style or period of the				
	building to which they belong and the				
Dev	overall character of the local centre. elopment controls				<u> </u>
	Applicants shall demonstrate how				The proposed building bulk and scale and the adjoining northern
	new development addresses the				development represent a more urban
	streetscape and surrounding built				form associated with the Auburn Centre
D 2	environment.				which progressively transitions to a
D2	New shopfronts shall be constructed in materials which match or			Ш	lower density residential form as Park Road continues in a southerly direction.
	complement materials use in the				reduction a southerny direction.
	existing building.		l —		
D3					
	access between the footpath and the				
D4	shop. Development shall avoid the	\boxtimes			
	excessive use of security bars.				
D5	Block-out roller shutters are not				
	permitted.	l —	l —		There are no signs proposed as part of
D6	Signage shall be minimised and coordinated to contribute to a more		Ш		the subject application.
	harmonious and pleasant character				
	for the locality.				
-	Setbacks				
Peri	ormance criteria		_		Proposed setbacks considered
FI	The setback of new buildings is consistent with the setback of				appropriate and consistent with the
	adjoining buildings.				setback requirements.
P2	The built edge of development at the		l		The site is not located on a corner or
	street frontage contributes to a sense			Ш	identified as a gateway site.
	of enclosure and scale within the centre.				J 1,
Dev	elopment controls				
DI	New development or additions to				
	existing development shall adopt front setbacks, as shown in Figure 2 (refer				
	to section 14.2 Setbacks for Auburn				
	Town Centre) and Figure 8 (refer to				
	section 15.2 Setbacks for Lidcombe				
נח	Town Centre). Levels above the street wall height				
02	are to be setback 4m.				
	Mixed Use Developments	ı	1		
_	ectives				The development is considered to be in
a.	To encourage sustainable development by permitting services				accordance with the mixed-use
	and employment-generating uses in				development objectives. The
	conjunction with residential uses.				development will create employment
b.	To provide affordable residential development within close proximity to				opportunity, enjoy connectivity to existing public transport services,
	Gevelopment Willing GOSE DIOXIIIIIV TO		i .	1	, , , , , , , , , , , , , , , , , , , ,

c.	transport, employment and services. To enhance the vitality and safety of			enhance the vitality of the area and increase the activation of the street.
	commercial centres by encouraging further residential development.			The development is acceptable in this regard.
d.	To achieve a lively and active street frontage by encouraging the integration of appropriate retail and commercial uses with urban housing.	\boxtimes		
	Building design ormance criteria			
PI	Mixed use developments are designed to architecturally express the different functions of the building while sympathetically integrating into the local centre streetscape.			The development is considered to respond well in this regard.
P2	Ensure key landmark corner sites are development to ensure distinctive and unique design of buildings that will form gateways and entrance statements to commercial centres.			The ground floor is identifiable as a commercial component of the development. The residential lobbies are separated from the commercial tenancies.
Devi	elopment controls The architecture of ground level uses shall reflect the commercial/retail function of the centre.			The building will establish the future character of the immediate area.
D2	Buildings shall achieve a quality living environment that sympathetically integrates into the character of the	\boxtimes		All commercial servicing will be undertaken at the ground floor level. Residential parking is to the basement levels.
D3	commercial precinct. Commercial and retail servicing, loading and parking facilities shall be separated from residential access and servicing and parking.			
D4	The design of buildings on corner sites or at the ends of a business/commercial zone shall emphasise the corner as a focal point.			
	Active street frontages ormance criteria			
PI	Active frontage users are defined as one of a combination of the following at street level.			No uses of the commercial tenancies is proposed under this application
	• Front entry to shopfronts;	\boxtimes		however the proposed building can
	• Shop front;			entertain a number of uses as outlined under the B4 Mixed Use zone of the
	 Café or restaurant if accompanied by an entry from the street; 			ALEP 2010 assessment.
	 Active office uses, such as reception, if visible from the street; and 			Separate entries are provided for the commercial tenancies and the residential lobbies. The development is
Dov	Public building if accompanied by an entry elopment controls			acceptable in this regard.
	Retail outlets and restaurants are located at the street frontage on the ground level.	\boxtimes		
D2	A separate and defined entry shall be provided for each use within a mixed use development.			
D3	•			
4.3	Awnings			

Perf	ormance criteria			
PI	Street frontage awnings are to be provided in all areas with active frontage.			
Deve D I	Awning dimensions shall generally be:			
	Horizontal in form;	\boxtimes		
	• minimum 2.4m deep (dependent on footpath width);			
	• minimum soffit height of 3.2m and maximum of 4m.	\boxtimes		
	 steps for design articulation or to accommodate sloping streets are to be integral with the building design and should not exceed 700mm; 			
	 low parole, with slim vertical fascia or eaves (generally not to exceed 300mm height); 			
	•1.2m setback from kerb to allow for clearance of street furniture, trees and other public amenity elements;	\boxtimes		
	• In consideration of growth pattern of mature trees			
D2	Awning design must match building facades, be complementary to those of adjoining buildings and maintain continuity.			
D3	Awning design must match building facades, be complementary to those of adjoining buildings and maintain continuity.			
D4	Vertical canvas drop blinds may be used along the outer edge of awnings along north-south streets. These blinds must not carry advertising or			
D5	under awning lighting shall be provided to facilitate night use and to improve public safety recessed into the soffit of the awning or wall			
D6	mounted onto the building. Soft down lighting is preferred over up	\boxtimes		
D7	lighting to minimise light pollution. Any under awning sign is to maintain a minimum clearance of 2.8m from			
D8	the level of the pavement. All residential buildings are to be provided with awnings or other weather protection at their main entrance area.			
4.4	Arcades			
Perf PI	ormance criteria Provide safe and convenient connections to enhance to pedestrian network and to provide linkages between shopping areas, public spaces and car parking.			
P2				

P3 Deve D1	Encourage activity within arcades. elopment controls Arcades shall:			
	 Accommodate active uses such as shops, commercial uses, public uses, residential lobbies, cafes or restaurants. 			
	Be obvious and direct thoroughfares for pedestrians;			
	 Provide adequate clearance to ensure pedestrian movement is not obstructed; 			
	 Have access to natural light for all or part of their length and at the openings at each end, where practicable; 			
	 Have signage at the entry indicating public accessibility and to where the arcade leads; and 			
	 Have clear sight lines and not opportunities for concealment. 			
D2	Where arcades or internalised shopping malls are proposed, those shops at the entrance must have direct pedestrian access to the street.			
4.5 Perf PI	Amenity ormance criteria The amenity provided for residents of a mixed use development is similar to that expected in residential zones in terms of visual and acoustic privacy,	\boxtimes		The development provides for an appropriate level of amenity for the residential use. See the SEPP 65 assessment section of the report.
Dev	solar amenity and views.			
DI	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.			The development is not located in near vicinity of railway lines or arterial roads.
4.6	Residential flat building component of mixed use			
Build requ	developments icants shall consult the Residential Flat lings Part of this DCP for the design irements for the residential flat building conent of a mixed use development.			Assessment provided later in addition to the SEPP 65 assessment undertaken.
	Privacy and Security			
a.	ectives To provide personal and property		 	
	security for residents and visitors and enhance perceptions of community safety.			The proposal is considered to promote safety and security in the local area by increasing the opportunity for general
b.	To ensure that new development achieves adequate visual and acoustic privacy levels for neighbours and residents.			pedestrian activity and passive surveillance in the locality.
c.	To create a balance of uses that are safe and easily accessible.			
d.	To ensure there is adequate lighting and signage to provide a safe environment.			
e.	To enhance the architectural character of buildings at night, improve safety and enliven the town			

Dorf	centre at night.				
Perr	Ormance criteria				
г	Private open spaces and living areas of adjacent dwellings are protected				The development has provided
	from overlooking.				numerous privacy features to ensure
P2	Site layout and design of buildings,				adjoining development (existing and future) is not adversely impact upon.
	including height of front fences and use of security lighting, minimises the	\boxtimes		Ш	intuite) is not adversely impact upon.
	potential for crime, vandalism and				
	fear.				
	elopment controls				
D1	Views onto adjoining private open				
	space shall be obscured by:				
	• Screening with a maximum area of				Sufficient building separation provided
	25% openings is permanently fixed and made of durable	\boxtimes			to minimise visual and acoustic
	materials; or				overlooking onto adjoining private open
	• Incorporating planter boxes into				spaces.
	walls or balustrades to increase				The development is acceptable in this
	visual separation between areas.				regard.
	Existing dense vegetation or new planting may be used as a				
	secondary measure to further				
	improve privacy.				
D2	Site layout and building design shall				Privacy screens and in some cases
	ensure that windows do not provide direct and close views into windows,	\boxtimes			solid walls are proposed to the edges of balconies to minimise overlooking
	balconies or private open spaces of				impacts.
-	adjoining dwellings.				
D3	Shared pedestrian entries to buildings shall be lockable.				
D4		\boxtimes			
	spaces shall be designed to allow	\boxtimes			The units facing Park Road and the
	casual surveillance over the public				commercial uses on the ground floor provides for passive surveillance of the
DE	area.				street and public domain.
DJ	Pedestrian walkways and car parking shall be direct, clearly defined visible				
	and provided with adequate lighting,	\boxtimes		Ш	
-	particularly those used at night.				
D6	Landscaping and site features shall not block sight lines and are to be		l		
	minimised.	\boxtimes			
D7	0 1				
	of a development shall generally only			\bowtie	
	be located in areas of active use where it will be regularly used.				
D8	Adequate lighting shall be provided to				
	minimise shadows and concealment	\boxtimes			
DO	spaces.				
פט	All entrances and exits shall be made clearly visible.	\square			
D10	Buildings shall be arranged to				
	overlook public areas and streets to				
D11	maximise surveillance. Development shall be consistent with				
ווטו	Council's Policy on Crime Prevention				A crime risk report has been submitted
	Through Environmental Design.	\boxtimes			with the application. No objection is raised in this regards.
	Lighting				
Perf P1	ormance criteria	\bowtie			Should the application be
rı	Lighting is provided to highlight the architectural features of a building and				recommended for approval, appropriate
	enhance the identity and safety of the				condition may be imposed with regards
	public domain but does not floodlight				to lighting.
P2	the facade. The use of integrated lighting systems	\square			
	The doc of integrated lighting systems	\triangle	ı	ı Ш	

	in retail shops is both functional and		
P3	decorative. Lighting is sufficient for its purpose and used to make bold design statements.		
	Lighting does not interfere with amenity of residents or safety of motorists.		
D1	Lighting design shall be integrated with the interior design of a retail/commercial premise. The use of low voltage track lighting, recesses spotlighting and designer light fittings is encouraged.		
D2	Lighting systems shall incorporate specific display lighting to reinforce merchandise and provide a contrast against the street lighting generally.		
D3	Surface mounted fluorescent fixtures shall not be considered in any part of the retail areas of the premises.		
D4	The light source shall be selected to provide the desired light effect; however, fitting and methods shall be chosen produce the highest energy		
D5	efficiency. Lighting shall not interfere with the amenity of residents or affect the safety of motorists.		
D6	Excessive lighting shall not be permitted. Light spill onto the street into the public domain shall be minimised.		
	Shutters and grilles		
PI	ormance criteria Security shutters, grilles and screens allow the viewing of shopfront windows and light to spill out onto the footpath.		The commercial tenancies will be visible from the street and be made of durable glass materials
PI P2	Security shutters, grilles and screens allow the viewing of shopfront windows and light to spill out onto the footpath. Shutters, grilles and screens are to be made from durable, graffiti-resistant materials and compatible with the building style.		visible from the street and be made of
PI P2 Deve	Security shutters, grilles and screens allow the viewing of shopfront windows and light to spill out onto the footpath. Shutters, grilles and screens are to be made from durable, graffiti-resistant materials and compatible with the building style. elopment controls Windows and doors of existing shopfronts shall not be filled in with solid materials.		visible from the street and be made of durable glass materials No shutters are noted as being
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PI P2 Develop DI D2 D3 5.3 Perf	Security shutters, grilles and screens allow the viewing of shopfront windows and light to spill out onto the footpath. Shutters, grilles and screens are to be made from durable, graffiti-resistant materials and compatible with the building style. Plopment controls Windows and doors of existing shopfronts shall not be filled in with solid materials. Security shutters, grilles and screens shall: • be at least 70% visually permeable (transparent); • not encroach or project over Council's footpaths; and • be made from durable, graffiti-resistant materials. Solid, external roller shutters shall not be permitted. Noise ormance criteria		visible from the street and be made of durable glass materials No shutters are noted as being
PI P2 Deve DI D2	Security shutters, grilles and screens allow the viewing of shopfront windows and light to spill out onto the footpath. Shutters, grilles and screens are to be made from durable, graffiti-resistant materials and compatible with the building style. elopment controls Windows and doors of existing shopfronts shall not be filled in with solid materials. Security shutters, grilles and screens shall: • be at least 70% visually permeable (transparent); • not encroach or project over Council's footpaths; and • be made from durable, graffiti-resistant materials. Solid, external roller shutters shall not be permitted. Noise		visible from the street and be made of durable glass materials No shutters are noted as being

	minimise noise impacts on adjoining residential areas caused by loading/unloading, late night operations, use of plant and equipment and entertainment activities. Plopment controls 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:			An Acoustic report has been submitted with the application in relation to potential traffic noise and noise from the school. Should the proposal be recommended for approval, the recommendations of the noise report shall be included in any consent that may be issued for the site.
	 Development Near Rail Corridors and Busy Roads, NSW Department of Planning, December 2008 – Interim Guidelines. 			
	◆ NSW Industrial Noise Policy;		\boxtimes	
	● Interim Guideline for the Assessment of Noise from Rail Infrastructure Projects; and		\boxtimes	
	Environmental Criteria for Road and Traffic Noise.		\boxtimes	
D2	Restaurant and cafe design shall minimise the impact of noise associated with late night operation on nearby residents. Operation includes loading/unloading of goods/materials and the use of plant and equipment at a proposed commercial premise.			No use proposed for the commercial tenancies as part of this application.
D3	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.			
	Wind Mitigation ormance criteria			
ΡI	New development satisfy nominated wind standards and maintain comfortable conditions for pedestrians.			Given the very minor exceedance of 35m, the provision of a wind effects report is considered unnecessary.
DI	Site design for tall buildings (towers) shall:			
	Set tower buildings back form lower structures built at the street frontage to protect pedestrians from strong wind downdrafts at the base of the tower;			
	 Ensure that tower buildings are well spaced from each other to allow breezes to penetrate local centres; 			
	 Consider the shape, location and height of buildings to satisfy wind 			

criteria for public safety and comfort at ground level; and				
 Ensure useability of open terraces and balconies. 				
D2 A Wind Effects Report is to be submitted with the DA for all buildings greater than 35m in height.				
D3 For buildings over 48m in height, results of a wind tunnel test are to be included in the report.				
6.0 Access and Car Parking				L
In addition to this section, applicants shall access, parking and loading requirements				
6.1 Access, loading and car parking requirements	101 un 1		<u> </u>	
Development controls				
DI Car parking rates shall be provided in accordance with the Parking and Loading Part of this DCP.				Car parking will be accommodated over the three basement levels.
				General access and manoeuvring has been assessed by Council's engineering section as being acceptable.
				With regard to car parking required the following calculations are provided:
				32 x studio/1bed units (1 space per unit) = 32 126 x 2 br units (1 space per unit) = 126 20 x 3 br units (2 spaces per unit) = 40 2 x 4/5 bed unis (2 spaces per unit) = 4 180 x 0.2 visitor (0.2 per total units) = 36
				Total residential/visitor parking required 238
				Commercial
				1 per 40 sqm = 563.63 / 40 = 14
				1 loading bay per 4,000 sqm = 1 loading bay required.
				Total = 238 + 14 + 1 = spaces required.
				The subject proposal proposes 253 total car parking spaces including 1 loading bay, 14 commercial spaces, 36 visitor spaces and 10 adaptable residential disabled spaces.
				The development is considered to provide ample parking to service the residential and commercial components of the development. The development is considered acceptable with regard to the Parking and Loading section of the DCP.
6.2 Creation of new streets and laneways Performance criteria P1 All new proposed roads are designed to convey the primary function of the		_		No new streets or laneways are being proposed under this development application. This section of the DCP is

	street, including:				not applicable.
	 Safe and efficient movement of vehicles and pedestrians; 				
	 Provision for parked vehicles and landscaping, where appropriate; 			\boxtimes	
	 Location, construction and maintenance of public utilities; and 				
Davi	Movement of service and delivery vehicles.				
Dew DI	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.				
D2	On site car parking shall be provided below ground or located within the building and well screened.				
D3	-				
D4	New public laneways created within large blocks shall maximise pedestrian and vehicle connections within local centres.				
D5	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.			\boxtimes	
D6	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.			\boxtimes	
7.0	Landscaping	ā	ā		
Obje a.	ectives To create attractive buildings, public spaces and walkways.	\boxtimes			
b.	To improve visual quality and contribute to a more positive local centre experience.	\boxtimes			The proposal provides appropriate landscaped areas. Landscaping provided is considered appropriate
C.	To reduce impacts on climate change at the local level and improve the natural environmental features and				given the use of the proposed building and its located within Auburn Town Centre.
d.	local ecology of the local centre. To improve the amenity of business and commercial precincts through preserving and retaining existing				
e.	mature trees where practical. To support landscape design that incorporates the planting of endemic landscape species wherever possible.				

f.	To ensure that new street furniture is				
	coordinated with existing street furniture and does not create clutter	\boxtimes		Ш	
	and obstacles in public spaces.				
g.	To ensure that public areas respond		l —		
	to the needs of people with sensory and other disabilities.	\boxtimes		Ш	
Perf	ormance criteria				
P1	Landscaping forms an integral part of				
	the overall design concept.	\boxtimes			
P2	Landscape reinforces the architectural				
	character of the street and positively	\boxtimes		Ш	
	contributes to maintaining a consistent and memorable character.				
Р3	Landscaped areas are used to soften				No at grade car parking that is visible
	the impact of buildings and car	\boxtimes			from the public domain is proposed.
	parking areas as well as for screening				
D4	purposes.				
P4	Landscaped areas are provided for passive and recreational use of	\boxtimes			
	workers.			ш	
P5	Enhance the existing streetscape and				
	promote a scale and density of	\boxtimes			No fencing proposed.
	planting that softens the visual				
De	impacts of buildings. Encourage the planting of low water				
го	consumption plants and tress.	\boxtimes			
Dev	elopment controls			Ш	
D1	Development shall incorporate				
	landscaping in the form of planter	\boxtimes			
	boxes to soften the upper level of buildings.				
D2	At grade car parking areas,				
	particularly large areas, shall be				
	landscaped so as to break up large				
	expanses of paving. Landscaping				
	shall be required around the perimeter and within large carparks.				
D3	In open parking areas, one (1) shade				
	tree per ten (10) spaces shall be			\boxtimes	
	planted within the parking area.	Ш			
D4	Fencing shall be integrated as part of				
	the landscaping theme so as to minimise visual impacts and to			\boxtimes	
	provide associated site security.				
D5	Paving and other hard surfaces shall				
	be consistent with architectural	\boxtimes			
	elements.			Ш	
7.1	Street trees				
D1					
	of one (1) tree per lineal metre of	\boxtimes			A condition of consent would be
	street frontage, even in cases where a site has more than one street				attached in respect of this matter.
	frontage, excluding frontage to				
	laneways.				
D2		<u> </u>		_	
	consistent with Council's Street Tree	\boxtimes			No significant existing tree observed on
	Masterplan or relevant Public Domain Plan or Infrastructure Manual.				site.
D3	Significant existing street trees shall				
	be conserved and, where possible,			\boxtimes	
	additional street trees shall be planted	ш			
	to ensure that the existing streetscape is maintained and enhanced.				
D4	Where street trees and the provision				
	of awnings are required, cut-outs shall			\boxtimes	
	be included in the awning design to				

D5 Driveways and services shall be located to preserve significant trees. D6 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. D7 Planter boxes (or similar) surrounding trees in the flootpath shall be 1.2m, x		accommodate existing and future				
D6 At the time of planting, street trees shall have a minimum container size of 200 litres and a minimum height of 17.5 m, subject to species availability. D7 Planter bows (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. B.0 Energy Efficiency and Water Conservation	DE	street trees.				
D6 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. D7 Planter boxes (or similar) surrounding trees in the footpath shall be 1.2m x 1.2m, filled with approved gravel and located 200mm from the back of the kerb line. B.0 Energy Efficiency and Water Conservation Dipictives To achieve energy efficient commercial and retail developments. D To encourage site planning and building design which optimises site conditions to achieve energy efficiency for the residential component. The development is acceptable in this regards. D To encourage site planning and building design which optimises site conditions to achieve energy efficiency for the residential component. The development is acceptable in this regards. With regard to overshadowing of the public domain including streets and open space. To minimise overshadowing of the public domain including streets and open space. To encourage the installation of energy efficient and water conserving appliances. To encourage the installation of energy efficient and water conserving appliances. To reduce the consumption of non-renewable energy sources for the purposes of heating, water, lighting and temperature control. To minimise potable water mains development by implementing water efficiency measures. The purposes of heating water lighting and cooling and to encourage use of renewable energy in their running. Building malerials and idevelopment by implementing water efficiency performance criteria The purposes of heating, water lighting and common areas (e.g. undercover car parking) being litt utilising renewable energy resources generated on site shall be large exceeding 400m² in area) shall investigate the viability of utilising renewable energy resources for all lighting on site. A statement shall be included with the	פט					
D6 At the time of planting, street trees shall have a minimum container size of 200 lives and a minimum height of 25 cm. Some subject to species availability. D7 Planter boxes (or similar) surrounding trees in the tootpath shall be 1.2m x 1.2m, filled with approved gravel and located 200mm from the back of the kerb line. B.0 Energy Efficiency and Water Conservation		located to preserve significant trees.			\square	
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for all lighting on site. A statement shall be included with the		shall investigate the viability of				
shall be included with the						
		development application addressing				

	these requirements.		
-	Water conservation		
Perf P I	ormance criteria Water efficiency is increased by appropriate building design, site layout, internal design and water conserving appliances.		BASIX Certificate submitted addresses water conservation for the residential component.
	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		
D2	and other suitable purposes. Where a property is not serviced by a dual reticulation system, development shall include an onsite rainwater harvesting system or an onsite reusable water resource for permitted non potable uses such as toilet flushing, irrigation, car washing, fire fighting and other suitable purposes.		
	Development shall install all water using fixtures that meet the WELS (Water Efficiency Labelling Scheme) rated industry standards.		
Appl Draii	Stormwater drainage icants shall consult the Stormwater nage Part of this DCP for requirements tormwater management.		The proposed method of stormwater disposal is generally acceptable to Council's Development engineers subject to appropriate conditions. Should the application be recommended for approval, appropriate conditions will be imposed in this regards.
Perf PI	Rainwater tanks ormance criteria Adequate measures are incorporated into new development to encourage the collection and reuse of stormwater and reduce stormwater runoff.		The applicant is required to provide a rainwater tank within the development.
DI	Rainwater tanks shall be installed as part of all new development in accordance with the following:		This will be complied with.
,	 The rainwater tank shall comply with the relevant Australian Standards; 		·
	 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; 		
	 Rainwater tanks shall be permitted in basements provided that the tank meets applicable Australian Standards; 		
	 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 		
	The overflow from rainwater tanks		

	shall discharge to the site stormwater disposal system. For details refer to the Stormwater Drainage Part of this DCP.		
8.5	Ventilation		
	ormance criteria		As per the SEPP 65 section of the
P I Deve	Natural ventilation is incorporated into the building design. elopment controls		report, the building is 68% naturally ventilated. The development is acceptable in this regard.
DI	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.		
8.6	Solar amenity		
Perf	ormance criteria		
PI Deve DI	New buildings are designed to protect solar amenity for the public domain and residents.		The solar access to the development and surrounding existing buildings complies with the requirements listed below. See also the SEPP 65 Assessment for the solar access discussion. Given the orientation of the building all surrounding buildings will receive sufficient solar access during the morning, daytime or afternoon at times throughout the year. The building to the south does not receive the required amount of solar access on 21 June. However submitted solar access diagrams demonstrate that this building receives good levels of solar access throughout the year. For the most part the proposal complies with this control. There are no adjoining public outdoor spaces.
9.0	Ancillary Site Facilities		
9.1 deliv			
PI	New development incorporates adequate provision in its design for the delivery of goods and mail to both business and residential occupants.		Deliveries to the site can be made via the proposed loading bay at ground floor level. Mailboxes are shown at the residential
DI	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 ² of gross leasable floor area devoted to commercial premises.		entry.
	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.		
10.0	Other Relevant Controls		

10.1	Waste				
DI	Applicants shall consult the Waste				An acceptable waste management plan
	Part of this DCP for requirements for disposal.				dealing with the demolition and construction waste has been submitted
10.2	Access and amenity				for the application. The development is
	Applicants shall consult the relevant	\boxtimes			acceptable in this regard.
	provisions within the Access and			Ш	
	Mobility Part of this DCP.				
) Public Domain	1	1		
a.	ectives To ensure private development				The development does not specifically
a.	contributes to a safe, attractive and				propose significant public domain
	useable urban environment within				works (beyond providing awning over
	the local centres of the Auburn local				the footpath and vehicular crossover).
h	government area.				The proposed development is not likely
b.	To ensure the public domain forms an integrated part of the urban				to impact on the intentions of the Town Centre Outer of Auburn Public Domain
	fabric of commercial centres.				Plan.
c.	To encourage both night and day				
	pedestrian activity in the				
d.	commercial centres. To ensure private development				
u.	contributes to a positive pedestrian				
	environment.				
e.	To ensure that outdoor dining areas			\boxtimes	
	do not interfere with pedestrian				
f.	amenity. To encourage public art in new				
١.	development.				
Dev	elopment controls				
DI	Any works within the public domain or				
	which present to the public domain			Ш	
	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				
D 2	Design.				
D2	New buildings shall contribute to the public domain through the provision of				
	awnings, sheltered building entries,				
	verandahs and canopies, safe				
	pedestrian linkages to car parks,				
	landscaping, and open space, where appropriate.				
D3	Outdoor dining on footpaths shall be				
	limited. Refer to Council's relevant			\boxtimes	
	Public Domain Plan, Outdoor Dining				
	Policy and Public Art Policy.				
12.0) Subdivision	l .	l		L
	ectives	_	_	_	
a.	To ensure development sites are of a			\boxtimes	The lots have been amalgamated as
	reasonable size to efficiently accommodate architecturally				per current DA approval.
	proportioned buildings and adequate				
	car parking, loading facilities, etc.				
b.	To provide lots which are of sufficient			\boxtimes	
	size to satisfy user requirements and				
	to facilitate development of the land while having regard to site				
	opportunities and constraints.				
	Size and dimensions				
_	ormance criteria				As above. It is noted that the total air-
PI	The size and dimension of proposed lots contribute to the orderly			\boxtimes	As above. It is noted that the total site area is approximately 2,965sqm. The
Ì	iolo continuate to the didelly	İ	I		
	development of the commercial				site has appropriate dimensions.

Dev	elopment controls		
DI	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.		
	Utility services		
PI	ormance criteria All essential public utility services are provided to the development to the satisfaction of relevant authorities.		The site is capable of being serviced by utilities.
DI	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.		
D2	Common trenching for gas, electricity and telecommunications shall be provided in accordance with agreements between the relevant servicing authorities in NSW.		
13.0	Residential Interface		
Obje	ectives		
a.	To ensure that commercial development does not have adverse impacts on the amenity of adjoining and nearby residential zones.		The commercial uses are appropriately separated from adjoining residential sites.
b.	To ensure that commercial buildings are appropriately setback from nearby residential zones.		
c.	To ensure that heavy vehicles associated with commercial development do not adversely impact upon the residential amenity.		
DI	Buildings adjoining residential zones and/or open space shall be setback a minimum of 3m from that property boundary.		
D2	Loading areas, driveways, rubbish, storage areas, and roof top equipment shall not be located directly adjacent to residential zones, or if unavoidable shall be suitably attenuated or screened.		
D3	Any commercial buildings which may have the potential to accommodate the preparation of food from a commercial tenancy shall provide ventilation facilities to ensure that no odour is emitted in a manner that adversely impacts upon any residential zone.		
D4	External lighting shall be positioned to avoid light spillage to adjoining residential zones.		
D5	Where noise generating development is proposed adjacent to residential or other noise sensitive uses, such as places of worship and child care		

	centres, an acoustic report shall be submitted with a development application, outlining methods to minimise adverse noise impact.			
	Auburn Town Centre		•	
This Centre Auburdevel the previous are in contraction previous previous are previo	Development to which this section applies section applies to the Auburn Town re which is zoned B4 Mixed Use under IT LEP 2010. Refer to Figure 4. The opment controls apply in addition to development controls presented in ous sections of this Part. Where there inconsistencies between the controls aillied within this DCP, these controls will to the extent of the inconsistency.			The subject site lies within the boundary of Figure 4.
Deve	Setbacks lopment controls Setbacks within the town centre shall be consistent with Figure 2.			The proposal is consistent with Figure 2, which determines that the site may be built to the boundary.
	Street wall heights			
DI	Development within Auburn Town Centre strengthens urban form by providing a strong street wall.	\boxtimes		The proposal provides a strong street wall presentation.
D2	The built edge of development fronting the street contributes to a sense of enclosure and scale within			
Deve D I	the town centre. lopment controls The height of the built edge to the street (street wall) formed by new			The control requires a 4m setback above 8 storey level.
	or infill development within Auburn Town Centre shall be consistent with Fig 3.			The upper 4 levels are setback between 2.3m and 4.6m to the glass line of the units. The balconies are treated with glazing that wraps around the northern and southern corners of the building at the Park Road frontage, to create a contrast with the more solid balcony elements on the lower level and reducing the visual bulk of the upper levels.
				Furthermore, in contextual terms, street wall heights in excess of 8 storeys are provided in other parts of the Auburn Town Centre and as such the proposal is consistent with the general scale of the Local Centre and likely to be consistent with future development within the area.
	Active frontages			No optivo frantara assistanti i
DI	lopment controls As a minimum, buildings shall provide active street frontages consistent with Figure 4.			No active frontage requirement is stipulated for the subject development site in figure 4. The commercial tenancies will however assist in activating the street frontage.
	Laneways			No laneway is shown to be provided to
DI	lopment controls Redevelopment within the Auburn Town Centre shall make provision for the creation of new laneways as shown in Figure 5.			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:

Red	quirement	Yes	No	N/A	Comments
1.0	Introduction				
Th de Ne Ho to	Development to which this Part applies is part applies to residential flat building velopment. It does not apply to ewington and Wentworth Point (formerly mebush Bay West) areas. Please refer the Newington Parts of this DCP or the entworth Point DCPs listed in Section 1.6 the Introduction Part of this DCP.				The development site is not located in the Wentworth Point locality.
1.2	Purpose of this Part				
	e purpose of this Part is to ensure sidential flat buildings:				
•	are pleasant to live in and create enjoyable urban places;	\boxtimes			The development is considered to be generally in compliance with this part.
•	maintain a high level of amenity;				
•	contribute to the overall street locality;	\boxtimes			
•	minimise the impact on the environment; and	\boxtimes			
•	optimise use of the land.				
2.0	Built Form		1	1	
•	Objectives				
•	To ensure that all development contributes to the improvement of the character of the locality in which it is located.				The proposed development is consistent with the built form objectives as it results in an articulated, balanced development which improves the existing streetscape, provides ample
•	To ensure that development is sensitive to the landscape setting and environmental conditions of the locality.				landscaping, is consistent with the form and scale of like developments in the near vicinity and achieves the required energy efficiency ratings.
•	To ensure that the appearance of development is of high visual quality and enhances and addresses the street.				
•	To ensure that the proposed development protects the amenity of				
•	adjoining and adjacent properties. To ensure that the form, scale and height of the proposed development responds appropriately to site characteristics and locality.				
•	To ensure that development relates well to surrounding developments.				
•	To ensure that development maximises sustainable living.				
2.1	Site area				

Perfo	ormance criteria		
P1	The site area of a proposed development is of sufficient size to accommodate residential flat buildings.		The development site is considered to be of acceptable size and dimensions with a site area of approximately 2965sqm and frontage of 63m. The
Deve	lopment controls		development is acceptable in this regard.
D1	A residential flat building development shall have a minimum site area of 1000m ² and an average minimum width of 24m.		regard.
D2	Where lots are deep and have narrow street frontages the capacity for maximising residential development is limited. Two or more sites may need to be amalgamated to provide a combined site with sufficient width for good building design.		
2.2	Site coverage		
Perfo	rmance criteria		
P1	Adequate areas for landscaping, open space and spatial separation is provided between buildings.		
Deve	lopment controls		
D1	The built upon area shall not exceed 50% of the total site area.		The site coverage will exceed 50% of the site, however the development is for a mixed use development and not a dedicated residential flat building. Notwithstanding this, the development will provide for a significant landscaped / communal outdoor landscaping space of approximately 973qm or 33% of the site area whilst still providing for basement garage, access driveway and commercial space. The development is acceptable in this regard.
D2 2.3	The non-built upon area shall be landscaped and consolidated into one communal open space and a series of courtyards. Building envelope		
	ormance criteria		
P1	The height, bulk and scale of a residential flat building development is compatible with neighbouring development and the locality. Residential flat buildings: • addresses both streets on		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.
	 corner sites; align with the street and/or proposed new streets; are located across the site; and form an L shape or a T shape where there is a wing at the rear. 		The proposal aligns with the street and is not located on a corner allotment nor requires a laneway to meet its service needs. The building has a rear wing.

	10.0 il	lopment control diagrams in lustrate building envelope		
Develo	pment co	ontrols		
		nsider a site specific building tain sites, including:		
		corner sites;		A site specific building envelope is not
		double frontage sites;		considered to be necessary in this instance.
		sites facing parks;		instance.
	•	sites adjoining higher density zones; and		
		isolated sites.		
2.4	Setbac	ks		
Perforn	nance cr	iteria		
	P1	Impact on the streetscape is minimised by creating a sense of openness, providing opportunities for landscaping and semi-		The setbacks are considered to be appropriate in this instance.
		private areas, and providing visual continuity		
Dovolo	pment co	and building pattern.		
2.4.1	Front s	etback		
	D1	The minimum front setback shall be between 4 to 6m (except for residential flat development in the B1, B2 and B4 zones).		The subject site is located within the B4- Mixed use zone. The front setback is consistent with the requirements of Council's Local Centres DCP as addressed earlier in the report.
	D2	Where a site has frontage to a lane, the minimum setback shall be 2m, however, this will vary depending on the width of the lane.		
	D3	Where a new building is located on a corner, the main frontage shall be determined on the existing streetscape patterns. Where the elevation is determined as the 'secondary' frontage, the setback may be reduced to 3m except where it relates to a primary frontage on that street.		Not a corner site.
	D4	Setbacks from the street shall ensure that the distance between the front of one building to the front of the building on the opposite side of the street is a minimum of 10m for		The development achieves compliance with this requirement and provides a building separation of greater than 10m from the building across the street.

		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			
	D5	All walls shall be articulated by bay windows, verandahs, balconies and/or blade walls. Such articulation elements may be forward of the required building line up to 600mm.			The front facade of the development is considered to be well articulated with the incorporation of recesses in horizontal and vertical planes and contrasting material with fenestration treatments to create a varied facade.
2.4.2 Si	de setba	ck			
	D1	Where the external walls have no windows or only windows to bathrooms/laundries, these shall be setback at least 3m from a side boundary. Where there are windows in the wall to living rooms the setback from the side boundary shall be at least 3m.			The setbacks are appropriate to the site. They allow for good amenity to be achieved to the surrounding buildings. Side setbacks vary, and a re generally greater than 3m.
	D2	Eaves may extend a distance of 700mm from the wall.			The proposal is for a mixed use development. This control is not applicable.
	D3	If the depth of the building is greater than 12m, a courtyard space that is at least 3m from the side boundary and a minimum 3m deep shall be included on the side wall, generally mid-way along the length of the wall.			
2.4.3	Rear se	etback			
	D1	Rear setbacks shall be a minimum of 10m.			This is more applicable to a residential development in residentially zoned area. Given that the proposal is for a
	D2	Where there is a frontage to a street and a rear laneway the setback to the rear laneway shall be a minimum of 2m.			mixed use development within the Town Centre, a setback of 10m will significantly limit the development potential of the site.
					The reduction in the rear setback from 0.3m to nil is very minor and consistent with the adjacent commercial neighbour to the east.
	D3	Where a building is an L or T shape with the windows facing side courtyards the rear setback shall be a minimum of 2m.			"T" or "rear wing' shaped building proposed with varying and appropriate setback.
2.4.4	Haslam	's creek setback			
	D1	A minimum 10m setback from the top of the creek		\boxtimes	The development site is not in near

0.45	0.11	bank of Haslam's Creek and its tributaries shall be required. Refer to the Stormwater Drainage Part of this DCP for additional controls.		vicinity of Haslam's Creek.
2.4.5	Setba Lidco	acks at Olympic Drive, ombe		
Perforn	nance	criteria		The development is not located on
	P1	Sites with frontage to Olympic Drive, Lidcombe, address this road and provide an appropriately		Olympic Drive. This section of the DCP is not applicable.
	P2	landscaped setback. East-west streets maintain view corridors to Wyatt		
		Park.		
Develo	-	controls		
	D1	For sites with frontage to Olympic Drive, buildings shall be designed to address Olympic Drive and provide a setback of		
	D2	6m. The setback area and verge shall be landscaped and planted with a double		
		row of street trees.		
	D3	The setback to east-west streets shall be generally 4 to 6m and ensure view corridors to Wyatt Park are maintained.		
2.5 B	uilding	g depth		
Perforn	nance	criteria		
	P1	A high level of amenity is provided for residents.		The proposal is considered to deliver an appropriate level of amenity to the residents of the building.
Develo	pment	controls		
	D1	The maximum depth of a residential flat building shall be 18m excluding balconies.		As discussed under compliance table for SEPP 65, a variation is proposed with the building depth reaching up to 19m in some areas. Notwithstanding this, the building would provide an appropriate level of amenity for future residents and this minor standard variation is considered worthy of support in his instance. Refer also to SEPP 65 discussions above in this matter.
2.6 Number of storeys				
Performance criteria				
	P1	The number of storeys is achievable within the maximum building height in <i>Auburn LEP 2010.</i>		The proposed development is consistent with this requirement and provides a building height that is consistent with Auburn LEP 2014
Develo	pment	controls		

	D1	Residential flat buildings shall be a maximum four (4) storeys above ground level (existing), except where basement car parking allows for natural ventilation up to less than 1m above ground level.		\boxtimes	Mixed use development proposed.
2.7		eiling heights			
Perfe	ormance c	riteria			
	P1	Floor to ceiling heights provide well proportioned rooms and spaces to allow for light and ventilation into the built form.			
Deve	elopment c	ontrols			
	D1	The minimum floor to ceiling height shall be 2.7m. This does not apply to mezzanines.			Complies.
	D2	Where there is a mezzanine configuration, the floor to ceiling height may be varied.			No mezzanine space proposed.
	D3	When located near business areas, a floor to ceiling height of 3 to 3.3m for the ground and first floor shall be provided.			
•	D4	When located within business areas, a floor to ceiling height of 3.3m for the ground and first floor shall be provided.			Ground floor height of commercial space is greater than 3.3m. The first floor will be 2.7 metres however the 2.7 proposed for the first floor is considered acceptable given the residential only use of the floor. The development is acceptable in this regard.
2.8	Floor to o	eiling heights			
Perf	ormance c	riteria			
	P1	Window heights allow for light penetration into rooms and well proportioned elevations.			Window head heights are a minimum of 2.4 metres from floor level. The development is acceptable in this regard.
Deve	Development controls				
	D1 The head height windows and the proportion of window shall relate to the floor				
	D2	ceiling heights of the dwelling. For storeys with a floor to ceiling height of 2.7			
		ceiling height of 2.7 metres, the minimum head height of windows shall be 2.4 metres.			

				1	1	i
	D3	For storeys with a floor to ceiling height of 3 metres, the minimum head height of windows shall be				
2.9	Heritage	2.7 metres.				
	ormance c	riteria				
P1	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.					The development site is not an identified heritage item nor is the site directly adjacent to any identified heritage items.
Dev	elopment c	ontrols				
D1		elopment adjacent to and/oring a heritage item shall be:				
•	responsive design;	in terms of the curtilage and				
•	accompanions	ed by a Heritage Impact and				
respectful of the building's heritage significance in terms of the form, massing, roof shapes, pitch, height and setbacks.						
2.10 Building design						
Performance criteria						
Dev	P1 Building design, detailing and finishes provide an appropriate scale to the street and add visual interest. Development controls					No objection is raised to the materials and colour scheme of the proposal which is considered to be of high quality and will make a positive contribution to the streetscape.
2.10	.1 Materi	als				
	D1	All developments shall be constructed from durable, quality materials. As a guide, preference shall be given to bricks that are smooth faced and in mid to dark tones.				
2.10	.2 Buildir	ng articulation				
	D1	Windows and doors in all facades shall be provided in a balanced manner and respond to the orientation and internal uses.				The proposal offers an articulated facade with distinct horizontal and vertical elements.
	D2	Dwelling entrances shall create a sense of individuality and act as a transitional space between private and communal spaces.				At ground level the residential entrance lobby is integrated with the commercial facade however they are easily distinguishable from entry to commercial tenancies. The development is considered acceptable
	D3	Elevations shall provide for variation and depth rather than relying on front	\boxtimes			in this regard. The facade provides recessed elements on every facade of the

			te a			building.
2.10.3	Roof fo					
	D1	Roof forms shall designed in a way that total form does not adheight and bulk of building.	ld to			Flat roof and low horizontal parapet proposed. The roof form is in accordance with this clause.
2.10.4	Balustrac	les and balconies				
	D1	Balustrades and balco shall allow for views the interior. According balustrades shall be p transparent and p solid.	from ngly,			Partly transparent and partly solid balustrades proposed.
	D2	The design of underside of the bald shall take consideration the view the underside from street and shall a having exposed pipes utilities.	into w of the void			Complies.
2.11 Dwelling size						
Perfor	mance cr	iteria				
P1 Internal dwelling sizes and shapes are suitable for a range of household		\boxtimes		All units within the development meet the Residential flat building minimum dwelling size. The layout is suitable to accommodate a variety of furniture		
P2		s are adequate in dimen commodate their inter				layouts. The development is acceptable in this regard.
Develo	pment co	ontrols		\boxtimes		Smallest 1 bedroom unit size (single
D1	determir	ze of the dwelling s ne the maximum number ns permitted.				aspect) = 50 sqm. Smallest 2 bedroom unit size (no cross over units proposed) = 80sqm.
Numb	er of bed	rooms Dwelling s	size			Smallest 3 bedroom unit size =
Studio)	50m ²				115sqm.
1 bedi	room (cros	ss through) 50m ²				Smallest 4/5 bedroom unit exceeds
1 bedroom (maisonette) 62m ²						150sqm.
1 bedroom (single aspect) 63m ²					The proposal complies. It is noted that	
2 bedrooms (corner) 80m ²					proposed apartment sizes is compliant with SEPP 65 controls.	
2 bedrooms (cross through or over) 90m ² 3 bedrooms 115m ²						
4 bedrooms 130m ²						
D2		t one living area shal s and connect to pri		\boxtimes		All balconies are accessible from the living rooms of every unit.
2.12	Apartme	nt mix and flexibility				
Perfor	mance cr	iteria				

P1	A diversity of apartment			
	types are provided, which cater for different household requirements now and in the future.			The residential component of the building will offer a variety of unit types of differing sizes and bedrooms.
P2	Housing designs meet the broadest range of the occupants' needs possible.			
Development co	ontrols			
D1	A variety of apartment types between studio, one, two, three and three plusbedroom apartments shall be provided, particularly in large apartment buildings. Variety may not be possible in smaller buildings, for example, up to six units.			The development has the following bedroom mix:- Studio / 1 bedroom – 32 units (18%) 2 bedroom – 126 units (70%) 3 bedroom – 20 units (11%) 4 / 5 bedroom – 2 units (1%)
D2	The appropriate apartment mix for a location shall be refined by:	\boxtimes		The building is considered to offer an appropriate unit mix.
	considering population trends in the future as well as present market demands; and	\boxtimes		The development has the benefit of being within close proximity to public transport.
	noting the apartment's location in relation to public transport, public facilities, employment areas, schools and universities and retail centres.			
D3	A mix of one (1) and three (3) bedroom apartments shall be located on the ground level where accessibility is more easily achieved for disabled, elderly people or families with children.			Part of the ground floor is dedicated to commercial tenancies in accordance with the mixed use zoning. The development is acceptable in this regard.
D4	The number of accessible and adaptable apartments to cater for a wider range of occupants shall be optimised.			The building is fully visitable due to the lift access. The development has 10 units identified as being adaptable.
D5	The possibility of flexible apartment configurations, which support future change to optimise the building layout and to provide northern sunlight			
D6	access for all apartments, shall be considered. Robust building	\boxtimes		1 lift core that contains 2 lifts is proposed for the development. The development is acceptable in this regard.

D7 /	configurations which utilise multiple entries and circulation cores shall be provided especially in arger buildings over 15m ong. Apartment layouts which accommodate the		Unit floor sizes are considered to be of sufficient size to provide flexible furniture layouts.
\$	changing use of rooms shall be provided. Design solutions may		
	Design solutions may nclude:]	
	windows in all habitable rooms and to the maximum number of non-habitable rooms;		
,	 adequate room sizes or open-plan apartments, which provide a variety of furniture layout opportunities; and 		
,	dual master bedroom apartments, which can support two independent adults living together or a live/work situation.		
S () ()	Structural systems that support a degree of future change in building use or configuration shall be used. Design solutions may include:		
	a structural grid, which accommodates car parking dimensions, retail, commercial and residential uses vertically throughout the building;		
	the alignment of structural walls, columns and services cores between floor levels;		
	the minimisation of internal structural walls;		
	higher floor to ceiling dimensions on the ground floor and possibly the first floor; and		
	between apartments to allow two adjacent apartments to be amalgamated.		
3.0 Open space a	nd landscaping		

Objectiv	ves				
	a.	To provide sufficient and accessible open space for the recreation needs of the likely residents of the proposed dwelling.			The development proposal is considered to be consistent with the open space and landscaping objectives.
	b.	To provide private open areas that relate well to the living areas of dwellings.			
	C.	To enhance the appearance and amenity of residential flat buildings through integrated landscape design.			
	d.	To provide for the preservation of existing trees and other natural features on the site, where appropriate.			
	e.	To provide low maintenance communal open space areas.			
	f.	To provide adequate opportunities for water infiltration and tall trees to			
	a	grow and to spread, so as to create a canopy effect. To conserve and enhance	\boxtimes		
	g.	street tree planting.			
3.1	Develor require	pment application			
	A landscape plan shall be submitted with all development applications for residential flat buildings.				A suitable landscaping plan which details species, quantity required height and spread, planting depth detail, etc has been submitted and is
	landsca (location lighting attractive environal integrat	n and species), paving and that provide a safe, re and functional ment for residents, es the development with the burhood and contributes to efficiency and water			considered satisfactory.
	professi archited submitte	scape plan prepared by a ionally qualified landscape or designer shall be ed with the development ion which shows:			
		proposed site contours and reduced levels at embankments, retaining walls and other critical locations;			
	•	existing vegetation and the proposed planting and landscaping (including proposed species);			

	•	general arrangement of hard landscaping elements on and adjoining the site;			
	•	location of communal facilities;			
	•	proposed lighting arrangements;			
	•	proposed maintenance and irrigation systems; and			
		proposed street tree planting.			
3.2	Landsc	aping			
Perforn	nance cr	iteria			
	P1	Paving may be used to:			
		ensure access for people with limited mobility;			
		add visual interest and variety;	\boxtimes		
		differentiate the access driveway from the public street; and	\boxtimes		
		encourage shared use of access driveways between pedestrians, cyclists and vehicles.			
Development controls					
	D1	D1 If an area is to be paved, consideration shall be given to selecting materials that will reduce glare and minimise surface run-off.			
	D2	All landscaped podium areas shall maintain a minimum soil planting depth of 600mm for tree provision and 300mm for turf provision.			
3.3	Deep so	oil zone			
Performance criteria					
	P1 A deep soil zone allows adequate opportunities for				As per current approval DA-16/2013 nil deep soil landscaping is proposed.
		tall trees to grow and spread.	\boxtimes		
Develo	Note: Refer to the development control diagrams in section 10.0. Development controls		لاست ا]	
	D1	A minimum of 30% of the			The non compliance is supported given
	٥,	site area shall be a deep soil zone.			that (i) the proposal is in a mixed use zone within the Auburn Town Centre A requirement for minimum 30% deep soil

				1	
					zone may not be practical in this instance without significantly compromising the development potential of the site.
	D2	The majority of the deep soil zone shall be provided as a consolidated area at the rear of the building.			
	D3	Deep soil zones shall have minimum dimensions of 5m.			
	D4	Deep soil zones shall not include any impervious (hard) surfaces such as paving or concrete.			
3.4	Landso	cape setting			
Perforn	nance cr	iteria			
	P1	Development does not unreasonably intrude upon the natural landscape, particularly on visually prominent sites or sites which contribute to the public domain.			Due to the mixed use nature of the building, limited opportunity exists to provide landscaping on the front elevation. Landscaping within the development is located at the sides and rear and have assisted in reducing the
	P2	Residential flat buildings are adequately designed to reduce the bulk and scale of the development.			bulk and scale of the development.
	Р3	Landscaping assists with the integration of the site into the streetscape.			
Develo	pment co	ontrols			
	D1	Development on steeply sloping sites shall be stepped to minimise cut and fill.			The development is not on a steeply sloping site.
	D2	Existing significant trees shall be retained within the development.			Existing tree on site have been removed in accordance with the current approval DA-16/2013
	D3	Applicants shall demonstrate that the development will not impact adversely upon any adjoining public reserve or bushland.			
	D4	Residential flat buildings shall address and align with any public open space and/or bushland on their boundary.			
	D5	All podium areas and communal open space areas, which are planted, shall be provided with a water efficient irrigation			

	system.			
3.5 Priv	ate open space			
Performanc	e criteria			
P1	Private open space is clearly defined and screened for private use.			The proposed development is considered to be consistent with the Balconies objectives as all apartments
P2	Private open space:			are provided with suitably sized private open spaces which integrate with the
	takes advantage of available outlooks or views and natural features of the site;			overall architectural form of the building and provide casual overlooking of communal and public areas.
	reduces adverse impacts of adjacent buildings on privacy and overshadowing; and			
	resolves surveillance, privacy and security issues when private open space abuts public open space.			
Developmen	nt controls			
D1	Private open space shall be provided for each dwelling in the form of a balcony, roof terrace or, for dwellings on the ground floor, a courtyard.			All apartments have at least one balcony. Access is provided directly from living areas and where possible, secondary access is provided from primary bedrooms.
D2	floor shall be provided with a courtyard that has a minimum area of 9m ² and a minimum dimension of		\boxtimes	NA commercial on ground floor.
D3	2.5m. Dwellings located above ground level shall be provided with a balcony or roof terrace that has a minimum area of 8m² and a minimum dimension of 2m.			All apartments have a minimum balcony depth of 2m and have a total area that exceeds 8sqm.
D4	Balconies may be semi enclosed with louvres and screens.			
D5	Private open space shall have convenient access from the main living area.			
D6	Part of the private open space shall be capable of serving as an extension of the dwelling for relaxation, dining, recreation, entertainment and children's play.			
D7	Additional small, screened service balconies may be			

	D8	Private balconie advanta distance	open space and es shall take uge of mid to long	\boxtimes		
3.6	Con	ımunal opei	n space			
Perforn	nance	criteria				
	P1	The site communal which:	layout provides open spaces	\boxtimes		A communal open space of 973sqm or 33% of the site is proposed for the
		•	contribute to the character of the development;	\boxtimes		development. The outdoor space provided at the western and eastern sides of the
			provide for a range of uses and activities;			building provides:quality outdoor space for the
			allows cost- effective maintenance;			residents, Tangible improvement to the immediate microclimate and air quality of the site
			and contributes to stormwater management.			Provides an opportunity to contribute to biodiversity.
Develo	pmen	t controls				
	D1	northerr contain proporti (landsca	e useable, have a n aspect and a reasonable on of unbuilt upon			
	D2	The space	communal open area shall have n dimensions of			The development is acceptable in this regard.
3.7	Prot	ection of ex	isting trees			
Perforn	nance	criteria				
	P1	retained through	and appropriate			
Development controls						
	D1	within	nce to existing levels shall not be the drip line of significant trees to			
Note:	F	or addition	nal requirements,			

applicar		Il refer to the Tree to this DCP.				
3.8	Biodive					
Perform	nance cri					
I	P1 Existing and native flora at canopy and understorey levels is preserved and protected.					
ļ		tings are a mix of native exotic water-wise plant ies.				An appropriate mix of species is proposed in the landscaping design.
Develop	oment co	ontrols	_			Trees and shrubs proposed within the
_	D1 The planting of indigenous species shall be encouraged.					deep soil zone. The development is acceptable in this regard.
3.9	Street to	rees				
Perform	nance cri	teria				
	P1	Existing street landscaping is maintained and where possible enhanced.	\boxtimes			Street trees will be protected.
Develop	Development controls					
	D1	Driveways and services shall be located to preserve existing significant trees.			\boxtimes	
	D2	Additional street trees shall be planted at an average spacing of 1 per 10 lineal metres of street frontage.				Given the proposal to include awning on the front elevation and over the foot path, planting of street trees are not required in this instance.
		Note: Where a site has more than one street frontage, street tree planting shall be applied to all street frontages, excluding frontage to laneways.				
4.0 Acc	ess and	car parking				
Objectiv	ves					
5.1	Access require					
		s shall consult the Parking tof this DCP.				The building as proposed provides sufficient onsite parking to service the need of the development in accordance
5.2	Baseme	ents				with the needs of the Parking and Loading section of the DCP.
	Perform	nance criteria		ı		
	P1	Basements allow for areas of deep soil planting.				Nil as per current approval DA-16/2013
	Develop	oment controls				
	D1	Where possible, basement walls shall be located directly under building walls.				This requirement is a standard requirement for all construction involving the excavation for significant basements.

				
	D2	A dilapidation report shall be prepared for all development that is adjacent to sites, which		Being a mixed-use development, the basement can be provided to the boundary.
	D3	build to the boundary. Basement walls not located on the side boundary shall have minimum setback of 1.2m from the side boundary to allow planting.		
5 O Priv	D4 vacy and	Basement walls visible above ground level shall be appropriately finished (such as face brickwork and/or render) and appear as part of the building.		
		security		
Objecti a.	To ensubuilding acoustic neighbo	privacy for residents and purs in their dwellings and		The proposal is considered to promote safety and security in the local area by increasing the opportunity for general pedestrian activity and passive
b.	To proving security and	vide personal and property for residents and visitors enhance perceptions of nity safety.		surveillance in the locality.
5.1	Privacy			
Perforr	mance cr	iteria		
	P1	Private open spaces and living areas of adjacent dwellings are protected from overlooking.		The development has provided numerous privacy features to ensure adjoining development (existing and future) is not adversely impacted upon
Develo	pment co	ontrols		including shrubs/trees planting and louvres/screens.
	D1	Buildings shall be designed to form large external courtyards with a minimum distance of 10 to 12m between opposite windows of habitable rooms.		Sufficient building separation provided to minimise visual and acoustic overlooking onto adjoining private open spaces.
	D2	Windows to living rooms and main bedrooms shall be oriented to the street and to the rear, or to the side when buildings form an 'L' or 'T' shape.		The development is acceptable in this regard.
	D3	Site layout and building design shall ensure that windows do not provide direct and close views into windows, balconies or		

			open spaces of ng dwellings.			Privacy screens and in some cases
	D4		onto adjoining open space shall cured by:			solid walls are proposed to the edges of balconies to minimise overlooking impacts.
		•	Screening that has a maximum area of 25% openings, shall be permanently fixed and made of durable materials; or			
		•	Existing dense vegetation or new planting.			New planting proposed on rear elevation to minimise overlooking impact on adjoining terrace/balconies.
5.2	Noise					
Perforn	nance cr	iteria				
	P1	betwee	ansmission of noise en adjoining ties is minimised.			The development is not located in vicinity of any major arterial roads or railway lines.
	P2	and li source resider other I (such railway industr transm noise	ntial properties and high noise sources as busy roads, corridors and ies) and the ission of intrusive to adjoining ntial properties is			
Develo	oment co	ontrols				
	D1		acoustic privacy, gs shall:			The proposed development has provided an Acoustic Report with the
			be designed to locate noise sensitive rooms and private open space away from the noise source or by use of solid barriers where dwellings are close			application, which recommended measure to minimise potential noise impacts.
			to high noise sources;			
			minimise transmission of sound through the building structure and in particular protect sleeping areas from noise intrusion; and	\boxtimes		
			all shared floors and walls between dwellings to be constructed in accordance with			

a rail co annual than 4 consult (Infrastr Departn Rail Co	orridor, or average 0,000 \ State En aucture) nent of Pl	noise transmission and insulation requirements of the BCA. Insulation requirements o		
5.3	Securit	у		
Perforn	nance cr	iteria		
	P1	Site layout and design of the dwellings, including height of front fences and use of security lighting, minimises the potential for crime, vandalism and fear.		A crime safety report was submitted with the application stating that the development had been designed in accordance with the CPTED principles.
	given to Prevent	Consideration shall also be Council's Policy on Crime ion Through Environmental (CPTED).		
Develo	pment co	ontrols		
	D1	Shared pedestrian entries to buildings shall be lockable.		Pedestrian residential entry lobby on the ground floor are lockable.
	D2	Buildings adjacent to streets or public spaces shall be designed to allow casual surveillance over the public area.		Casual surveillance to the street will be possible from the upper residential floors of the development.
	D3	Ground floor apartments may have individual entries from the street.		Mixed use development proposed.
	D4	Residential flat buildings adjoining a park or public open space shall be treated like a front entrance/garden for the length of the park. Refer to Figure 4 - Park frontage in section 10.0.		
5.4	Fences			
Perforn	nance co	ontrols		
	P1	Front fences and walls maintain the streetscape character and are consistent with the scale of development.		Being a mixed use development there are no front fences specifically proposed.
Develo	pment co	ontrols		
	D1	The front and side dividing fences, where located		

	within the front yard area, shall not exceed 1.2m as measured above existing ground level and shall be a minimum of 50% transparent. Front and side dividing fences where located within the front yard area shall not be constructed of solid precoated metal type materials such as Collarbone™ or similar.			
D2	All fences forward of the building alignment shall be treated in a similar way.			
D3	Solid pre-coated metal fences shall be discouraged and shall not be located forward of the front building line.			
D4	Front fences shall satisfy the acoustic abatement criteria and be provided with a landscaped area on the street side of the fence.			
D5	Fences located on side or rear boundaries of the premises, behind the main building line shall not exceed a maximum height of 1.8m.			
	ity and stormwater reuse			
Objectives				
a.	To minimise overshadowing of adjoining residences and to achieve energy efficient housing in a passive solar design that provides			The siting of the building is such that surrounding buildings and private open space will generally receive adequate solar access.
	residents with year round comfort and reduces energy consumption.			The adjacent development to the south will retain good levels of solar access for the majority of the year. A greater building setback is provided to this
b. с.	To create comfortable living environments. To provide greater	\boxtimes		boundary. The development incorporates a suite of energy efficiency and water
G.	protection to the natural environment by reducing the amount of greenhouse gas emissions.			conservation measure and detailed in the submitted plans and BASIX certificate. The measures include:
d.	To reduce the consumption of non-renewable energy sources for the purposes heating water, lighting and temperature control.	\boxtimes		 Energy efficient lighting Water saving fixtures Appropriate floor and wall insulation measures Use of shading devices over windows Installed appliances to meet
e.	To encourage installation of energy efficient appliances that minimise green house gas			minimum efficiency targetsInstantaneous hot water systemWater reuse system

	generation.		
6.1 Solar a	menity		
Performance cr	iteria		
P1	Buildings are sited and designed to ensure daylight to living rooms in adjacent dwellings and neighbouring open space is not significantly decreased.		The siting of the building is such that surrounding buildings and private open space will receive adequate solar access either in the morning, daytime or afternoon depending on its positioning relative to the building.
P2	Buildings and private open space allow for the penetration of winter sun to ensure reasonable access to sunlight or daylight for living spaces within buildings and open space around buildings.		Apartment layouts are generally considered satisfactory in terms of orientating living areas and private open spaces to optimise solar access where possible. The primary communal outdoor space is located on the northeastern side of the building.
Development co	ontrols		
D1	Solar collectors proposed as part of a new development shall have unimpeded solar access between 9:00am to 3:00pm on June 21.		No solar collectors proposed as part of this development.
	Solar collectors existing on the adjoining properties shall not have their solar access impeded between 9:00am to 3:00pm on June 21.		No solar collectors are noted however any that may be proposed or installed will be able to receive at least three hours of solar access a day on all or a portion of their rooves in accordance
	Where adjoining properties do not have any solar collectors, a minimum of $3m^2$ of north facing roof space of the adjoining dwelling shall retain unimpeded solar access between 9:00am to 3:00pm on June 21.		with this control. The development is acceptable in this regard.
	Note: Where the proposed development is located on an adjacent northern boundary this may not be possible.		
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.		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 redeveled in
D3	If the principal area of ground level private open space of adjoining properties does not currently receive at least this amount of sunlight,		time this building will be redeveloped in time and improved solar access achieved to this site.

		then the new building shall not further reduce solar access.		
	D4	Habitable living room windows shall be located to face an outdoor space.		All living rooms and balconies in the proposal are orientated towards the
	D5	North-facing windows to living areas of neighbouring dwellings shall not have sunlight reduced to less than 3 hours between 9:00am and 3:00pm on June 21 over a portion of their surface.		street, rear or sides of the site for maximum outlook and minimal privacy intrusion into adjoining sites.
	D6	Where the proposed residential flat building is on an adjacent northern boundary or located within an area undergoing transition, compliance with D1, D2, D3 and D4 development controls may not be achievable.		
	D7	Internal living areas and external recreation areas shall have a north orientation for the majority of units in the development, where possible.		This has been achieved.
	D8	The western walls of the residential flat building shall be appropriately shaded.		Shading devices are shown on balconies the western elevation of the building.
6.2	Ventilat	ion		
Perform	ance cri	teria		
	P1	The design of development is to utilise natural breezes for cooling and fresh air during summer and to avoid unfavourable winter winds.		The proposed development is considered to be consistent with the Natural Ventilation objectives as all habitable rooms, and where possible non-habitable rooms, have sufficient openings for ventilation.
Develop	ment co	ontrols		
	D1	Rooms with high fixed ventilation openings such as bathrooms and laundries shall be situated on the southern side to act as buffers to insulate the building from winter winds.		The building and unit layouts are designed to maximise natural ventilation through the use of open-plan living areas and generous openings to living areas and bedrooms.
	D2	Apartments shall be designed to consider ventilation and dual aspect. This can be achieved with cross over apartments, cross through apartments, corner		124 of the units or 69% has access to two or more wall orientation and can be considered to be naturally ventilated. All single aspect apartments are no greater than 8m in depth.

		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.		
	D3	Where possible residential flat buildings shall be designed with bathrooms, laundries, and kitchens positioned on an external wall with a window to allow for natural ventilation of the room.		The living rooms are adjacent to the balconies and generally promote natural ventilation.
6.3	Rainwa	ter tanks		
Perforn	nance cr	iteria		
P1		evelopment design reduces ater runoff.		
	Develo	pment controls		
	D1	Developments may have rain water tanks for the collection and reuse of stormwater for car washing and watering of landscaped areas.		A rainwater tank is proposed to be provided within the development.
	D2	Rainwater tanks shall be constructed, treated or finished in a non-reflective material which blends in with the overall tones and colours of the building and the surrounding developments.		
	D3	The suitability of rainwater tanks erected within the side setback areas of development will be assessed on an individual case by case basis.		Should the proposal be recommended for approval appropriate condition shall be imposed in this regards.
	D4	Rainwater tanks shall not be located within the front setback.		
	D5	The overflow from the domestic rain water tank shall discharge to the site stormwater disposal system. For additional details refer to the Stormwater Drainage Part of this DCP.		
	D6	The rain water tank shall comply with the applicable Australian Standards AS/NZ 2179 and AS 2180 for rainwater goods and installation.		

6.4	Applica:	ater drainage requirements Stormwater Drainage Part of			Council's development engineer has raised no objections subject to recommended conditions of consent.
		e facilities		1	
Objecti	ives				
	a.	To ensure that site facilities are effectively integrated into the development and are			All service areas are located at the basement levels of the site and accessed via the driveway.
	h	unobtrusive.	\boxtimes		
	b.	To ensure site facilities are adequate, accessible to all residents and easy to maintain.	\boxtimes		A loading bay is at the ground floor level.
	C.	To cater for the efficient use of public utilities including water supply, sewerage, power, telecommunications and gas services and for the delivery of postal and other services.			
7.1	Clothes	s washing and drying			
Perforr	nance cr	iteria			
Dovelo	P1	Adequate open-air clothes drying facilities which are easily accessible to all residents and screened, are provided.			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.
Develo	pment co	Dilliois			public dell'idili.
	D1	Each dwelling shall be provided with individual laundry facilities located within the dwelling unit.			Each units has a laundry facility.
	D2	Open air clothes drying facilities shall be provided in a sunny, ventilated and convenient location which is adequately screened from streets and other public places, where possible.			
7.2	Storage	е			
Perforr	mance cr	iteria			
	P1	Dwellings are provided with adequate storage areas.			Storage is provided within each unit in the form of built in wardrobes, kitchen cupboards and dedicated separate
	Develo	pment controls			storage cupboards.
	D1	Storage space of 8m ³ per dwelling shall be provided. This space may form part of a garage or be a lockable unit at the side of the garage.			Additional storage is proposed to be provided for some units on the basement levels.

	D2	Storage space shall not impinge on the minimum area to be provided for parking spaces.			
7.3	Utility s	services			
Perforn	nance cr	iteria			
	P1	All proposed allotments are connected to appropriate public utility services including water, sewerage, power and telecommunications, in an orderly, efficient and economic manner.			The site is currently suitably serviced. Any augmentation required could be resolved by standard conditions should the proposal be recommended for approval.
Develo	oment co	ontrols			
		Where possible, services shall be underground.			
7.4	Other s	ite facilities			
Perforn	nance cr	iteria			
	P1	Dwellings are supported by necessary utilities and services.			
Develo	oment co	ontrols			
	D1	A single TV/antenna shall be provided for each building.			Can comply.
	D2	A mailbox structure that meets the relevant Australia Postal Service requirements shall be provided, located centrally and close to the major			Mailboxes are close to the residential entry.
		street entry to the site. All letterboxes shall be lockable. dividual letterboxes can be provided where ground floor residential flat building units have direct access to the street.	\boxtimes		
7.5		disposal			
	of this D	ments held in the Waste Part DCP.	\boxtimes		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.
8.0 Sub Objecti	division ves	1			
	a.	To ensure that subdivision and new development is sympathetic to the			
		landscape setting and established character of the locality.			
	b.	To provide allotments of			

		sufficient size to satisfy user requirements and to facilitate development of the land at a density permissible within the zoning of the land having regard to site opportunities and constraints.			
8.1 Lo	t amalg	gamation			
Performa	nce cri	teria			
I	P1	Lot amalgamations within development sites are undertaken to ensure better forms of housing development and design.			The existing house lots have been consolidated under DA-16/2013
Developn	nent co	ntrols	 		
ı	D1	Development sites involving more than one lot shall be consolidated.			
I	D2	Plans of Consolidation shall be submitted to, and registered with, the office of the NSW Land and Property Management Authority. Proof of registration shall be produced prior to release			
I	D3	of the Occupation Certificate. Adjoining parcels of land not included in the development site shall be			
		economically developed.			
8.2	Subdivi	sion			
Developn	nent co	ntrols			
[D1	The community title or strata title subdivision of a residential flat building shall be in accordance with the approved development application plans, particularly in regard to the allocation of private open space, communal open space and car parking spaces.			Can comply.
	D2	Proposed allotments, which contain existing buildings and development, shall comply with site coverage and other controls contained within this Part.			
8.3	Creatio	n of new streets			
Performa	nce cri	teria			
ı	P1	On some sites, where appropriate, new streets		\bowtie	No new streets are being proposed as

P2 New proposed roads are designed to convey the primary residential functions of the street including: safe and efficient movement of	
movement of	
vehicles and pedestrians;	
provision for parked vehicles;	
■ provision of □ □ □ □	
location, construction and maintenance of public utilities; and	
movement of service and delivery vehicles.	
Development controls	
Where a new street is to be created, the street shall be built to Council's standards and quality assurance requirements having regard to the circumstances of each proposal. Consideration shall be given to maintaining consistency and compatibility with the design of existing roads in the locality.	
D2 A minimum width of 6m shall be provided for all carriageways on access roads. If parallel on-street parking is to be provided, an additional width of 2.5m is required per vehicle per side. For specific information detailing Council's road design specifications, refer to Table 1 – Development Standards for Road Widths in section 10.2.	
D3 For larger self-contained new residential areas, specific road design requirements shall be considered for site specific development controls.	
9.0 Adaptable housing Objectives	
a. To ensure a sufficient proportion of dwellings include accessible layouts and features to accommodate changing requirements of residents.	via lifts to

-		 	 .
b.	To encourage flexibility in design to allow people to adept their home as their needs change due to age or disability.		
9.1 Develo require	pment application		
Note: Evidence Adaptable Hous Australian Stan submitted when application to Cexperienced professional.	e of compliance with the ing Class C requirements of dard (AS) 4299 shall be n lodging a development council and certified by an and qualified building		
9.2 Design guid			
Performance cr	iteria		
P1	Residential flat building developments allow for dwelling adaptation that meets the changing needs of people.		
Development c	ontrols		
D1	The required standard for Adaptable Housing is AS 4299. Wherever the site permits, developments shall include adaptive housing features into the design.		Can comply.
	External and internal considerations shall include:		
	access from an adjoining road and footpath for people who use a wheel chair;		
	doorways wide enough to provide unhindered access to a wheelchair;		
	 adequate circulation space in corridors and approaches to internal doorways; 		
	wheelchair access to bathroom and toilet;		
	 electrical circuits and lighting systems capable of producing adequate lighting for 		
	people with poor vision;		
	avoiding physical barriers and obstacles;		
	 avoiding steps and steep end gradients; 		
	visual and tactile warning techniques:		

lit appr pave	or ramped well uncluttered roaches from ement and ing areas;			
ram _l later	iding scope for to AS 1428.1 at stage, if essary;			
reac basi cupt	ooards, shelves, lows, fixtures and			
hous enst inclir insta	nal staircase gns for adaptable sing units that ure a staircase nator can be alled at any time e future; and			Each adaptable unit is provided with a disabled parking space.
car dwe	iding a disabled space for each lling designated daptable.			
Note: In the design of buildings, applicants sha Access and Mobility Part of	all consider the			
D1 All development programmer housing capable of being a under AS 4299. number of adaptatis set out below.	units shall be dapted (Class C) The minimum	\boxtimes		
Number of dwellings adaptable units	Number of	\boxtimes		The development proposes 180 units with 20 units identified as being adaptable. This represent 11% of the
Number of dwellings	Number of units			units and therefore compliant with this clause.
5-10	1			ciause.
11-20	2			
21 – 30	3			
31- 40 41 - 50	5			
Over 50	6			
(Plus 10% of additional dwe rounded up to the nearest v				
Note: Adaptable Housincorporates all essential Appendix A — Schedule Adaptable Housing in AS 42	features listed in of Features for			
9.3 Lifts Development controls				
D1 Lifts are	encouraged to be			

		installed in four (4) storey residential flat buildings where adaptable housing units shall be required.		The development proposed two separate lift cores within the building. The development is acceptable in this regard.
	D2	Where the development does not provide any lifts and includes adaptable housing units, the adaptable housing units shall be located within the ground floor of the development.		
9.4	Physic	al barriers		
Develo	pment c	ontrols		
•	-			
	D1	Physical barriers, obstacles, steps and steep gradients within the development site shall be avoided.		The development is fully accessible from the pedestrian footpath to ground floor lobbies and lifts to basement levels and residential floors.

Parking and Loading DCP

				-
Requirement	Yes	No	N/A	Comment
2.0 Off-Street Parking Requirements				
This section applies to all development.				
Objectives				
a. To ensure that an acceptable level of parking is	\boxtimes			An appropriate amount of parking
provided on-site to minimise adverse impacts on surrounding streets.				is provided for the proposed
b. To provide for the reasonable parking needs of				residential use.
business and industry to support their viability, but	\boxtimes			
discourage unnecessary or excessive parking.				
Performance criteria				
P1 New development provides adequate off-street	\boxtimes			Adequate parking is provided as
parking to service the likely parking demand of that		ш	ш	follows:
development.				
P2 New development does not introduce	\boxtimes			32 x studio/1bed units (1 space per
unnecessary or excessive off-street parking.		ш	ш	unit) = 32
P3 Parking provided for development which is not			\boxtimes	126 x 2 br units (1 space per unit)
defined in this Part on sound and detailed parking assessment.	ш	Ш		= 126
Development controls				20 x 3 br units (2 spaces per unit) = 40
D1 All new development shall provide off-street	\boxtimes			2 x 4/5 bed unis (2 spaces per
parking in accordance with the parking requirement		Ш	Ш	unit) = 4
tables of the respective developments in this Part.				180 x 0.2 visitor (0.2 per total
·				units) = 36
				Total residential/visitor parking
				required 238
				Commercial
				1 per 40 sqm = 563.63 / 40 = 14
				1 loading bay per 4,000 sqm = 1
				loading bay required.
			\boxtimes	Total = 238 + 14 + 1 = spaces
	ш	Ш		required.
				The subject proposal proposes
				253 total car parking spaces
				including 1 loading bay, 14
				commercial spaces, 36 visitor
				spaces and 10 adaptable

				residential disabled spaces.
D2 That in circumstances where a land use is not defined by this plan, the application shall be accompanied by a detailed parking assessment prepared by a suitably qualified professional which includes: • A detailed parking survey of similar				Landuse is defined as residential/commercial use.
establishments located in areas that demonstrate similar traffic and parking demand characteristics; • Other transport facilities included in the				
 development; Anticipated traffic generation directional distribution and nature of impacts expected; An assessment as to whether the precinct is 				
experiencing traffic and on-street parking congestion and the implications that development will have on existing situation;				
 An assessment of existing public transport networks that service the site, particularly in the off-peak, night and weekend periods and initiatives to encourage its usage; 				
 Possible demand for car parking space from adjoining localities; Occasional need for overflow car parking; and 				
 Requirements of people with a limited mobility, sensory impairment. 				
3.0 Design of parking facilities This section applies to all development.				
Objectives				The proposal is considered to most
a. To promote greater bicycle use, decrease the reliance on private vehicles and encourage		Ш	Ш	The proposal is considered to meet the design of parking objectives
alternative, more sustainable modes of transport.				subject to amendments as
b. To provide convenient and safe access and parking to meet the needs of all residents and				suggested by Council's development engineer.
visitors.				
c. To provide access arrangements which do not impact on the efficient or safe operation of the	\boxtimes		П	The site is in close proximity to
surrounding road system.				public transport and bicycle parking
d. To encourage the integrated design of access and parking facilities to minimise visual and	\boxtimes			spaces are provided within the basement area.
environmental impacts.				Dasement area.
3.1 Bicycle parking				
Development controls D1 Bicycle racks in safe and convenient locations	\boxtimes			Bicycles spaces provided within
are provided throughout all developments with a				the basement area.
total gross floor area exceeding 1,000sqm and shall be designed in accordance with AS2890.3 –				
Bicycle Parking Facilities.				
3.2 Access driveway and circulation roadway design				
Performance criteria				
D1 Vehicular movement to and from the site and	\boxtimes		П	
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.				
D2 Access driveways, circulation roadways and			\boxtimes	Basement parking proposed.
open parking areas are suitably landscaped to				
enhance amenity which providing for security and accessibility to all residents and visitors.				
D3 Access driveways and circulation roadways	\boxtimes			
shall not be wider than prescribed for their particular use.				
Development controls				
D1 Circulation driveways are designed to:	\boxtimes			Should the application be
Enable vehicles to enter the parking space in a single turning movement:				Should the application be recommended for approval

 Enable vehicles to leave the parking space in no more than two turning movements; Comply with AS2890 (all parts); Comply with AS1429.1 – Design for Access and Mobility; and Comply with Council's road design specifications and quality assurance 	\square			appropriate condition shall be imposed in this regards.
requirements. 3.3 Sight distance and pedestrian safety				
Performance criteria P1 Clear sight lines are provided to ensure pedestrian safety.				
Development controls D1 Access driveways and circulation roadways				
shall be design to comply with sight distance requirements specified in AS2890 - Parking				
Facilities. D2 Obstruction/fences shall be eliminated to provide adequate sight distances.				
3.4 General parking design Performance criteria				
P1 Parking facilities are designed in a manner that enhances the visual amenity of the development and provides a safe and convenient parking facility				Basement car parking proposed.
for users and pedestrians. P2 The site layout enables people with a disability to use one continuously accessible path of travel: • To the site from the street frontage; • To individual or main car parking areas; and				
 To all buildings, site facilities and communal open space. 	\boxtimes	Ш	Ш	
Development controls				
D1 Visual dominance of car parking areas and access driveways shall be reduced.	\boxtimes			
D2 All basement/underground car parks shall be				
designed to enter and leave the site in a forward direction.	\boxtimes	Ш	Ш	
D3 Car parking modules and access paths shall be designed to comply with AS2890 - Parking				
Facilities (all parts). 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.				
D4 All pedestrian paths and ramps shall:				Should the application be
Have a minimum width of 1000mm; Llava a non-alin finish.	\boxtimes			recommended for approval
 Have a non-slip finish; Not be steep (ramp grades between 1:20 and]]	appropriate condition shall be
1:14 are preferred);				imposed in this regards.
 Comply with AS1428.1 – Design for Access and 				
Mobility; and • Comply with AS1428.2 – Standards for blind				
people or people with vision impairment.				

4.0	l	Residential development			
develop controls as det	oment was for special ached to dwelling with the contraction of the co	ains general controls for residential hile sections 4.2 to 4.4 contain cific residential development such dwellings and dual occupancies, ng housing and residential flat			Noted.
Objecti	ive				
	a.	To provide convenient and safe access and parking that meets the needs of all residents and visitors.			As discussed earlier in the report, adequate parking is provided on site to meet the demand for the proposed use.
4.1	Genera	ıl controls			
	develop tial devel	oment provisions apply to all opment.			Noted.
4.1.1	Drivew	ays and entrances			
•	Perforr	nance criteria			
	PI	Access driveways reflect the site's function and anticipated volume of use, and provides safe and efficient ingress and egress to individual lots for both pedestrian and vehicle movements.			Council's development engineer has raised no objections to the proposed driveway and entrances.
	P2	The driveway gradient is sufficient to allow use by all vehicle types in a safe and convenient manner.			
•	P3	The design of car parking entrances and associated driveways is sympathetic to proposed and adjacent developments, and does not dominate the site or the streetscape.			
Develo	pment c	•			
	DI	Driveways shall be located and designed to avoid the following:			
		 being located opposite other existing access driveways with significant vehicle usage; 			
		restricted sight distances;	\boxtimes		
		on-street queuing; and			
		being located within 6m from a tangent point.			
	D2	Driveways servicing car parking shall comply with AS 2890 – Parking Facilities or similar designs for car turning paths unless otherwise advised by Council's Works and Services Department.			
	D3	Access driveways of a length	\boxtimes		

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

P I Development of	Sufficient car parking spaces shall be provided to meet the likely use and needs of proposed developments.		As discussed earlier in the report, adequate parking is provided on site to meet the demand of the
			proposed use.
DI	Car parking for residential flat buildings shall comply with the requirements in Table 4:		Refer to parking calculations earlier in the report. In this regards, 112
	Table 4 - Summary of parking requirements – residential flat buildings		Resident; 20 Visitor; and 14 Retail parking spaces are provided.
	No of dwelling Parking per space 1 bedroom 1.0 space 2 bedroom 1.0 space 3 bedroom 2.0 space 4 bedroom 2.0 space Visitor 0.2 space		
	sident and visitor car parking are to be rounded up separately.		
D2	Stacked parking for a maximum of 2 car parking spaces may be provided only for use by the same dwelling.		NA
D3	Parking spaces may be enclosed if they have a minimum internal width of 3m clear of columns and meet the relevant Australian Standards and BCA requirements.		
4.4.2 Desig	n of parking spaces		
Perfor	mance criteria		
PI	The design of parking areas and structures reflects functional requirements.		
Develo	opment controls		
DI	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.		3 levels of basement car parking provided within the development. Security access is provided.
D2	Underground car parking shall be naturally ventilated where possible and shall be less than 1m above existing ground level.		
D3	Basement areas shall be used for storage and car parking only.		It should be noted that in this
Development co	f car parking spaces		instance, as the development is for mixed use, the relevant aspect of commercial development applicable to this proposal relates to number of car parking spaces

Table 6 - Summary of parking requirements				for the commercial use.
Retail premises (other – not specified in this table) including shops				In this regard, for the proposed 517sqm of commercial tenancies, 14 retail spaces are required and provided within the basement level.
7.0 Loading requirements				
Objectives				
a. To ensure that all development proposals for industry and business are adequately provided with		Ш		Loading bay provided within the basement of the development.
appropriate loading and unloading facilities.				Sacss
b. To prevent industrial and business development giving rise to adverse impacts associated with truck	\boxtimes			Suitable manoeuvring and internal
and service vehicles being parked off-site.				area provided for small rigid vehicles and smaller.
Performance criteria]		
P1 Separation is provided between service areas (i.e. loading and unloading areas) and parking.		Ш		General parking and loading is separated.
P2 Size of service vehicle bays are adequate for				coparatou.
the likely vehicles utilising the spaces. P3 Service areas are located and designed to		H		
facilitate convenient and safe usage.		Ш		
Development controls				Looding Doy is provided to
D1 Driveway access and adequate on-site manoeuvring shall be provided to enable all		Ш		Loading Bay is provided to Basement 1 and delivery vehicles
delivery vehicles to enter and leave the site in a				may enter and leave the site in a
forward direction. D2 Industrial developments having a floor area				forward direction.
greater than 400sqm shall include loading and				
unloading facilities to accommodate a 'heavy rigid vehicle' as classified under AS2890 - Parking			\boxtimes	Not an industrial development.
Facilities. Smaller developments shall make a				Trot an inacetial development.
provision for a 'medium rigid vehicle' as classified under the Australian Standard. All development				
applications shall be accompanied with a				
manoeuvring analysis with 'auto turn or the like'				
and details of swept paths showing compliance with AS2890 – Parking Facilities.				
Note: The applicant shall identify the likely service				
vehicle sizes accessing the site and shall provide service vehicle spaces in accordance with AS2890				
- Parking Facilities.				
D3 Loading/unloading facilities shall be positioned so as to not interfere with visitor/employee or				
resident designated parking spaces.				
D4 The service area shall be a physically defined location which is not used for other purposes, such	\boxtimes	П		Appropriate condition could be imposed in this regard to ensure
as the storage of goods and equipment.				compliance.
D5 The design of loading docks shall		П		
accommodate the type of delivery vehicles				
associated with the development and potential uses of the development.				
D6 Buildings shall be designed to allow loading	\boxtimes			
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.				
D7 That loading bays for trucks and commercial				
vehicles shall be provided in accordance with 9:				
Land use Loading requirements				
Business and office 1 space per 4,000m2				
premises 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			
Retail premises - shops and food and drink premises	thereafter 1 space per 400m2 GFA up to 2,000m2 GFA plus 1 space per 1,000m2 thereafter			1 loading bay provided and considered adequate for the proposed development.
Hotel and motel accommodation	1 space per 50 bedrooms or bedroom suites up to 200 plus 1 space per 100 thereafter plus 1 space per 1,000m2 of public area set aside for bar, tavern, lounge and			
Other	restaurant 1 space per 2,000m2			
Industrial/warehouse, bulky goods retail and wholesale supplies	1 space per 800m2 GFA up to 8,000m2 GFA 1 space per 1,000m2 thereafter			
Note: It is not possible to size of trucks likely to specified above. This will case basis. Larger trucks such as B-Do on their individual require a minimum loading to the state of the s	access the land uses be done on a case by oubles shall be assessed ements, but will usually			
require a minimum loading area dimension of 25 metres (length) by 3.5 metres (width). 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. D8 Loading/unloading areas shall be provided in accordance with AS2890.2 – Off-Street Commercial Vehicle Facilities.				Council's development engineer has raised no objections to the proposed loading area.

Access and Mobility DCP

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

Stormwater Drainage DCP

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

Waste DCP

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

Section 94 Contributions Plan

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

The calculation is based on the following:

Residential component

32 x studio units; 126 x 2 bedroom units; 20 x 3 bedroom units; and 2 x 4/5 bedroom units

Commercial/retail component

Construction cost of commercial/retail component: \$1,912,027.

As at 9 September 2014, the fee payable is **\$1,002,420.80**. 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 22 July 2014 and 6 August 2014 and notified in the Auburn Review on 22 July 2013. The notification generated 2 (two) submissions in respect of the proposal. The issues raised in the public submissions are summarised and commented on as follows:

• The LEP increases in FSR and Building Height are detrimental to the area.

Comment: It is noted that increases in densities can lead to increased traffic congestion and othet amenity impacts. However the planning controls have been modified to allow for these increases.

• The building would be visually dominant.

Comment: The building complies with height (with the minor exception of the lift overrun) and FSR controls.

• Traffic congestion and parking problems

Comment: The proposal complies with the numerical requirements of the Council's parking standards. The amount of additional traffic generation is satisfactory to Council's Traffic Engineer.

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

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

The proposal was also the subject of a public meeting held on Tuesday 12 August 2014, 6pm - 7.30pm, where 11 people attended (including 1 town planner, 1 traffic consultant and 2 Councillors). The issues raised at the meeting are as follows:

Traffic, parking and access

- a. Concern in relation of the impact of the development generally on the safety of pedestrians, particularly school students attending the Catholic College located to the west of the site.
- b. Concern in relation to the proposed location of loading areas and the impact of this on pedestrian traffic. It is noted that the loading areas appear to require a reverse movement in or out of the site, which could impact on pedestrian safety and traffic safety. It appears that in order to access the loading area, service vehicles will be required to cross the centre line of Park road, impacting on traffic movement and safety. In this regard, it was suggested that the loading point be relocated further south of the current location so as to prevent future residents of the proposed building having to walk past a loading area on the way to Auburn train station.
- c. Concern that no particular consideration appears to have been given to the impact of the development on the peak drop-off and pick-up times associated with the Catholic

- College and concern that the current drop-off and pick-up traffic arrangements may not be able to be retained post development of the subject site.
- d. Concern that the cumulative impacts of the traffic generation and loss of street parking within the Auburn town centre (south of the railway line and particularly west of the subject site) have not been appropriately considered.
- e. Concern that there is a lack of available street parking in proximity to the site and that the current proposal will exacerbate this issue.
- f. Concern that the recommendations of the traffic assessment that informed the recent FSR Planning Proposal have not been adopted and implemented.

Comment: The applicant has submitted additional information in respect of these matters that has been reviewed and agreed with by Council's Traffic Engineer. The amount of additional traffic generation is satisfactory to Council's Traffic Engineer. The loading area is in the basement and does not require reversing into/out of the site. The Garbage truck is permitted to reverse into/out of the site.

Overlooking and privacy

g. Concern in relation to the potential for overlooking of the school from the proposed apartments facing Park Road. In this regard, it was noted that whilst the play areas of the school are visually accessible from the public space in general, the concerns relate specifically to the potential for overlooking of the school from private residential units within the development.

Comment: The additional surveillance of the street will have beneficial impacts in terms of safety and security. Providing that the LEP Height Control is adhered to (which the proposal is with the exception of the lift overrun), no valid town planning objection can be found with respect to safety issues caused by overlooking an already highly visible playground.

Amenity and design

- g. Concern that the provision of two lifts appears inadequate for the number of residential units being proposed, particularly in the event of a break down, whereby only one lift would serve the development for a period of time.
- h. Concern that washed linen/clothing will be hung to dry on balconies resulting in a poor visual outcome for the development. It was suggested that balcony balustrades be fully opaque in an effort to address this issue.
- i. Concern that the proposed building is too large for the locality.

Comment: Two lifts are capable of serving developments of this size. The upper level balconies are required to be glazed to reduce building bulk. The proposal will comply with the FSR and generally with the Height Control.

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.