

## AUBURN COUNCIL

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JRPP Report

To the Joint Regional Planning Panel

**1 6-14 Park Road, Auburn****DA-16/2013 GF****SUMMARY**

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| <b>Applicant</b>                                   | Zinhar Architects  |
| <b>Owner</b>                                       | Apartments On Park Pty Ltd   |
| <b>Application No.</b>                             | DA-150/2014  |
| <b>Description of Land</b>                         | 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  |
| <b>Proposed Development</b>                        | 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 |
| <b>Site Area</b>                                   | 2,965.73m <sup>2</sup>   |
| <b>Zoning</b>                                      | B4 - Mixed Use   |
| <b>Disclosure of political donations and gifts</b> | Nil disclosure   |
| <b>Issues</b>                                      | Internal amenity<br>Solar access<br>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.

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**Site and Locality Description**

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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.

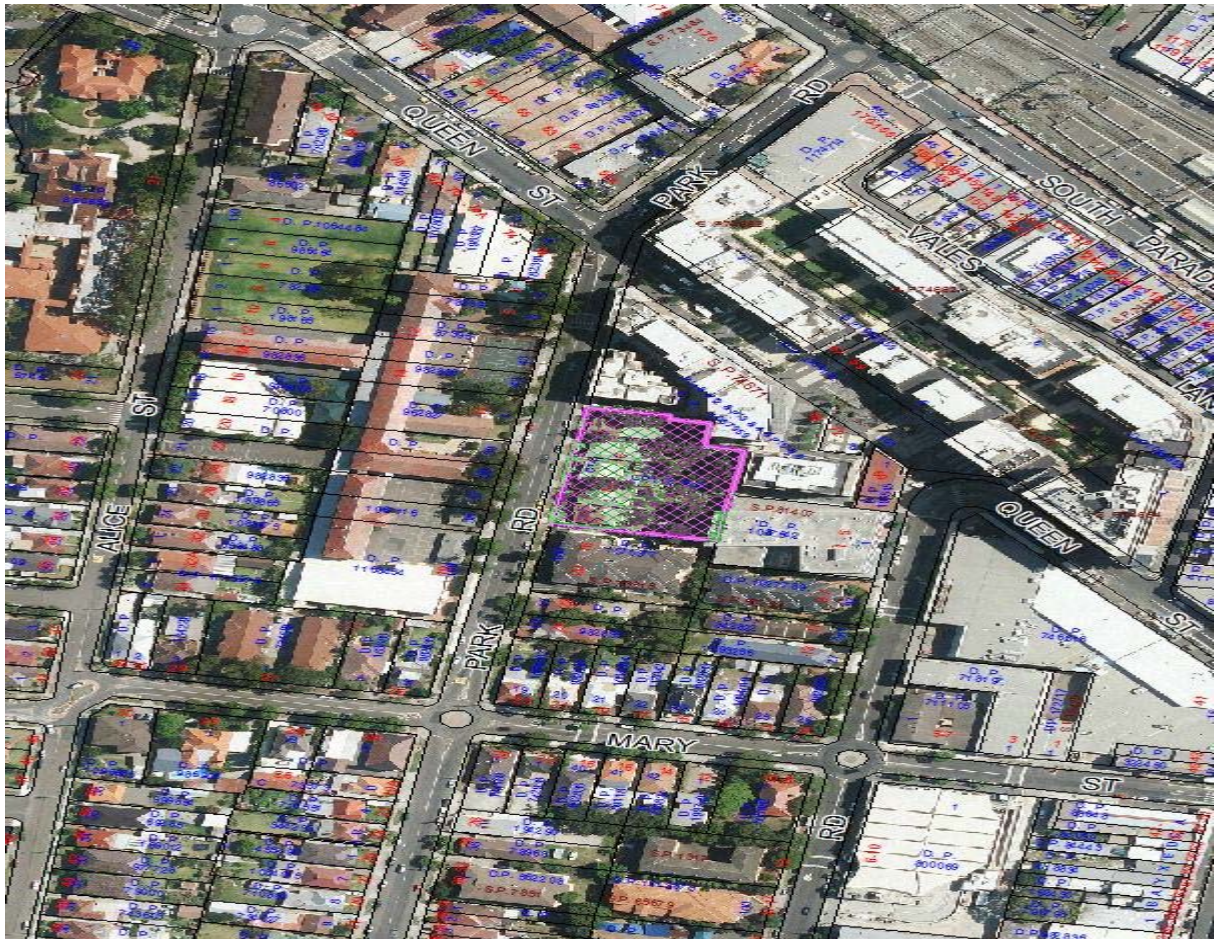
The site is located within the high density residential and commercial area of Auburn, approximately 100m from the Auburn commercial centre. The site comprises of 5 separate residential properties identified as 6, 8, 10, 12 and 14 Park Road, Auburn. Physical works to DA16/2013 have commenced on the site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

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

| Matter for Consideration   | Yes/No  |
|--|---|
| Is the site listed on Council's Contaminated Land database?  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Is the site subject to EPA clean-up order or other EPA restrictions?   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Has the site been the subject of known pollution incidents or illegal dumping?   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Does the site adjoin any contaminated land/previously contaminated land?   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| A phase 2 contamination report has been submitted by the applicant. The report has been assessed by Council Officers and appropriate conditions are included in the recommendation.  |   |
| Has the appropriate level of investigation been carried out in respect of contamination matters for Council to be satisfied that the site is suitable to accommodate the proposed development or can be made suitable to accommodate the proposed development? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |

### State Environmental Planning Policy (BASIX)

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

| Requirement  | Yes                                 | No                       | N/A                      | Comment   |
|--|-------------------------------------|--------------------------|--------------------------|---|
| <b>PROJECT DETAILS</b>   |                                     |                          |                          |   |
| Street address, postcode and LGA shown on BASIX Certificate match rest of DA package.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | All relevant details are correctly identified on the BASIX Certificate and corresponding plans. |
| Dwelling type is correctly identified based on BASIX definitions.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |   |
| Number of bedrooms shown on BASIX Certificate is consistent with plans.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |   |
| Site area shown on BASIX Certificate matches rest of DA package.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |   |
| Roof area shown on BASIX Certificate matches rest of DA package.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |   |
| Conditioned and Unconditioned floor areas are in accordance with the BASIX Definitions. (These are for BASIX compliance only; they do not replace any other definitions of floor area.)  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |   |
| Total area of garden and lawn indicated on submitted plans is consistent with BASIX Certificate.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |   |
| <b>WATER</b>   |                                     |                          |                          |   |
| Landscape plan indicates areas and species to be planted (where indigenous or low-water use plant species are nominated).  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | All details are correctly identified.   |
| Rainwater tank(s) shown on plans, tank(s) size stated and tank(s) drawn to scale. If underground tank proposed, then this is clearly stated. Plans show and state roof area draining to rain tank(s), and match the BASIX Certificate. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |   |
| Rainwater tank(s) meet all other consent authority requirements e.g. height limits at boundary, pump noise standards, insect screens.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |   |
| Size of swimming pool on plan consistent with volume indicated in BASIX Certificate.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |   |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |   |

| Requirement   | Yes                                 | No                       | N/A                      | Comment                               |
|---|-------------------------------------|--------------------------|--------------------------|---------------------------------------|
| <b>THERMAL COMFORT – RAPID</b><br>Floor construction, eaves, insulation and glazed areas are marked on plans.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | All details are correctly identified. |
| <b>THERMAL COMFORT – DO-IT-YOURSELF</b><br>Floor/wall/ceiling/roof insulation commitments and roof colour are marked on plans.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                       |
| Wall, floor, ceiling and roof construction types are marked on plans.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                       |
| Glazing is indicated on plans in accordance with BASIX Certificate and if performance glazing is nominated, check that it is clearly labelled.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                       |
| All shading devices and overshadowing objects are clearly marked on the plans in accordance with the BASIX Certificate.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                       |
| If floor concession is claimed, check that 'site slope' or 'flood prone' claim is valid.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                       |
| <b>THERMAL COMFORT – SIMULATION</b><br>Assessor Certificate and ABSA-stamped plans are provided. ABSA Specification block is physically attached to plan. Assessor and Certificate numbers in DA package match those on BASIX Certificate.          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | All details are correctly identified. |
| Floor/wall/ceiling/roof insulation commitments and roof colour in BASIX Certificate are marked on plans.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                       |
| If suspended floor concession is claimed on BASIX Certificate, check this has been approved by Assessor on Assessor Certificate.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                       |
| <b>ENERGY</b><br>Star rating of any proposed gas hot water system is marked on plans.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | All details are correctly identified. |
| If solar hot water (SHW), check that system is drawn to scale (typical two panel SHW system is 4sqm) and that panels are located with a northerly aspect. Ensure SHW panels will not be significantly overshadowed by neighbouring buildings/trees. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                       |
| Any external air conditioning unit is marked on plans and is located such that it does not impact onsite or neighbour's amenity (avoid noise source near bedrooms) and complies with any other consent authority requirements.                      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                       |
| Any BASIX energy efficient lighting commitment is annotated on plans.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                       |
| Any pool or spa heating system and timer control is annotated on plans.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                       |
| Photovoltaic panels are not going to be significantly overshadowed.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |                                       |
| Panel area is approximately drawn to scale: surface area of a 1kWh photovoltaic system is approximately 8sqm.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                       |
|   |                                     |                          |                          |                                       |

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

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

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

| Requirement | Yes | No | N/A | Comment |
|-------------|-----|----|-----|---------|
|-------------|-----|----|-----|---------|





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

| Requirement  | Yes   | No   | N/A  | Comment  |
|--|---|--|--|--|
| <b>Principle 7: Amenity</b><br><i>Good design provides amenity through the physical, spatial and environmental quality of a development.</i><br><i>Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.</i>  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>   | <p>The proposal will deliver sufficient amenity to residents of the building. The proposal achieves compliance with the Residential Flat Design Code in this regard which contains many amenity controls.</p> <p>Overall, based on the outcome of the BASIX assessment residential amenity is considered satisfactory.</p>   |
| <b>Principal 8: Safety and security</b><br><i>Good design optimises safety and security, both internal to the development and for the public domain.</i><br><i>This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.</i>                                     | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>   | <p>Passive surveillance of public and communal open space is maximised through orientation of units.</p> <p>The position and orientation of the various building elements allow balconies and habitable rooms of apartments to overlook the streets. The design also permits passive surveillance of the internal common courtyard areas.</p> <p>Street level activity will be encouraged via the provision of commercial tenancies on the ground.</p> |
| <b>Principal 9: Social dimensions</b><br><i>Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.</i><br><i>New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood, or in the case of precincts undergoing transition, provide for the desired future community.</i>  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>   | <p>The proposal provides an adequate mix of studio, 2, 3 and 4/5 bed apartments as well as providing a significant number of adaptable units.</p>  |
| <b>Principle 10: Aesthetics</b><br><i>Quality aesthetics reflect the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development.</i><br><i>Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.</i>   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>   | <p>The 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.</p>  |
| <b>Clause 30 Determination of DAs</b><br><i>After receipt of a DA, the advice of the relevant design review panel (if any) is to be obtained concerning the design quality of the residential flat development.</i><br><i>In determining a DA, the following is to be considered:</i> <ul style="list-style-type: none"> <li><i>The advice of the design review panel (if any);</i></li> <li><i>The design quality of the residential flat development when evaluated in accordance with the design quality principles;</i></li> </ul> <i>The publication "Residential Flat Design Code" – Department of Planning, September 2002.</i> | <input type="checkbox"/><br><br><br><input type="checkbox"/><br><input checked="" type="checkbox"/> | <input type="checkbox"/><br><br><br><input type="checkbox"/><br><input type="checkbox"/> | <input checked="" type="checkbox"/><br><br><br><input checked="" type="checkbox"/><br><input type="checkbox"/> | <p>Auburn City Council does not employ a formal design review panel.</p> <p>The design quality principles are considered above and the Residential Flat Design Code is considered in the assessment table immediately below.</p>   |

### Residential Flat Design Code

| Requirement                   | Yes | No | N/A | Comment |
|-------------------------------|-----|----|-----|---------|
| <b>Part 1 - Local Context</b> |     |    |     |         |
| <b>Building Type</b>          |     |    |     |         |

| Requirement  | Yes   | No  | N/A   | Comment   |
|--|---|---|---|---|
| <ul style="list-style-type: none"> <li>Residential Flat Building.</li> <li>Terrace.</li> <li>Townhouse.</li> <li>Mixed-use development.</li> <li>Hybrid.</li> </ul>  | <input type="checkbox"/><br><input type="checkbox"/><br><input checked="" type="checkbox"/><br><input type="checkbox"/>                       | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/>            | <input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input type="checkbox"/><br><input checked="" type="checkbox"/> | The proposed development consists of a mixed use building.  |
| <i>Subdivision and Amalgamation</i>  |   |   |   |   |
| <u>Objectives</u> <ul style="list-style-type: none"> <li>Subdivision/amalgamation pattern arising from the development site suitable given surrounding local context and future desired context.</li> <li>Isolated or disadvantaged sites avoided.</li> </ul>  | <input checked="" type="checkbox"/><br><input type="checkbox"/>   | <input type="checkbox"/><br><input type="checkbox"/>  | <input type="checkbox"/><br><input checked="" type="checkbox"/>   | <p>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.</p> <p>This matter has been discussed earlier in the report.</p>   |
| <i>Building Height</i>   |   |   |   |   |
| <u>Objectives</u> <ul style="list-style-type: none"> <li>To ensure future development responds to the desired scale and character of the street and local area.</li> <li>To allow reasonable daylight access to all developments and the public domain.</li> </ul>   | <input checked="" type="checkbox"/><br><input checked="" type="checkbox"/>  | <input type="checkbox"/><br><input type="checkbox"/>  | <input type="checkbox"/><br><input type="checkbox"/>  | <p>The building heights are found to be satisfactory and generally compliant with the Auburn Local Environmental Plan requirements.</p> <p>This is achieved where possible.</p>   |
| <i>Building Depth</i>  |   |   |   |   |
| <u>Objectives</u> <ul style="list-style-type: none"> <li>To ensure that the bulk of the development is in scale with the existing or desired future context.</li> <li>To provide adequate amenity for building occupants in terms of sun access and natural ventilation.</li> <li>To provide for dual aspect apartments.</li> </ul>  | <input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/>                             | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/>  | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/>  | <p>No objection is raised regarding the general bulk and scale of the development.</p> <p>Dual aspect apartments are provided providing good levels of natural ventilation and sun access.</p>  |
| <u>Controls</u> <ul style="list-style-type: none"> <li>The maximum internal plan depth of a building should be 18 metres from glass line to glass line.</li> <li>Freestanding buildings (the big house or tower building types) may have greater depth than 18 metres only if they still achieve satisfactory daylight and natural ventilation.</li> <li>Slim buildings facilitate dual aspect apartments, daylight access and natural ventilation.</li> <li>In general an apartment building depth of 10-18 metres is appropriate. Developments that propose wider than 18 metres must demonstrate how satisfactory day lighting and natural ventilation are to be achieved.</li> </ul> | <input type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/> | <input checked="" type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/>                                  | <p>The building generally complies. The 'glass line to glass line' depth is approximately 19m for the rear building portion and 10m for the front building portion. The non compliance is minor and the proposal achieves adequate solar access and cross ventilation.</p> <p>Notwithstanding the building depth, the residential building achieves satisfactory daylight and natural ventilation given the orientation of the site.</p> <p>Dual aspect apartments have been included within the development. 68.9% of units are provided with cross-flow ventilation.</p> <p>Refer to detailed discussion regarding light and ventilation later in the report.</p> |
| <i>Building Separation</i>   |   |   |   |   |

| Requirement   | Yes                                 | No                                  | N/A                      | Comment  |
|---|-------------------------------------|-------------------------------------|--------------------------|--|
| <u>Objectives</u> <ul style="list-style-type: none"> <li>• To ensure that new development is scaled to support the desired area character with appropriate massing and spaces between buildings.</li> </ul> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | The building scale is appropriate to the desired future character of the area. The building will be the first in the immediate locality. Appropriate separation is provided between the building and the adjoining uses. Screening and high level windows are also provided where appropriate. |
| <ul style="list-style-type: none"> <li>• To provide visual and acoustic privacy for existing and new residents.</li> </ul>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |  |
| <ul style="list-style-type: none"> <li>• To control overshadowing of adjacent properties and private or shared open space.</li> </ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |  |
| <ul style="list-style-type: none"> <li>• To allow for the provision of open space with appropriate size and proportion for recreational activities for building occupants.</li> </ul>                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |  |
| <ul style="list-style-type: none"> <li>• To provide deep soil zones for stormwater management and tree planting, where contextual and site conditions allow.</li> </ul>                                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | As per current approval DA16/2013A no deep soils open space area is provided, integrated stormwater treatment measures (OSD Tank) are provided.  |

| Requirement  | Yes                      | No                       | N/A                                 | Comment   |
|--|--------------------------|--------------------------|-------------------------------------|---|
| <b>Controls</b>  |                          |                          |                                     |   |
| <ul style="list-style-type: none"> <li>For buildings over three storeys, building separation should increase in proportion to building height:               <ul style="list-style-type: none"> <li>Up to 4 storeys/12 metres:                   <ul style="list-style-type: none"> <li>12m between habitable rooms/balconies <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></li> <li>9m between habitable rooms/balconies and non habitable rooms <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></li> <li>6m between non habitable rooms <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></li> </ul> </li> <li>5-8 storeys/up to 25 metres:                   <ul style="list-style-type: none"> <li>18m between habitable rooms/balconies <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></li> <li>13m between habitable rooms/balconies and non habitable rooms <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></li> <li>9m between non habitable rooms <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></li> </ul> </li> <li>9 storeys and above/over 25 metres:                   <ul style="list-style-type: none"> <li>24m between habitable rooms/balconies <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></li> <li>18m between habitable rooms/balconies and non habitable rooms <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></li> <li>12m between non habitable rooms <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></li> </ul> </li> </ul> </li> <li>Allow zero separation in appropriate contexts, such as in urban areas between street wall building types (party walls) <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></li> <li>Where a building step back creates a terrace, the building separation distance for the floor below applies. <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></li> <li>Coordinate building separation controls with side and rear setback controls – in a suburban area where a strong rhythm has been established between buildings, smaller building separations may be appropriate. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></li> <li>Coordinate building separation controls with controls for daylight access, visual privacy and acoustic privacy. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></li> <li>Protect the privacy of neighbours who share a building entry and whose apartments face each other by designing internal courtyards with greater building separation <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></li> </ul> |                          |                          |                                     | <p>With the exception of a 0.3m reduction in the rear setback to the east, separation distances and building setbacks remain unchanged as approved under DA16/2013 in relation to Ground Level to Level 7. The additional height requires compliance with the separation requirements that relate to 9 stories and above. The subject proposal maintains the same separation as the lower levels, and does step back slightly at the north-eastern wing, providing a greater setback to the eastern neighbour.</p> <p>It is noted that adjoining buildings range in height between 5-8 storeys and therefore are not to a height of the new proposed levels. In general terms, It is noted that the amended proposal, provides at least 50% of the setback requirements to the adjoining apartments. This is considered fair and reasonable and In time, should the adjoining blocks be developed to a higher density, the adjoining development will be capable of sharing their 50% of the setback burden.</p> <p>Notwithstanding, in general terms the proposed building does not cause unreasonable privacy impacts to adjoining developments. Where there is a lesser setback than that required by the control, good design has resulted in minimal privacy impacts. Where the setback is less, privacy screens and high level windows are provided.</p> <p><i>North setback</i> - Separation distance is approximately between 6m and 10m. Privacy screens, glass blocks and high level windows are used to minimise privacy impacts. No overshadowing caused to this block.</p> <p><i>North-east setback</i> – 10m separation to the proposed north-eastern apartment balcony. Privacy screens are used here. 14m separation from glassline to glassline.</p> <p><i>East setback</i> – North-eastern tower provides 21.405m separation distance. The southern tower has a separation of 5.875m 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.</p> <p><i>South-east setback</i> – 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.</p> <p>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.</p> |
| Developments that propose less than the recommended distances apart must demonstrate that daylight access, urban form and visual and acoustic privacy has been satisfactorily achieved.  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <i>In terms of solar access, the building to the</i>  |

| Requirement   | Yes  | No  | N/A   | Comment  |
|---|--|---|---|--|
| <i>street Setbacks</i>  |  |   |   |  |
| <u>Objectives</u> <ul style="list-style-type: none"> <li>• To establish the desired spatial proportions of the street and define the street edge.</li> <li>• To create a clear threshold by providing a transition between public and private space.</li> <li>• To assist in achieving good visual privacy to apartments from the street.</li> <li>• To create good quality entry spaces to lobbies, foyers or individual dwelling entrances.</li> <li>• To allow an outlook to and surveillance of the street.</li> <li>• To allow for street landscape character.</li> </ul>  | <input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/>            | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/>            | <p>The proposal provides an appropriate street setback comparable to that of adjoining sites.</p>  |
| <u>Controls</u> <ul style="list-style-type: none"> <li>• Minimise overshadowing of the street and/or other buildings.</li> <li>• In general no part of a building or above ground structure may encroach into a setback zone - exceptions are underground parking structures no more than 1.2 metres above ground where this is consistent with the desired streetscape, awnings, balconies and bay windows.</li> </ul>   | <input type="checkbox"/><br><input checked="" type="checkbox"/>  | <input type="checkbox"/><br><input type="checkbox"/>  | <input checked="" type="checkbox"/><br><input type="checkbox"/>   | <p>Given the orientation of the site and the proposed design outcomes of the site, some overshadowing of the street is inevitable and unavoidable.</p> <p>There are no unacceptable encroachments into setback zones. The development is acceptable in this regard.</p>  |
| <i>Side &amp; Rear Setbacks</i>   |  |   |   |  |
| <u>Objectives</u> <ul style="list-style-type: none"> <li>• To minimise the impact of development on light, air, sun, privacy, views and outlook for neighbouring properties, including future buildings.</li> <li>• To retain or create a rhythm or pattern of development that positively defines the streetscape so that space is not just what is left over around the building form.</li> </ul> <u>Objectives – Rear Setbacks</u> <ul style="list-style-type: none"> <li>• To maintain deep soil zones to maximise natural site drainage and protect the water table.</li> <li>• To maximise the opportunity to retain and reinforce mature vegetation.</li> <li>• To optimise the use of land at the rear and surveillance of the street at the front.</li> <li>• To maximise building separation to provide visual and acoustic privacy.</li> </ul> | <input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/>                       | <input type="checkbox"/><br><input type="checkbox"/><br><input checked="" type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input checked="" type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> | <p>Appropriate setbacks are achieved in accordance with the Local centres and Residential Flat Buildings DCPs.</p> <p>Where setbacks are less than those required no significant amenity impacts are noted.</p> <p>Nil deep soil landscaping is provided, which is in accordance with the current approval DA16/2013A.</p> |
| <u>Controls</u> <ul style="list-style-type: none"> <li>• Where setbacks are limited by lot size and adjacent buildings, 'step in' the plan on deep building to provide internal courtyards and to limit the length of walls facing boundaries.</li> <li>• In general no part of a building or above ground structure may encroach into a setback zone – exceptions are underground parking structures no more than 1.2 metres above ground where this is consistent with the desired streetscape, awnings, balconies and bay windows.</li> </ul>  | <input checked="" type="checkbox"/><br><input checked="" type="checkbox"/>   | <input type="checkbox"/><br><input type="checkbox"/>  | <input type="checkbox"/><br><input type="checkbox"/>  | <p>Appropriate setbacks are achieved in accordance with the Local centres and Residential Flat Buildings DCPs.</p> <p>There are no unacceptable encroachments into setback zones. The development is acceptable in this regard.</p>  |
| <i>Floor Space Ratio</i>  |  |   |   |  |



| Requirement  | Yes                                 | No                                  | N/A                      | Comment   |
|--|-------------------------------------|-------------------------------------|--------------------------|---|
| <b>Objectives</b>  |                                     |                                     |                          |   |
| <ul style="list-style-type: none"> <li>To ensure that development is in keeping with the optimum capacity of the site and the local area.</li> <li>To define allowable development density for generic building types.</li> <li>To provide opportunities for modulation and depth of external walls within the allowable FSR.</li> <li></li> <li>To promote thin cross section buildings, which maximise daylight access and natural ventilation.</li> </ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | The proposed development is considered consistent with the density requirements imposed by Councils Local environmental Plan 2010. The proposal complies with the FSR control.  |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |   |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | The proposal includes a high number (68.9%) of dual aspect units. Compliance with specific solar access and dual aspect unit controls is considered later in the report.  |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |   |
| <ul style="list-style-type: none"> <li>To allow generous habitable balconies.</li> </ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Suitably sized balconies are provided for all units.  |
| <b>Part 02 Site Design</b>   |                                     |                                     |                          |   |
| <b>Site Analysis</b>   |                                     |                                     |                          |   |
| <ul style="list-style-type: none"> <li>Site analysis should include plan and section drawings of the existing features of the site, at the same scale as the site and landscape plan, together with appropriate written material.</li> <li>A written statement explaining how the design of the proposed development has responded to the site analysis must accompany the application.</li> </ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | The development is accompanied by a Statement of Environmental Effects, which includes detailed site analysis information in relation to existing conditions, the proposed development and the relevant development control plan.   |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |   |
| <b>Deep Soil Zones</b>   |                                     |                                     |                          |   |
| <b>Objectives</b>  |                                     |                                     |                          |   |
| <ul style="list-style-type: none"> <li>To assist with management of the water table.</li> <li>To assist with management of water quality.</li> <li>To improve the amenity of developments through the retention and/or planting of large and medium size trees.</li> </ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | The proposal includes a satisfactory planting scheme for the site. The landscape plan is satisfactory for approval and shows an adequate planting regime for the site.  |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |   |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |   |
| <b>Design Practice</b>   |                                     |                                     |                          |   |
| <ul style="list-style-type: none"> <li>Optimise the provision of consolidated deep soil zones within a site by the design of basement and sub basement car parking so as not to fully cover the site; and the use of front and side setbacks.</li> <li>Optimise the extent of deep soil zones beyond the site boundaries by locating them with the deep soil zones of adjacent properties.</li> <li>Promote landscape health by supporting for a rich variety of vegetation type and size.</li> <li>Increase the permeability of paved areas by limiting the area of paving and/or using impervious materials.</li> <li>A minimum of 25% of the open space area of a site should be a deep soil zone.</li> </ul> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The development is located in a mixed use zone and is not required to provide any deep soil zones.  |
|  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The proposal does not provide any deep soil zones, which is in accordance with the current approval DA16/2013A.   |
|  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |   |
|  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |   |
|  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |   |
|  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |   |
| <b>Fences and Walls</b>  |                                     |                                     |                          |   |
| <b>Objectives</b>  |                                     |                                     |                          |   |
| <ul style="list-style-type: none"> <li>To define the edges between public and private land.</li> <li>To define the boundaries between areas within the development having different functions or owners.</li> <li>To provide privacy and security.</li> <li>To contribute positively to the public domain.</li> </ul>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | The proposed development is considered to be consistent with the Fences and Walls objectives. Whilst no fencing is proposed on street elevation the separation between the commercial tenancies/residential entry are well defined from the public domain by the awning and access doors. |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |   |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |   |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |   |









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



| Requirement  | Yes                                 | No                       | N/A                      | Comment  |
|--|-------------------------------------|--------------------------|--------------------------|--|
| <ul style="list-style-type: none"> <li>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.</li> </ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The ground floor is proposed to be used for commercial purposes and built to the boundary, which does not necessitate the need to provide fencing within the front setback. It is noted that entry to the residential units are well distinct from entry to commercial uses.   |
| <ul style="list-style-type: none"> <li>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.</li> </ul>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Building entries are to be orientated to the street. The ground floor level is provided with commercial units which are orientated toward Park Road.   |
| <ul style="list-style-type: none"> <li>Improve the opportunities for casual surveillance by: orienting living areas with views over public or communal open spaces where possible; using bay windows and balconies which protrude beyond the main façade and enable a wider angle of vision to the street; using corner windows which provide oblique views of the street; providing casual views of common internal areas, such as lobbies and foyers, hallways, recreation areas and car parks.</li> </ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The commercial tenancies ensure an appropriate level of casual surveillance of public areas is achieved.   |
| <ul style="list-style-type: none"> <li>Minimise opportunities for concealment by: avoiding blind or dark alcoves near lifts and stairwells, at the entrance and within indoor car parking, along corridors and walkways; providing well lit routes throughout the development; providing appropriate levels of illumination for all common areas; providing graded illumination to car parks and illuminating entrances higher than the minimum acceptable standard.</li> </ul>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Opportunities for concealment or the creation of blind alcoves have been minimised in this development.  |
| <ul style="list-style-type: none"> <li>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.</li> </ul> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The position and orientation of the various building elements allow balconies and habitable rooms of apartments to overlook the public domain, which permits passive surveillance of neighbouring buildings and the School. Secure access doors/gates are to be provided to lift lobbies, car parking and communal courtyards. |
| <ul style="list-style-type: none"> <li>Carry out a formal crime risk assessment for all residential developments of more than 20 new dwellings.</li> </ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | An assessment of the proposal in relation to Council's Policy on Crime Prevention Through Environmental Design 2006 is provided, which addresses the relevant provisions.  |
| <b>Visual Privacy</b>  |                                     |                          |                          |  |
| <b>Objectives</b>  |                                     |                          |                          |  |
| <ul style="list-style-type: none"> <li>To provide reasonable levels of visual privacy externally and internally during the day and night.</li> </ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The proposed development is considered to be consistent with the Visual Privacy Objectives as outlook of open space is maximised where possible, without creating adverse impacts.   |
| <ul style="list-style-type: none"> <li>To maximise outlook and views from principal rooms and private open space without compromising visual privacy.</li> </ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |
|  |                                     |                          |                          | Privacy screens to balconies and high level windows are used to minimise impacts on visual privacy.  |

| Requirement  | Yes                                 | No                       | N/A                      | Comment   |
|--|-------------------------------------|--------------------------|--------------------------|---|
| <u>Design Practice</u> <ul style="list-style-type: none"><li>• Locate and orient new development to maximise visual privacy between buildings on site and adjacent buildings by providing adequate building separation, employing appropriate rear and side setbacks, utilise the site layout to increase building separation.</li></ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Appropriate building separation, staggering of private open space areas and suitable opportunity for screen planting at the ground level ensures that visual privacy between the building on site and adjacent buildings is maintained. |
| <ul style="list-style-type: none"><li>• Design building layouts to minimise direct overlooking of rooms and private open spaces adjacent to apartments by: balconies to screen other balconies and any ground level private open space; separating communal open space, common areas and access routes through the development from the windows of rooms, particularly habitable rooms; changing the level between ground floor apartments with their associated private open space, and the public domain or communal open space.</li></ul> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Generally, building separation, location of windows and private open spaces and the use of privacy screening are satisfactory.  |
| <ul style="list-style-type: none"><li>• Use detailed site and building design elements to increase privacy without compromising access to light and air.</li></ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Provision of fixed privacy louvers to balcony edges have minimised privacy impacts between apartments.  |
| <u>Building Entry</u>  |                                     |                          |                          |   |
| <u>Objectives</u> <ul style="list-style-type: none"><li>• To create entrances which provide a desirable residential identity for the development.</li></ul>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The proposed development is considered to be consistent with the Building Entry Objectives as a communal entry, which is easily identifiable is proposed.   |
| <ul style="list-style-type: none"><li>• To orient the visitor.</li></ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |   |
| <ul style="list-style-type: none"><li>• To contribute positively to the streetscape and building facade design.</li></ul>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |   |
| <u>Design Practice</u> <ul style="list-style-type: none"><li>• Improve the presentation of the development to the street by: locating entries so that they relate to the existing street and subdivision pattern, street tree planting and pedestrian access network; designing the entry as a clearly identifiable element of the building in the street; utilising multiple entries where it is desirable to activate the street edge or reinforce a rhythm of entries along a street.</li></ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A single entry is to be provided between the commercial tenancies. The entry will be clearly identifiable.  |
| <ul style="list-style-type: none"><li>• Provide as direct a physical and visual connection as possible between the street and the entry.</li></ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Entry foyers are spacious, feature glazing for clear sight lines and will be secured with resident-access locked doors. The entry foyers also allow equitable access to the building.   |
| <ul style="list-style-type: none"><li>• Achieve clear lines of transition between the public street, the shared private circulation spaces and the apartment unit.</li></ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The proposal is accessible, and has a safe and secure access.   |
| <ul style="list-style-type: none"><li>• Ensure equal access for all.</li></ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |   |
| <ul style="list-style-type: none"><li>• Provide safe and secure access.</li></ul>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |   |
| <ul style="list-style-type: none"><li>• Provide separate entries from the street for pedestrians and cars; different uses and ground floor apartments.</li></ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |   |
| <ul style="list-style-type: none"><li>• Design entries and associated circulation space of an adequate size to allow movement of furniture between public and private spaces.</li></ul>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |   |
| <ul style="list-style-type: none"><li>• Provide and design mailboxes to be convenient for residents and not to clutter the appearance of the development from the street.</li></ul>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |   |
| <u>Parking</u>   |                                     |                          |                          |   |

| Requirement   | Yes                                 | No                       | N/A                                 | Comment   |
|---|-------------------------------------|--------------------------|-------------------------------------|---|
| <b>Objectives</b> <ul style="list-style-type: none"> <li>• To minimise car dependency for commuting and recreational transport use and to promote alternative means of transport - public transport, bicycling and walking.</li> <li>• To provide adequate car parking for the building's users and visitors depending on building type and proximity to public transport.</li> <li>• To integrate the location and design of car parking with the design of the site and the building.</li> </ul>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | The proposed development is considered to be consistent with the Parking objectives as suitable number of resident, commercial and visitor car, and bicycle spaces are provided within the basement levels which do not impact upon the aesthetic design of the building.   |
| <b>Design Practice</b> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Limit the number of visitor parking spaces, particularly in small developments where the impact on landscape and open space is significant.</li> <li>• Give preference to underground parking wherever possible. Design considerations include: retaining and optimising the consolidated areas of deep soil zones; facilitating natural ventilation to basement and sub basement car parking areas; integrating ventilation grills or screening devices of car park openings into the façade design and landscape design; providing safe and secure access for building users, including direct access to residential apartments where possible; provide a logical and efficient structural grid.</li> </ul> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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. |
| <ul style="list-style-type: none"> <li>• Where aboveground enclosed parking cannot be avoided ensure the design of the development mitigates any negative impact on streetscape and street amenity by avoiding exposed parking on the street frontage; hiding car parking behind the building façade – where wall openings occur, ensure they are integrated into the overall façade scale, proportions and detail; wrapping the car parks with other uses.</li> <li>• Minimise the impact of on grade parking by: locating parking on the side or rear of the lot away from the primary street frontage; screening cars from view of streets and buildings; allowing for safe and direct access to building entry points; incorporating parking into the landscape design of the site.</li> <li>• Provide bicycle parking which is easily accessible from ground level and from apartments.</li> </ul>   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Above ground commercial parking is hidden behind the commercial units limiting any negative impact on the streetscape.  |
|   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |   |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Bicycle racks are provided within the basement parking level and are suitably accessible.   |
| <b>Pedestrian Access</b>  |                                     |                          |                                     |   |
| <b>Objectives</b> <ul style="list-style-type: none"> <li>• To promote residential flat development which is well connected to the street and contributes to the accessibility of the public domain.</li> <li>• To ensure that residents, including users of strollers and wheelchairs and people with bicycles, are able to reach and enter their apartments and use communal areas via minimum grade ramps, paths, access ways or lifts.</li> </ul>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | The proposed development is considered to be consistent with the Pedestrian Access objectives as barrier free communal entry is provided to access cores of all units.  |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |



| Requirement   | Yes   | No  | N/A  | Comment  |
|---|---|---|--|--|
| <b>Design Practice</b> <ul style="list-style-type: none"> <li>• Ensure that pedestrian safety is maintained by minimising potential pedestrian/vehicle conflicts.</li> <li>• Ensure adequate separation distances between vehicular entries and street intersections.</li> <li>• Optimise the opportunities for active street frontages and streetscape design by: making vehicle access points as narrow as possible; limit the number of vehicle access ways to a minimum; locating car park entry and access from secondary streets and lanes.</li> <li>• Improve the appearance of car parking and service vehicle entries by: screening garbage collection, loading and servicing areas visually away from the street; setback or recess car park entries from the main façade line; avoid 'black holes' in the façade by providing security doors to car park entries; where doors are not provided, ensure that the visible interior of the car park is incorporated into the façade design and materials selection and that building services – pipes and ducts – are concealed; return the façade material into the car park entry recess for the extent visible from the street as a minimum.</li> <li>• <b>Generally limit the width of driveways to a maximum of 6 metres.</b></li> <li>• Locate vehicle entries away from main pedestrian entries and on secondary frontages.</li> </ul> | <input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input type="checkbox"/><br><input checked="" type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input checked="" type="checkbox"/><br><input type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> | <p>Vehicular accesses are provided from Park Road. There a two-way access for the basement parking.</p> <p>The driveway width is not excessive and is not in near vicinity from any intersections.</p> <p>Service areas such as garbage storage (within specific rooms) and loading spaces are contained at ground floor level away from the public domain.</p> <p>Driveway width of 4.8m proposed. No objections raised by Council's development engineers in this regards.</p> <p>Loading dock driveway is 2.8m wide and is located adjacent to basement parking driveway.</p> |
| <b>Part 03 Building Design</b>  |   |   |  |  |
| <i>Apartment Layout</i>   |   |   |  |  |
| <b>Objectives</b> <ul style="list-style-type: none"> <li>• To ensure the spatial arrangement of apartments is functional and well organised.</li> <li>• To ensure that apartment layouts provide high standards of residential amenity.</li> <li>• To maximise the environmental performance of apartments.</li> <li>• To accommodate a variety of household activities and occupants' needs.</li> </ul>  | <input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/>  | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/>  | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/>   | <p>The proposed development is considered to be consistent with the Apartment Layout objectives as layouts are suitably sized to permit a satisfactory furniture layout to occur.</p>  |
| <b>Design Practice</b> <ul style="list-style-type: none"> <li>• Determine appropriate sizes in relation to: geographic location and market demands; the spatial configuration of an apartments; affordability.</li> <li>• Ensure apartment layouts are resilient over time by accommodating a variety of furniture arrangements; providing for a range of activities and privacy levels between different spaces within the apartment; utilising flexible room sizes and proportions or open plans; ensuring circulation by stairs, corridors and through rooms is planned as efficiently as possible thereby increasing the amount of floor space in rooms.</li> <li>• Design apartment layouts which respond to the natural and built environments and optimise site 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.</li> <li>• Locating main living spaces adjacent to main private open space; locating habitable rooms, and where possible kitchens and bathrooms, on the external face of buildings; maximising opportunities to facilitate natural ventilation and to capitalise on natural daylight by providing corner apartments,</li> </ul>  | <input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/>  | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/>  | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/>   | <p>Apartment layouts are generally considered satisfactory in terms of orientating living areas and private open spaces to optimise solar access where possible. A suitable furniture layout can be achieved for all the units.</p> <p>The layouts will allow for good amenity.</p> <p>The living area of each unit is connected to the balcony.</p>   |

| Requirement  | Yes  | No   | N/A  | Comment  |
|--|--|--|--|--|
| <p>cross-over/cross-through apartments; split-level/maisonette apartments, shallow/single aspect apartments.</p> <ul style="list-style-type: none"> <li>• Avoid locating kitchen as part of the main circulation spaces of an apartment, such as a hallway or entry space.</li> <li>• Include adequate storage space in apartment</li> <li>• Ensure apartment layouts and dimensions facilitate furniture removal and placement.</li> </ul> <p>• Single aspect apartments should be limited in depth to 8 metres from a window.</p> <p>• The back of a kitchen should be no more than 8 metres from a window.</p> <p>• The width of cross-over/cross-through apartments over 15 metres deep should be 4 metres or greater.</p> <p>• Buildings not meeting the minimum standards must demonstrate how satisfactory day lighting and natural ventilation can be achieved, particularly for habitable rooms.</p> <p>• 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.</p> | <input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/><br><br><input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/> | <input type="checkbox"/><br><br><input type="checkbox"/><br><input type="checkbox"/><br><br><input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/> | <input type="checkbox"/><br><br><input type="checkbox"/><br><input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/> | <p>The majority of apartments are dual aspect.</p> <p>The kitchens do not form part of the major circulation space of any apartment.</p> <p>Storage is provided within apartments and within the basement level.</p> <p>Generally complies, proposal is provided with satisfactory solar access and natural ventilation to apartments.</p> <p>Generally complies. Some back of kitchens are 8.5m from the window. No single aspect units have kitchens further than 8m from a window.</p> <p>The cross through apartments are less than 15m in depth.</p> <p>A good range of apartments are provided. No minimum sizes non compliances are noted. The apartments are generous in area and well proportioned.</p> |
| <b>Apartment Mix</b>   |  |  |  |  |
| <p><u>Objectives</u></p> <ul style="list-style-type: none"> <li>• To provide a diversity of apartment types, which cater for different household requirements now and in the future.</li> <li>• To maintain equitable access to new housing by cultural and socio-economic groups.</li> </ul>  | <input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/>   | <input type="checkbox"/><br><br><input type="checkbox"/>   | <input type="checkbox"/><br><br><input type="checkbox"/>   | <p>The proposed development is considered to be consistent with the Apartment Mix objectives as an acceptable mixture of studio, 2, 3 and 4/5 bedroom apartments are proposed which will cater for a range of household requirements.</p>  |
| <p><u>Design Practice</u></p> <ul style="list-style-type: none"> <li>• Provide a variety of apartment types particularly in large apartment buildings. Variety may not be possible in smaller buildings (up to 6 units).</li> <li>• Refine the appropriate mix for a location by considering population trends in the future as well as present market demands; noting the apartment's location in relation to public transport, public facilities, employment areas, schools, universities and retail centres.</li> <li>• Locate a mix of 1 and 3 bed apartments on the ground level where accessibility is more easily achieved.</li> <li>• Optimise the number of accessible and adaptable units to cater for a wider range of occupants.</li> <li>• Investigate the possibility of flexible apartment configurations which support change in the future.</li> </ul>  | <input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/>  | <input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/>   | <input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/>   | <p>The development has the following bedroom mix:-</p> <p>Studio/1 bedroom apartments - 32 units (18%)<br/>2 bedroom apartments – 126 units (70%)<br/>3 bedroom apartments – 20 units (11%)<br/>4/5 bedroom apartments – 2 (1%)</p> <p>No residential apartments are proposed to the ground level. Good accessibility is achieved on upper storeys.</p> <p>The development provides 20 adaptable units.</p>  |
| <b>Balconies</b>   |  |  |  |  |
| <p><u>Objectives</u></p> <ul style="list-style-type: none"> <li>• To provide all apartments with private open space.</li> <li>• To ensure balconies are functional and responsive to the environment thereby promoting the enjoyment of outdoor living for apartment residents.</li> <li>• To ensure that balconies are integrated into the overall architectural form and detail of residential flat buildings.</li> <li>• To contribute to the safety and liveliness of the street by allowing for casual overlooking and address.</li> </ul>  | <input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/>   | <input type="checkbox"/><br><input type="checkbox"/><br><br><input type="checkbox"/><br><input type="checkbox"/>   | <input type="checkbox"/><br><input type="checkbox"/><br><br><input type="checkbox"/><br><input type="checkbox"/>   | <p>The proposed development is considered to be consistent with the Balconies objectives as all apartments are provided with suitably sized private open spaces which integrate with the overall architectural form of the building and provide casual overlooking of communal and public areas.</p>   |





| Requirement   | Yes                                 | No                       | N/A                                 | Comment  |
|---|-------------------------------------|--------------------------|-------------------------------------|--|
| <ul style="list-style-type: none"> <li>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.</li> </ul>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | The units in the building have floor to ceiling heights of 2.7 metres.   |
| <ul style="list-style-type: none"> <li>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.</li> </ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | The building does not consist of any double height apartments  |
| <ul style="list-style-type: none"> <li>Design ceiling heights which promote building flexibility over time for a range of other uses, including retail or commercial, where appropriate.</li> </ul>   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Being a mixed use building ceiling heights to promote future flexibility of use is not necessary in this instance.   |
| <ul style="list-style-type: none"> <li>Coordinate internal ceiling heights and slab levels with external height requirements and key datum lines.</li> </ul>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| <ul style="list-style-type: none"> <li>Count double height spaces with mezzanines as two storeys.</li> </ul>  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| <ul style="list-style-type: none"> <li>Cross check ceiling heights with building height controls to ensure compatibility of dimensions, especially where multiple uses are proposed.</li> </ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| <ul style="list-style-type: none"> <li>Minimum dimensions from finished floor level to finished ceiling level:               <ul style="list-style-type: none"> <li>Mixed use buildings: 3.3 metres minimum for ground floor retail/commercial and for first floor residential, retail or commercial.</li> <li>For RFBs in mixed use areas 3.3 metres minimum for ground floor;</li> <li>For RFBs or other residential floors in mixed use buildings: 2.7 metres minimum for all habitable rooms on all floors, 2.4 metres preferred minimum for non-habitable rooms but no less than 2.25 metres;</li> </ul> </li> </ul> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Minimum height of 3.3m provided at ground floor; residential above ground floor.   |
|   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | No residential units are provided to the ground level.   |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Minimum height of 2.7m provided.   |
| <ul style="list-style-type: none"> <li>2 storey units: 2.4 metres for second storey if 50% or more of the apartments has 2.7 metres minimum ceiling heights;</li> <li>2 storey units with a 2 storey void space: 2.4 metres minimum;</li> <li>Attic spaces: 1.5 metres minimum wall height at edge of room with a 30° minimum ceiling slope.</li> <li>Developments which seek to vary the recommended ceiling heights must demonstrate that apartments will receive satisfactory daylight.</li> </ul>   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
|   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
|   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
|   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The floor to ceiling heights proposed are considered satisfactory.   |
| <b>Flexibility</b>  |                                     |                          |                                     |  |
| <b>Objectives</b>   |                                     |                          |                                     |  |
| <ul style="list-style-type: none"> <li>To encourage housing designs which meet the broadest range of the occupants' needs as possible.</li> </ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | The proposed development is considered to be consistent with the Flexibility objectives as layouts promote changes to furniture arrangement and a suitable number can be adapted to the changing needs of residents. |
| <ul style="list-style-type: none"> <li>To promote 'long life loose fit' buildings, which can accommodate whole or partial changes of use.</li> </ul>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| <ul style="list-style-type: none"> <li>To encourage adaptive reuse.</li> </ul>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| <ul style="list-style-type: none"> <li>To save the embodied energy expended in building demolition.</li> </ul>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
|   |                                     |                          |                                     |  |



| Requirement   | Yes  | No  | N/A  | Comment  |
|---|--|---|--|--|
| <b>Objectives</b> <ul style="list-style-type: none"> <li>• To create safe and pleasant spaces for the circulation of people and their personal possessions.</li> <li>• To facilitate quality apartment layouts, such as dual aspect apartments.</li> <li>• To contribute positively to the form and articulation of the building façade and its relationship to the urban environment.</li> <li>• To encourage interaction and recognition between residents to contribute to a sense of community and improve perceptions of safety.</li> </ul>  | <input checked="" type="checkbox"/><br><br><br><br><input checked="" type="checkbox"/><br><br><br><input checked="" type="checkbox"/><br><br><br><input checked="" type="checkbox"/><br><br><br> | <input type="checkbox"/><br><br><br><br><input type="checkbox"/><br><br><br><input type="checkbox"/><br><br><br><input type="checkbox"/><br><br><br>        | <input type="checkbox"/><br><br><br><br><input type="checkbox"/><br><br><br><input type="checkbox"/><br><br><br><input type="checkbox"/><br><br><br> | <p>The proposed development is considered to be consistent with the Internal Circulation objectives as spacious access hallways and apartments are provided.</p>   |
| <b>Design Practice</b> <ul style="list-style-type: none"> <li>• 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.</li> </ul>   | <input checked="" type="checkbox"/><br><br><br>  | <input type="checkbox"/><br><br><br>  | <input type="checkbox"/><br><br><br>   | <p>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.</p>   |
| <ul style="list-style-type: none"> <li>• Support better apartment building layouts by designing buildings with multiple cores which: increase the number of entries along a street; increase the number of vertical circulation points; give more articulation to the façade; limiting the number of units off a circulation core on a single level.</li> <li>• Articulate longer corridors by: utilising a series of foyer areas and/or providing windows along or at the end of a corridor.</li> <li>• Minimise maintenance and maintain durability by using robust materials in common circulation areas.</li> <li>• Where units are arranged off a double loaded corridor, the number of units accessible from a single core/corridor should be limited to 8 - exceptions for: adaptive reuse buildings; where developments can demonstrate the achievement of the desired streetscape character and entry response; where developments can demonstrate a high level of amenity for common lobbies, corridors and units.</li> </ul> | <input checked="" type="checkbox"/><br><br><br><input checked="" type="checkbox"/><br><br><br><input checked="" type="checkbox"/><br><br><br><input type="checkbox"/><br><br><br>                | <input type="checkbox"/><br><br><br><input type="checkbox"/><br><br><br><input type="checkbox"/><br><br><br><input checked="" type="checkbox"/><br><br><br> | <input type="checkbox"/><br><br><br><input type="checkbox"/><br><br><br><input type="checkbox"/><br><br><br><input type="checkbox"/><br><br><br>     | <p>One lift access core is provided to service the building. The lift core has 2 lifts.</p> <p>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.</p> |
| <b>Mixed Use</b>  |  |   |  |  |



| <b>Requirement</b>   | <b>Yes</b>                          | <b>No</b>                | <b>N/A</b>                          | <b>Comment</b>   |
|--|-------------------------------------|--------------------------|-------------------------------------|--|
| <u><b>Design Practice</b></u>  |                                     |                          |                                     |  |
| <ul style="list-style-type: none"> <li>• 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.</li> </ul> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Apartments are to have varying levels of storage areas. However, the storage space per unit varies.  |
| <ul style="list-style-type: none"> <li>• Provide storage which is suitable for the needs of residents in the local area and able to accommodate larger items such as sporting equipment and bicycles.</li> </ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Storage is provided within apartments and at basement levels.  |
| <ul style="list-style-type: none"> <li>• Ensure that storage separated from apartments is secure for individual use.</li> </ul>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Satisfactory storage areas are provided to satisfy the DCP requirements as detailed on the submitted plans.  |
| <ul style="list-style-type: none"> <li>• Where basement storage is provided: ensure that it does not compromise natural ventilation in car parks or create potential conflicts with fire regulations; exclude it from FSR calculations.</li> </ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| <ul style="list-style-type: none"> <li>• Consider providing additional storage in smaller apartments in the form of built-in cupboards to promote a more efficient use of small spaces.</li> </ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| <ul style="list-style-type: none"> <li>• In addition to kitchen cupboards and wardrobes, provide accessible storage facilities at the following rates:               <ul style="list-style-type: none"> <li>o Studio = 6cum;</li> <li>o 1 bed = 6cum;</li> <li>o 2 bed = 8cum;</li> <li>o 3+ bed = 10cum.</li> </ul> </li> </ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| <u><b>Acoustic Amenity</b></u>   |                                     |                          |                                     |  |
| <u><b>Objectives</b></u>   |                                     |                          |                                     |  |
| <ul style="list-style-type: none"> <li>• 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.</li> </ul>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | The proposed development is considered to be consistent with the Acoustic Amenity objectives as acoustic intrusion is minimised through building separation and the grouping of like-use rooms in apartments together. |
| <u><b>Design Practice</b></u>  |                                     |                          |                                     |  |
| <ul style="list-style-type: none"> <li>• Utilise the site and building layout to maximise the potential for acoustic privacy by providing adequate building separation within the development and from neighbouring buildings.</li> </ul>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Suitable building separation is provided to allow private open space areas to be located away from each other.   |
| <ul style="list-style-type: none"> <li>• Arrange apartments within a development to minimise noise transition between flats by: locating busy, noisy areas next to each other and quieter areas next to other quieter areas (kitchen near kitchen, bedroom near bedroom); using storage or circulation zones within an apartment to buffer noise from adjacent apartments, mechanical services or corridors and lobby areas; minimising the amount of party walls with other apartments.</li> </ul>                | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Like-use areas of apartments are grouped to avoid acoustic disturbance of neighbouring apartments where possible, i.e. bedrooms adjoin bedrooms and living areas adjoin living areas.                                  |
| <ul style="list-style-type: none"> <li>• Design the internal apartment layout to separate noisier from quieter spaces by: grouping uses within an apartment – bedrooms with bedrooms and service areas like kitchen, bathroom, and laundry together.</li> </ul>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Where possible, noisier areas such as bathrooms and laundries are distanced from bedrooms.   |
| <ul style="list-style-type: none"> <li>• Resolve conflicts between noise, outlook and views by using design measures including: double glazing, operable screened balconies; continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements.</li> </ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | The Acoustic Report provided with the application, satisfies councils requirements in terms of building construction. An appropriate condition of consent is attached in this regard.                                  |
| <ul style="list-style-type: none"> <li>• Reduce noise transmission from common corridors or outside the building by providing seals at entry doors.</li> </ul>   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| <u><b>Daylight Access</b></u>  |                                     |                          |                                     |  |

| Requirement   | Yes                                 | No                                  | N/A                                 | Comment   |
|---|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <u>Objectives</u> <ul style="list-style-type: none"> <li>To ensure that daylight access is provided to all habitable rooms and encouraged in all other areas of residential flat development.</li> <li>To provide adequate ambient lighting and minimise the need for artificial lighting during daylight hours.</li> <li>To provide residents with the ability to adjust the quantity of daylight to suit their needs.</li> </ul>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | The proposed development is considered to be generally consistent with the Daylight Access objectives as the orientation of living areas allows for daylight infiltration.  |
| <u>Design Practice</u> <ul style="list-style-type: none"> <li>Plan the site so that new residential flat development is oriented to optimise northern aspect.</li> </ul>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | There are many units facing north, east or west that receives an adequate amount of solar penetration from March through to September. However there are a number of units facing south that do not receive solar penetration.  |
| <ul style="list-style-type: none"> <li>Ensure direct daylight access to communal open space between March and September and provide appropriate shading in summer.</li> </ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | The internal courtyard space within the development will provide shade in summer whilst allowing solar penetration in winter. The built form is open to the north-east and north, which would provide direct solar access to a substantial portion of the communal open spaces. |
| <ul style="list-style-type: none"> <li>Optimise the number of apartments receiving daylight access to habitable rooms and principal windows: ensure daylight access to habitable rooms and private open space, particularly in winter; use skylights, clerestory windows and fanlights to supplement daylight access; promote two storey and mezzanine, ground floor apartments or locations where daylight is limited to facilitate daylight access to living rooms and private open spaces; limit the depth of single aspect apartments; ensure single aspect, single storey apartments have a northerly or easterly aspect; locate living areas to the north and service areas to the south and west of development; limit the number of south facing apartments and increase their window area; use light shelves to reflect light into deeper apartments.</li> </ul> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Apartment living areas and certain bedrooms are provided with openings to outdoor space to maximise access to daylight and where possible, north-facing openings, living areas and private open spaces are optimised.   |
| <ul style="list-style-type: none"> <li>Design for shading and glare control, particularly in summer: using shading devices such as eaves, awnings, colonnades, balconies, pergolas, external louvres and planting; optimising the number of north facing living spaces; providing external horizontal shading to north facing windows; providing vertical shading to east or west windows; using high performance glass but minimising external glare off windows (avoid reflective films, use a glass reflectance below 20%, consider reduced tint glass).</li> </ul>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Overhanging balconies and louvres are proposed to provide shading to private open spaces. A roof element is provided for the top floors to provide shading to portions of the top floor balconies of the building.  |
| <ul style="list-style-type: none"> <li>Limit the use of light wells as a source of daylight by prohibiting their use as the primary source of daylight in habitable rooms.</li> </ul>   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | None proposed for the development   |
| <ul style="list-style-type: none"> <li>Where light wells are used: relate light well dimensions to building separation; conceal building services and provide appropriate detail and materials to visible walls; ensure light wells are fully open to the sky; allow exceptions for adaptive reuse buildings, if satisfactory performance is demonstrated.</li> </ul>   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |   |
| <ul style="list-style-type: none"> <li>Living rooms and private open spaces for at least 70% of apartments in a development should receive a minimum of 3 hours direct sunlight between 9am and 3pm in midwinter. In dense urban areas, a</li> </ul>  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 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  |
|--|-------------------------------------|--------------------------|-------------------------------------|--|
| <u>Design Practice</u><br><u>Awnings</u> <ul style="list-style-type: none"><li>Encourage pedestrian activity on streets by providing awnings to retail strips, where appropriate, which: give continuous cover in areas which have a desired pattern of continuous awnings; complement the height, depth and form of the desired character or existing pattern of awnings; provide sufficient protection for sun and rain.</li><li>Contribute to the legibility of the residential flat development and amenity of the public domain by locating local awnings over building entries.</li><li>Enhance safety for pedestrians by providing under-awning lighting.</li></ul> <u>Signage</u> <ul style="list-style-type: none"><li>Councils should prepare guidelines for signage based on the desired character and scale of the local area.</li><li>Integrate signage with the design of the development by responding to scale, proportions and architectural detailing.</li><li>Provide clear and legible way finding for residents and visitors.</li></ul> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Awning over the surrounding public domain is proposed.   |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Distinct awning proposed over building entrance  |
|  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | No signage of any kind is proposed under this application.   |
|  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
|  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Entry door to residential foyer is recessed  |
| Facades  |                                     |                          |                                     |  |
| <u>Objectives</u> <ul style="list-style-type: none"><li>To promote high architectural quality in residential flat buildings.</li><li>To ensure that new developments have facades which define and enhance the public domain and desired street character.</li><li>To ensure that building elements are integrated into the overall building form and façade design.</li></ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | The proposed development is considered to be consistent with the Facade objectives as elevations of high architectural design quality which include modulation and articulation are proposed.    |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| <u>Design Practice</u> <ul style="list-style-type: none"><li>Consider the relationship between the whole building form and the façade and/or building elements.</li><li>Compose facades with an appropriate scale, rhythm and proportion, which respond to the building's use and the desired contextual character.</li><li>Design facades to reflect the orientation of the site using elements such as sun shading, light shelves and bay windows as environmental controls, depending on the façade orientation.</li><li>Express important corners by giving visual prominence to parts of the façade.</li><li>Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.</li><li>Coordinate security grills/screens, ventilation louvres and car park entry doors with the overall façade design.</li></ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Elevations are provided in accordance with the scale requirements of the Auburn Local Environmental plan and Auburn Town Centre controls. The design quality of the development is satisfactory. |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | A high level of modulation, articulation and architectural feature elements are incorporated to provide visually interesting and varied facades.   |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Unightly elements such as services, piping and plant is to be suitably located and/or screened so as not to detract from the visual quality of facades.  |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| Roof Design  |                                     |                          |                                     |  |
| <u>Objectives</u> <ul style="list-style-type: none"><li>To provide quality roof designs, which contribute to the overall design and performance of residential flat buildings.</li><li>To integrate the design of the roof into the overall façade, building composition and desired contextual response.</li><li>To increase the longevity of the building through weather protection.</li></ul>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | The proposed development is considered to be consistent with the Roof Design objectives as a flat roof with no elements which detract from the overall building appearance is proposed.          |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |

| Requirement   | Yes                                 | No                       | N/A                                 | Comment  |
|---|-------------------------------------|--------------------------|-------------------------------------|--|
| <b>Design Practice</b> <ul style="list-style-type: none"> <li>• Relate roof design to the desired built form.</li> <li>• Design the roof to relate to the size and scale of the building, the building elevations and three dimensional building form. This includes the design of any parapet or terminating elements and the selection of roof materials.</li> <li>• Design roofs to respond to the orientation of the site.</li> <li>• Minimise the visual intrusiveness of service elements (lift overruns, service plants, chimneys, vent stacks, telecommunication infrastructure, gutters, downpipes, and signage) by integrating them into the design of the roof.</li> <li>• Support the use of roofs for quality open space in denser urban areas by: providing space and appropriate building systems to support the desired landscape design; incorporating shade structures and wind screens to encourage open space use; ensuring open space is accessible.</li> <li>• Facilitate the use or future use of the roof for sustainable functions e.g. rainwater tanks, photovoltaic, water features.</li> <li>• Where habitable space is provided within the roof optimise residential amenity in the form of attics or penthouse apartments.</li> </ul> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | The proposed building is to have a flat roof which will not have any impact upon its overall appearance.   |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
|   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| <b>Energy Efficiency</b>  |                                     |                          |                                     |  |
| <b>Objectives</b> <ul style="list-style-type: none"> <li>• To reduce the necessity for mechanical heating and cooling.</li> <li>• To reduce reliance on fossil fuels.</li> <li>• To minimise greenhouse gas emissions.</li> <li>• To support and promote renewable energy initiatives.</li> </ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | The proposed development is considered to be consistent with the Energy Efficiency objectives as a BASIX Certificate which achieves the relevant energy targets is provided and the relevant commitments shown on plans. |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| <b>Design Practice</b><br>Requirements superseded by BASIX.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | The various BASIX Certificates for the buildings show that the development as a whole achieves the Pass Mark for energy and water conservation.  |
| <b>Maintenance</b>  |                                     |                          |                                     |  |
| <b>Objectives</b> <ul style="list-style-type: none"> <li>• To ensure long life and ease of maintenance for the development.</li> </ul>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | The proposed development is considered to be consistent with the Maintenance objectives as relevant conditions shall be included in any consent to ensure the site is suitably maintained.                               |
| <b>Design Practice</b> <ul style="list-style-type: none"> <li>• Design windows to enable cleaning from inside the building, where possible.</li> <li>• Select manually operated systems in preference to mechanical systems.</li> <li>• Incorporate and integrate building maintenance systems into the design of the building form, roof and façade.</li> <li>• Select durable materials, which are easily cleaned and are graffiti resistant.</li> <li>• Select appropriate landscape elements and vegetation and provide appropriate irrigation systems.</li> <li>• For developments with communal open space, provide a garden maintenance and storage area, which is efficient and convenient to use and is connected to water and drainage.</li> </ul>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Should the application be approved, relevant conditions in relation to use of high-quality materials and general maintenance of the site shall be included in any consent that may be issued.                            |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| <b>Waste Management</b>   |                                     |                          |                                     |  |
| <b>Objectives</b> <ul style="list-style-type: none"> <li>• To avoid the generation of waste through design, material selection and building practices.</li> <li>• To plan for the types, amount and disposal of waste to be generated during demolition, excavation</li> </ul>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | The proposed development is considered to be consistent with the Waste Management objectives as suitable arrangements and facilities for waste   |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |

| Requirement   | Yes  | No   | N/A   | Comment  |
|---|--|--|---|--|
| and construction of the development.<br><ul style="list-style-type: none"> <li>To encourage waste minimisation, including source separation, reuse and recycling.</li> <li>To ensure efficient storage and collection of waste and quality design of facilities.</li> </ul>   | <input checked="" type="checkbox"/><br><input checked="" type="checkbox"/>   | <input type="checkbox"/><br><input type="checkbox"/>   | <input type="checkbox"/><br><input type="checkbox"/>  | disposal and storage are proposed.   |
| <b>Design Practice</b><br><ul style="list-style-type: none"> <li>Incorporate existing built elements into new work, where possible.</li> <li>Recycle and reuse demolished materials, where possible.</li> <li>Specify building materials that can be reused and recycled at the end of their life.</li> <li>Integrate waste management processes into all stages of the project, including the design stage.</li> <li>Support waste management during the design stage by: specifying modestly for the project needs; reducing waste by utilising the standard product/component sizes of materials to be used; incorporating durability, adaptability and ease of future service upgrades.</li> </ul>  | <input type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> | <input checked="" type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> | Suitable waste management facilities are proposed throughout the building and will be managed by an appointed caretaker.   |
| <ul style="list-style-type: none"> <li>Prepare a waste management plan for green and putrescible waste, garbage, glass, containers and paper.</li> <li>Locate storage areas for rubbish bins away from the front of the development where they have a significant negative impact on the streetscape, on the visual presentation of the building entry and on the amenity of residents, building users and pedestrians.</li> <li>Provide every dwelling with a waste cupboard or temporary storage area of sufficient size to hold a single day's waste and to enable source separation.</li> <li>Incorporate on-site composting, where possible, in self contained composting units on balconies or as part of the shared site facilities.</li> <li>Supply waste management plans as part of the DA submission.</li> </ul> | <input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input type="checkbox"/><br><input checked="" type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input checked="" type="checkbox"/><br><input type="checkbox"/> |  |
| <b>Water Conservation</b>   |  |  |   |  |
| <b>Objectives</b><br><ul style="list-style-type: none"> <li>To reduce mains consumption of potable water.</li> <li>To reduce the quantity of urban stormwater runoff.</li> </ul>  | <input checked="" type="checkbox"/><br><input checked="" type="checkbox"/>   | <input type="checkbox"/><br><input type="checkbox"/>   | <input type="checkbox"/><br><input type="checkbox"/>  | The proposed development is considered to be consistent with the Water Conservation objectives as on-site detention and a suitable stormwater drainage plan is proposed. |
| <b>Design Practice</b><br><ul style="list-style-type: none"> <li>Requirements superseded by BASIX.</li> </ul>   | <input type="checkbox"/>   | <input type="checkbox"/>   | <input checked="" type="checkbox"/>   | The design practice requirements are superseded by commitments listed in the accompanying BASIX Certificate.   |

### Regional Environmental Plans

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

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

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

### Local Environmental Plans

#### **Auburn Local Environmental Plan 2010**

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

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



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



| Clause  | Yes   | No   | N/A  | Comment  |
|---|---|--|--|--|
| <p>(i) additional lots or the opportunity for additional dwellings, or</p> <p>(ii) lots that are smaller than the minimum size shown on the Lot Size Map in relation to the land concerned,</p> <p>(c) a consolidation of lots that does not create additional lots or the opportunity for additional dwellings,</p> <p>(d) rectifying an encroachment on a lot,</p> <p>(e) creating a public reserve,</p> <p>(f) excising from a lot land that is, or is intended to be, used for public purposes, including drainage purposes, rural fire brigade or other emergency service purposes or public toilets.</p> <p><b>Note.</b> If a subdivision is exempt development, the Act enables the subdivision to be carried out without consent.</p> | <input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/>  | <input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/> | <input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/> |  |
| <p><b>2.6 AA Demolition requires consent</b></p> <p>The demolition of a building or work may be carried out only with consent.</p> <p><b>Note.</b> If the demolition of a building or work is identified in <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> as exempt development, the Act enables it to be carried out without consent.</p>   | <input type="checkbox"/>  | <input type="checkbox"/>   | <input checked="" type="checkbox"/>  | The demolition component has been approved and has commenced under DA-16/2013 and does not form part of this application.  |
| <p><b>Zone B4 Mixed Use</b></p> <p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>To provide a mixture of compatible land uses.</li> <li>To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.</li> <li>To encourage high density residential development.</li> <li>To encourage appropriate businesses which contribute to economic growth.</li> <li>To achieve an accessible, attractive and safe public domain.</li> </ul> <p><b>2 Permitted without consent</b></p> <p>Nil</p> <p><b>3 Permitted with consent</b></p>   | <input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/><br><br><input type="checkbox"/> | <input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/> | <input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/><br><br><input checked="" type="checkbox"/>  | <p>The proposed residential and commercial/retail land uses are considered to be compatible with the objectives of the zone.</p> <p>The site enjoys close proximity to the core Auburn town centre and associated public transport links.</p> <p>The residential component of the development is high density in accordance with the zone.</p> <p>Being a mixed use development, the development will create an additional benefit in the form of job opportunities.</p> <p>The proposal is considered to provide an attractive public domain interface through the use of high quality materials, awning and accessible entry.</p> <p>All proposed development requires consent from Council.</p> |

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

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

| Clause  | Yes                                 | No                                  | N/A                                 | Comment   |
|---|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <b>4.3 Height of buildings</b>  |                                     |                                     |                                     |   |
| (1) The objectives of this clause are as follows:   |                                     |                                     |                                     |   |
| (a) to establish a maximum building height to enable appropriate development density to be achieved, and  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | The subject site has a 38m height limit under the Auburn LEP 2010. The proposal generally compiles with the maximum allowable height limit of 38 metre, with only a minor breach of 0.5m which is attributed to the lift overrun and skylights within the centre of the building. |
| (b) to ensure that the height of buildings is compatible with the character of the locality   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |   |
| (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | It is considered that the minor non-compliance will not unduly impact on the amenity of neighbouring properties or the character of the locality and as such is considered permissible.   |
| (2A) Despite subclause (2), the maximum height of office premises and hotel or motel accommodation is:  |                                     |                                     |                                     |   |
| (a) if it is within the Parramatta Road Precinct, as shown edged orange on the Height of Buildings Map—27 metres,   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 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 is considered reasonable in this instance.  |
| (b) if it is on land within Zone B6 Enterprise Corridor within the Silverwater Road Precinct, as shown edged light purple on the Height of Buildings Map—14 metres.   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Development not on Parramatta Road Precinct.<br><br>Development not on land within zone B6 – Enterprise Corridor.   |
| <b>4.4 Floor space ratio</b>  |                                     |                                     |                                     |   |
| (1) The objectives of this clause are as follows:   |                                     |                                     |                                     |   |
| (a) To establish a maximum floor space ratio to enable appropriate development density to be achieved, and  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | A floor space ratio of 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 the 5:1 FSR control, to be removed from the upper levels.                             |
| (b) To ensure that development intensity reflects its locality.   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |   |
| (2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 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,   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |   |
| (b) for sites that are 1,300 square metres or greater but less than 1,800   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |   |



| Clause   | Yes                                 | No                       | N/A                                 | Comment  |
|--|-------------------------------------|--------------------------|-------------------------------------|--|
| <b>4.5 Calculation of floor space ratio and site area</b>  |                                     |                          |                                     |  |
| <b>(1) Objectives</b>  |                                     |                          |                                     |  |
| The objectives of this clause are as follows:  |                                     |                          |                                     |  |
| (a) to define <b>floor space ratio</b> ,   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Noted  |
| (b) to set out rules for the calculation of the site area of development for the purpose of applying permitted floor space ratios, including rules to:   |                                     |                          |                                     |  |
| (i) prevent the inclusion in the site area of an area that has no significant development being carried out on it, and   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The 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   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| (iii) require community land and public places to be dealt with separately.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| <b>(2) Definition of “floor space ratio”</b>   |                                     |                          |                                     |  |
| The <b>floor space ratio</b> of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.  |                                     |                          |                                     |  |
| <b>(3) Site area</b>   |                                     |                          |                                     |  |
| In determining the site area of proposed development for the purpose of applying a floor space ratio, the <b>site area</b> is taken to be:   |                                     |                          |                                     |  |
| (a) if the proposed development is to be carried out on only one lot, the area of that lot, or   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| (b) if the proposed development is to be carried out on 2 or more lots, the area of any lot on which the development is proposed to be carried out that has at least one common boundary with another lot on which the development is being carried out. | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| In addition, subclauses (4)–(7) apply to the calculation of site area for the purposes of applying a floor space ratio to proposed development.  |                                     |                          |                                     |  |
| <b>(4) Exclusions from site area</b>   |                                     |                          |                                     |  |
| The following land must be excluded from the site area:  |                                     |                          |                                     |  |
| (a) land on which the proposed development is prohibited, whether under this Plan or any other law,  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | No exclusions in accordance with this clause are being applied.              |
| (b) community land or a public place (except as provided by subclause (7)).  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| <b>(5) Strata subdivisions</b>   |                                     |                          |                                     |  |
| The area of a lot that is wholly or partly on top of another or others in a strata subdivision is to be included in the calculation of the site area   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| <b>(6) Only significant development to be included</b><br><br>The site area for proposed development must not include a lot additional to a lot or lots on which the development is being carried out unless the proposed development includes significant development on that additional lot.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| <b>(7) Certain public land to be separately considered</b><br><br>For the purpose of applying a floor space ratio to any proposed development on, above or below community land or a public place, the site area must only include an area that is on, above or below that community land or public place, and is occupied or physically affected by the proposed development, and may not include any other area on which the proposed development is to be carried out. | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | No public land incorporated into the proposal.   |
| <b>(8) Existing buildings</b><br><br>The gross floor area of any existing or proposed buildings within the vertical projection (above or below ground) of the boundaries of a site is to be included in the calculation of the total floor space for the purposes of applying a floor space ratio, whether or not the proposed development relates to all of the buildings.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | All above ground floors of the proposal are factored into the floor space ratio calculation. |
| <b>(9) Covenants to prevent “double dipping”</b><br><br>When consent is granted to development on a site comprised of 2 or more lots, a condition of the consent may require a covenant to be registered that prevents the creation of floor area on a lot (the restricted lot) if the consent authority is satisfied that an equivalent quantity of floor area will be created on another lot only because the site included the restricted lot.                         | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| <b>(10) Covenants affect consolidated sites</b><br>If:  |                                     |                          |                                     |  |
| (a) a covenant of the kind referred to in subclause (9) applies to any land ( <b><i>affected land</i></b> ), and  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | No consolidation covenant is being applied in this instance.                                 |
| (b) proposed development relates to the affected land and other land that together comprise the site of the proposed development,   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| the maximum amount of floor area allowed on the other land by the floor space ratio fixed for the site by this Plan is reduced by the quantity of floor space area the covenant prevents being created on the affected land.  |                                     |                          |                                     |  |
| <b>(11) Definition</b><br><br>In this clause, <b><i>public place</i></b> has the same meaning as it has in the <i>Local Government Act 1993</i> .   |                                     |                          |                                     |  |

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



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



| Clause   | Yes                                 | No                       | N/A                                 | Comment |
|--|-------------------------------------|--------------------------|-------------------------------------|---------|
| conservation area that is a place of Aboriginal heritage significance,   |                                     |                          |                                     |         |
| (f) erecting a building on land on which a heritage item is located or that is within a heritage conservation area,  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |         |
| (g) subdividing land on which a heritage item is located or that is within a heritage conservation area.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |         |
| <b>(3) When consent not required</b>   |                                     |                          |                                     |         |
| However, consent under this clause is not required if:   |                                     |                          |                                     |         |
| (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:   |                                     |                          |                                     |         |
| (i) is of a minor nature, or is for the maintenance of the heritage item, archaeological site, or a building, work, relic, tree or place within a heritage conservation area, and  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |         |
| (ii) would not adversely affect the significance of the heritage item, archaeological site or heritage conservation area, or   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |         |
| (b) the development is in a cemetery or burial ground and the proposed development:  |                                     |                          |                                     |         |
| (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |         |
| (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to a place of Aboriginal heritage significance, or  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |         |
| (c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |         |
| (d) the development is exempt development.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |         |
| <b>Note.</b> For land known as Rookwood Cemetery zoned SP1 Cemetery, development consent from, and notification to, the consent authority is not required under this plan for the further use of an existing grave site or crypt within a graveyard that is a heritage item, provided the heritage significance of the item is not adversely affected. |                                     |                          |                                     |         |
| <b>(4) Effect on heritage significance</b>   |                                     |                          |                                     |         |
| The consent authority must, before granting consent under this clause, consider the effect of the proposed development on the heritage significance of the heritage item or heritage conservation area concerned. This subclause applies regardless of whether a heritage  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |         |



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

| Clause   | Yes                      | No                       | N/A                                 | Comment |
|--|--------------------------|--------------------------|-------------------------------------|---------|
| 2 Works below the natural ground surface. Works by which the watertable is likely to be lowered.   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |         |
| 3 Works more than 1 metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |         |
| 4 Works more than 2 metres below the natural ground surface. Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |         |
| 5 Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |         |
| (3) Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority. |                          |                          |                                     |         |
| (4) Despite subclause (2) Development consent is not required under this clause for the carrying out of works if:  |                          |                          |                                     |         |
| (a) a preliminary assessment of the proposed works prepared in accordance with the Acid Sulfate Soils Manual indicates that an acid sulfate soils management plan is not required for the works, and   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |         |
| (b) the preliminary assessment has been provided to the consent authority and the consent authority has confirmed the assessment by notice in writing to the person proposing to carry out the works.  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |         |
| (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):                       |                          |                          |                                     |         |
| (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,                        | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |         |
|  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |         |



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





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

| Clause   | 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   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |   |
| (h) sea level rise or change of flooding patterns as a result of climate change have been considered.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |   |
| <b>6.5 Essential Services</b>  |                                     |                          |                                     |   |
| (1) Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required: |                                     |                          |                                     | The listed services are currently available to the site.  |
| (a) the supply of water,   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Should the development be approved conditions will be imposed requiring that all services be augmented as necessary in accordance with service provider requirements. |
| (b) the supply of electricity,   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| (c) the disposal and management of sewage.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| (d) stormwater drainage or on-site conservation,   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| (e) suitable road access.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| (2) This clause does not apply to development for the purpose of providing, extending, augmenting, maintaining or repairing any essential service referred to in this clause.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |   |

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

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

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

#### ADCP 2010 – Local Centres

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

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





|   |   |  |   |  |
|---|---|--|---|--|
| <p>shall be in proportion with the scale and size of the new building and any adjoining buildings which contribute positively to the streetscape.</p> <p><b>D5</b> Street awnings which appear as horizontal elements along the façade of the building shall be provided as part of all new development.</p> <p><b>D6</b> Where development has two (2) street frontages the streetscape should be addressed by both facades.</p>   | <input checked="" type="checkbox"/><br><br><input type="checkbox"/>   | <input type="checkbox"/><br><br><input type="checkbox"/>   | <input type="checkbox"/><br><br><input checked="" type="checkbox"/>   | <p>All windows and doors are considered to possess appropriate proportions.</p> <p>There is an awning provided over the footpath.</p>  |
| <p><b>2.3 Materials</b><br/><b>Performance criteria</b></p> <p><b>P1</b> Materials enhance the quality and character of the business precinct.</p> <p><b>Development controls</b></p> <p><b>D1</b> New buildings shall incorporate a mix of solid (i.e. masonry concrete) and glazed materials, consistent with the character of buildings in the locality.</p> <p><b>D2</b> Building materials and finishes complement the finishes predominating in the area. Different materials, colours or textures may be used to emphasise certain features of the building.</p> <p><b>D3</b> Building facades at street level along primary streets and public places consist of a minimum of 80% for windows/glazed areas and building and tenancy entries.</p> <p><b>D4</b> Visible light reflectivity from building materials used on the facades of new buildings shall not exceed 20%.</p> | <input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/>                                 | <input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/>                                 | <input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/>            | <p>The proposed materials are considered to be of high quality and contemporary appearance. The development is acceptable in this regard.</p> <p>The facade contains a mix of masonry concrete and glazing materials appropriate to the residential and commercial use of the building.</p> <p>Should the application be recommended for approval, appropriate condition could be imposed in this regards.</p> |
| <p><b>2.4 Roofs</b><br/><b>Performance criteria</b></p> <p><b>P1</b> Roof design is integrated into the overall building design.</p> <p><b>Development controls</b></p> <p><b>D1</b> Design of the roof shall achieve the following:</p> <ul style="list-style-type: none"> <li>• concealment of lift overruns and service plants;</li> <li>• presentation of an interesting skyline;</li> <li>• enhancing views from adjoining developments and public places; and</li> <li>• complementing the scale of the building.</li> </ul> <p><b>D2</b> Roof forms shall not be designed to add to the perceived height and bulk of the building.</p> <p><b>D3</b> Where outdoor recreation areas are proposed on flat roofs, shade structures and wind screens shall be provided.</p>  | <input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/><br><br><input type="checkbox"/> | <input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/> | <input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/><br><br><input checked="" type="checkbox"/> | <p>The proposed parapet is a flat horizontal roof element to the building.</p> <p>The roof overruns are not visible from the street.</p> <p>The roof is appropriate in this instance.</p> <p>The roof design is not considered to add to the perceived bulk and scale of the building.</p> <p>No outdoor open space is proposed on the roof.</p>   |
| <p><b>2.5 Balconies</b><br/><b>Performance criteria</b></p> <p><b>P1</b> Balconies contribute positively to the amenity of residents and the visual quality of the local centre.</p> <p><b>Development controls</b></p> <p><b>D1</b> Balustrades and balconies shall be constructed from a balance of solid</p>   | <input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/>  | <input type="checkbox"/><br><br><input type="checkbox"/>   | <input type="checkbox"/><br><br><input type="checkbox"/>  | <p>The facade and balconies present to the street in a coordinated balance of</p>  |



|   |                                     |                                     |                                     |  |
|---|-------------------------------------|-------------------------------------|-------------------------------------|--|
| architecture, albeit in modern forms and materials.   |                                     |                                     |                                     |  |
| <b>P2</b> New development conserves and enhances the existing character of the street with particular reference to architectural themes.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | The proposed building provides a highly articulated built form in keeping with the contemporary character and future character of Auburn Centre.   |
| <b>P3</b> 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.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |  |
| <b>P4</b> To maintain the surviving examples of original whole shop frontages where the shop frontages contribute to the local character.   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |  |
| <b>P5</b> 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 overall character of the local centre.   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |  |
| <b>Development controls</b>   |                                     |                                     |                                     |  |
| <b>D1</b> Applicants shall demonstrate how new development addresses the streetscape and surrounding built environment.   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The proposed building bulk and scale and the adjoining northern development represent a more urban form associated with the Auburn Centre which progressively transitions to a lower density residential form as Park Road continues in a southerly direction. |
| <b>D2</b> New shopfronts shall be constructed in materials which match or complement materials use in the existing building.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |  |
| <b>D3</b> Development shall provide direct access between the footpath and the shop.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |  |
| <b>D4</b> Development shall avoid the excessive use of security bars.   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |  |
| <b>D5</b> Block-out roller shutters are not permitted.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |  |
| <b>D6</b> Signage shall be minimised and coordinated to contribute to a more harmonious and pleasant character for the locality.  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | There are no signs proposed as part of the subject application.  |
| <b>3.2 Setbacks</b>   |                                     |                                     |                                     |  |
| <b>Performance criteria</b>   |                                     |                                     |                                     |  |
| <b>P1</b> The setback of new buildings is consistent with the setback of adjoining buildings.   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Proposed setbacks considered appropriate and consistent with the setback requirements.   |
| <b>P2</b> The built edge of development at the street frontage contributes to a sense of enclosure and scale within the centre.   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | The site is not located on a corner or identified as a gateway site.   |
| <b>Development controls</b>   |                                     |                                     |                                     |  |
| <b>D1</b> 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 Town Centre). | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |  |
| <b>D2</b> Levels above the street wall height are to be setback 4m.   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |  |
| <b>4.0 Mixed Use Developments</b>   |                                     |                                     |                                     |  |
| <b>Objectives</b>   |                                     |                                     |                                     |  |
| a. To encourage sustainable development by permitting services and employment-generating uses in conjunction with residential uses.   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | The development is considered to be in accordance with the mixed-use development objectives. The development will create employment opportunity, enjoy connectivity to existing public transport services,   |
| b. To provide affordable residential development within close proximity to  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |  |



|  |                                     |                          |                          |   |
|--|-------------------------------------|--------------------------|--------------------------|---|
| <p>transport, employment and services.</p> <p>c. To enhance the vitality and safety of commercial centres by encouraging further residential development.</p> <p>d. To achieve a lively and active street frontage by encouraging the integration of appropriate retail and commercial uses with urban housing.</p>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>enhance the vitality of the area and increase the activation of the street. The development is acceptable in this regard.</p>  |
| <p><b>4.1 Building design</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> Mixed use developments are designed to architecturally express the different functions of the building while sympathetically integrating into the local centre streetscape.</p> <p><b>P2</b> 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.</p> <p><b>Development controls</b></p> <p><b>D1</b> The architecture of ground level uses shall reflect the commercial/retail function of the centre.</p> <p><b>D2</b> Buildings shall achieve a quality living environment that sympathetically integrates into the character of the commercial precinct.</p> <p><b>D3</b> Commercial and retail servicing, loading and parking facilities shall be separated from residential access and servicing and parking.</p> <p><b>D4</b> The design of buildings on corner sites or at the ends of a business/commercial zone shall emphasise the corner as a focal point.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>The development is considered to respond well in this regard.</p> <p>The ground floor is identifiable as a commercial component of the development. The residential lobbies are separated from the commercial tenancies.</p> <p>The building will establish the future character of the immediate area.</p> <p>All commercial servicing will be undertaken at the ground floor level. Residential parking is to the basement levels.</p> |
| <p><b>4.2 Active street frontages</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> Active frontage users are defined as one of a combination of the following at street level.</p> <ul style="list-style-type: none"> <li>• Front entry to shopfronts;</li> <li>• Shop front;</li> <li>• Café or restaurant if accompanied by an entry from the street;</li> <li>• Active office uses, such as reception, if visible from the street; and</li> <li>• Public building if accompanied by an entry</li> </ul> <p><b>Development controls</b></p> <p><b>D1</b> Retail outlets and restaurants are located at the street frontage on the ground level.</p> <p><b>D2</b> A separate and defined entry shall be provided for each use within a mixed use development.</p> <p><b>D3</b> Only open grill or transparent security (at least 70% visually transparent) shutters are permitted to retail frontages.</p>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>No uses of the commercial tenancies is proposed under this application however the proposed building can entertain a number of uses as outlined under the B4 Mixed Use zone of the ALEP 2010 assessment.</p> <p>Separate entries are provided for the commercial tenancies and the residential lobbies. The development is acceptable in this regard.</p>  |
| <p><b>4.3 Awnings</b></p>  |                                     |                          |                          |   |



|  |                                     |                          |                                     |   |
|--|-------------------------------------|--------------------------|-------------------------------------|---|
| <p><b>P3</b> Encourage activity within arcades.</p> <p><b>Development controls</b></p> <p><b>D1</b> Arcades shall:</p> <ul style="list-style-type: none"> <li>•Accommodate active uses such as shops, commercial uses, public uses, residential lobbies, cafes or restaurants.</li> <li>•Be obvious and direct thoroughfares for pedestrians;</li> <li>•Provide adequate clearance to ensure pedestrian movement is not obstructed;</li> <li>•Have access to natural light for all or part of their length and at the openings at each end, where practicable;</li> <li>•Have signage at the entry indicating public accessibility and to where the arcade leads; and</li> <li>•Have clear sight lines and not opportunities for concealment.</li> </ul> <p><b>D2</b> Where arcades or internalised shopping malls are proposed, those shops at the entrance must have direct pedestrian access to the street.</p> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |   |
| <p><b>4.5 Amenity</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> The amenity provided for residents of a mixed use development is similar to that expected in residential zones in terms of visual and acoustic privacy, solar amenity and views.</p> <p><b>Development controls</b></p> <p><b>D1</b> 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.</p>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <p>The development provides for an appropriate level of amenity for the residential use. See the SEPP 65 assessment section of the report.</p> <p>The development is not located in near vicinity of railway lines or arterial roads.</p> |
| <p><b>4.6 Residential flat building component of mixed use developments</b></p> <p>Applicants shall consult the Residential Flat Buildings Part of this DCP for the design requirements for the residential flat building component of a mixed use development.</p>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <p>Assessment provided later in addition to the SEPP 65 assessment undertaken.</p>  |
| <b>5.0 Privacy and Security</b>  |                                     |                          |                                     |   |
| <p><b>Objectives</b></p> <p>a. To provide personal and property security for residents and visitors and enhance perceptions of community safety.</p> <p>b. To ensure that new development achieves adequate visual and acoustic privacy levels for neighbours and residents.</p> <p>c. To create a balance of uses that are safe and easily accessible.</p> <p>d. To ensure there is adequate lighting and signage to provide a safe environment.</p> <p>e. To enhance the architectural character of buildings at night, improve safety and enliven the town</p>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <p>The proposal is considered to promote safety and security in the local area by increasing the opportunity for general pedestrian activity and passive surveillance in the locality.</p>  |





|   |                                     |                          |                                     |  |
|---|-------------------------------------|--------------------------|-------------------------------------|--|
| <p>minimise noise impacts on adjoining residential areas caused by loading/unloading, late night operations, use of plant and equipment and entertainment activities.</p> <p><b>Development controls</b></p> <p><b>D1</b> New commercial development (whether part of a mixed use development or not) shall comply with the provisions of the relevant acts, regulations, environmental planning instruments, Australian Standards and guidelines produced by the NSW Department of Environment, Climate Change and Water, the NSW Roads and Traffic Authority and the NSW Department of Planning as applicable for noise, vibration and quality assurance. This includes:</p> <ul style="list-style-type: none"> <li>• Development Near Rail Corridors and Busy Roads, NSW Department of Planning, December 2008 – Interim Guidelines.</li> <li>• NSW Industrial Noise Policy;</li> <li>• Interim Guideline for the Assessment of Noise from Rail Infrastructure Projects; and</li> <li>• Environmental Criteria for Road and Traffic Noise.</li> </ul> <p><b>D2</b> Restaurant and cafe design shall minimise the impact of noise associated with late night operation on nearby residents. Operation includes loading/unloading of goods/materials and the use of plant and equipment at a proposed commercial premise.</p> <p><b>D3</b> An acoustic report shall be submitted with a development application for a proposed commercial use in the local centre that operates during the hours between 10pm and 6am.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <p>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.</p> |
| <p><b>5.4 Wind Mitigation</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> New development satisfy nominated wind standards and maintain comfortable conditions for pedestrians.</p> <p><b>Development controls</b></p> <p><b>D1</b> Site design for tall buildings (towers) shall:</p> <ul style="list-style-type: none"> <li>• Set tower buildings back from lower structures built at the street frontage to protect pedestrians from strong wind downdrafts at the base of the tower;</li> <li>• Ensure that tower buildings are well spaced from each other to allow breezes to penetrate local centres;</li> <li>• Consider the shape, location and height of buildings to satisfy wind</li> </ul>   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>No use proposed for the commercial tenancies as part of this application.</p>   |
| <p><b>5.4 Wind Mitigation</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> New development satisfy nominated wind standards and maintain comfortable conditions for pedestrians.</p> <p><b>Development controls</b></p> <p><b>D1</b> Site design for tall buildings (towers) shall:</p> <ul style="list-style-type: none"> <li>• Set tower buildings back from lower structures built at the street frontage to protect pedestrians from strong wind downdrafts at the base of the tower;</li> <li>• Ensure that tower buildings are well spaced from each other to allow breezes to penetrate local centres;</li> <li>• Consider the shape, location and height of buildings to satisfy wind</li> </ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <p>Given the very minor exceedance of 35m, the provision of a wind effects report is considered unnecessary.</p>   |
| <p><b>5.4 Wind Mitigation</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> New development satisfy nominated wind standards and maintain comfortable conditions for pedestrians.</p> <p><b>Development controls</b></p> <p><b>D1</b> Site design for tall buildings (towers) shall:</p> <ul style="list-style-type: none"> <li>• Set tower buildings back from lower structures built at the street frontage to protect pedestrians from strong wind downdrafts at the base of the tower;</li> <li>• Ensure that tower buildings are well spaced from each other to allow breezes to penetrate local centres;</li> <li>• Consider the shape, location and height of buildings to satisfy wind</li> </ul>   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| <p><b>5.4 Wind Mitigation</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> New development satisfy nominated wind standards and maintain comfortable conditions for pedestrians.</p> <p><b>Development controls</b></p> <p><b>D1</b> Site design for tall buildings (towers) shall:</p> <ul style="list-style-type: none"> <li>• Set tower buildings back from lower structures built at the street frontage to protect pedestrians from strong wind downdrafts at the base of the tower;</li> <li>• Ensure that tower buildings are well spaced from each other to allow breezes to penetrate local centres;</li> <li>• Consider the shape, location and height of buildings to satisfy wind</li> </ul>   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| <p><b>5.4 Wind Mitigation</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> New development satisfy nominated wind standards and maintain comfortable conditions for pedestrians.</p> <p><b>Development controls</b></p> <p><b>D1</b> Site design for tall buildings (towers) shall:</p> <ul style="list-style-type: none"> <li>• Set tower buildings back from lower structures built at the street frontage to protect pedestrians from strong wind downdrafts at the base of the tower;</li> <li>• Ensure that tower buildings are well spaced from each other to allow breezes to penetrate local centres;</li> <li>• Consider the shape, location and height of buildings to satisfy wind</li> </ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |

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| <p>criteria for public safety and comfort at ground level; and</p> <ul style="list-style-type: none"> <li>• Ensure useability of open terraces and balconies.</li> </ul> <p><b>D2</b> A Wind Effects Report is to be submitted with the DA for all buildings greater than 35m in height.</p> <p><b>D3</b> For buildings over 48m in height, results of a wind tunnel test are to be included in the report.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |   |
| <p><b>6.0 Access and Car Parking</b><br/> <b>In addition to this section, applicants shall consult the Parking and Loading Part of this DCP for other access, parking and loading requirements for all development within local centres.</b></p>  |                                     |                          |                          |   |
| <p><b>6.1 Access, loading and car parking requirements</b><br/> <b>Development controls</b><br/> <b>D1</b> Car parking rates shall be provided in accordance with the Parking and Loading Part of this DCP.</p>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>Car parking will be accommodated over the three basement levels.</p> <p>General access and manoeuvring has been assessed by Council's engineering section as being acceptable.</p> <p>With regard to car parking required the following calculations are provided:</p> <p>32 x studio/1bed units (1 space per unit) = 32<br/> 126 x 2 br units (1 space per unit) = 126<br/> 20 x 3 br units (2 spaces per unit) = 40<br/> 2 x 4/5 bed units (2 spaces per unit) = 4<br/> 180 x 0.2 visitor (0.2 per total units) = 36</p> <p>Total residential/visitor parking required<br/> 238</p> <p>Commercial</p> <p>1 per 40 sqm = 563.63 / 40 = 14</p> <p>1 loading bay per 4,000 sqm = 1 loading bay required.</p> <p>Total = 238 + 14 + 1 = spaces required.</p> <p>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.</p> <p>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.</p> |
| <p><b>6.2 Creation of new streets and laneways</b><br/> <b>Performance criteria</b><br/> <b>P1</b> All new proposed roads are designed to convey the primary function of the</p>  |                                     |                          |                          | <p>No new streets or laneways are being proposed under this development application. This section of the DCP is</p>   |





|   |                                     |                          |                                     |   |
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| f. To ensure that new street furniture is coordinated with existing street furniture and does not create clutter and obstacles in public spaces.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | No at grade car parking that is visible from the public domain is proposed. |
| g. To ensure that public areas respond to the needs of people with sensory and other disabilities.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| <b>Performance criteria</b>   |                                     |                          |                                     |   |
| <b>P1</b> Landscaping forms an integral part of the overall design concept.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| <b>P2</b> Landscape reinforces the architectural character of the street and positively contributes to maintaining a consistent and memorable character.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| <b>P3</b> Landscaped areas are used to soften the impact of buildings and car parking areas as well as for screening purposes.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| <b>P4</b> Landscaped areas are provided for passive and recreational use of workers.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| <b>P5</b> Enhance the existing streetscape and promote a scale and density of planting that softens the visual impacts of buildings.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| <b>P6</b> Encourage the planting of low water consumption plants and trees.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| <b>Development controls</b>   |                                     |                          |                                     |   |
| <b>D1</b> Development shall incorporate landscaping in the form of planter boxes to soften the upper level of buildings.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | No fencing proposed.  |
| <b>D2</b> At grade car parking areas, particularly large areas, shall be landscaped so as to break up large expanses of paving. Landscaping shall be required around the perimeter and within large carparks. | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |   |
| <b>D3</b> In open parking areas, one (1) shade tree per ten (10) spaces shall be planted within the parking area.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |   |
| <b>D4</b> Fencing shall be integrated as part of the landscaping theme so as to minimise visual impacts and to provide associated site security.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |   |
| <b>D5</b> Paving and other hard surfaces shall be consistent with architectural elements.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| <b>7.1 Street trees</b>   |                                     |                          |                                     |   |
| <b>D1</b> Street trees shall be planted at a rate of one (1) tree per lineal metre of street frontage, even in cases where a site has more than one street frontage, excluding frontage to laneways.          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | A condition of consent would be attached in respect of this matter.         |
| <b>D2</b> Street tree planning shall be consistent with Council's Street Tree Masterplan or relevant Public Domain Plan or Infrastructure Manual.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | No significant existing tree observed on site.                              |
| <b>D3</b> Significant existing street trees shall be conserved and, where possible, additional street trees shall be planted to ensure that the existing streetscape is maintained and enhanced.              | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |   |
| <b>D4</b> Where street trees and the provision of awnings are required, cut-outs shall be included in the awning design to  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |   |

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| <p>accommodate existing and future street trees.</p> <p><b>D5</b> Driveways and services shall be located to preserve significant trees.</p> <p><b>D6</b> At the time of planting, street trees shall have a minimum container size of 200 litres and a minimum height of 3.5m, subject to species availability.</p> <p><b>D7</b> Planter boxes (or similar) surrounding trees in the footpath shall be 1.2m x 1.2m, filled with approved gravel and located 200mm from the back of the kerb line.</p>  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |   |
| <b>8.0 Energy Efficiency and Water Conservation</b>   |                                     |                          |                                     |   |
| <p><b>Objectives</b></p> <p>a. To achieve energy efficient commercial and retail developments.</p> <p>b. To encourage site planning and building design which optimises site conditions to achieve energy efficiency.</p> <p>c. To minimise overshadowing of the public domain including streets and open space.</p> <p>d. To give greater protection to the natural environment by reducing greenhouse gas emissions.</p> <p>e. To encourage the installation of energy efficient and water conserving appliances.</p> <p>f. To reduce the consumption of non-renewable energy sources for the purposes of heating, water, lighting and temperature control.</p> <p>g. To minimise potable water mains demand of non residential development by implementing water efficiency measures.</p>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <p>ABSA and BASIX Certificates have been submitted with the application to address thermal comfort and energy efficiency for the residential component. The development is acceptable in this regards.</p> <p>With regard to overshadowing of the public domain, the building has been appropriately sited however if the building was sited in a way to minimise the overshadowing of the street, this would result in an unacceptable design outcome and increased overshadowing impact on adjoining uses. Accordingly the buildings overshadowing of the street and public domain is considered acceptable in this instance.</p> |
| <p><b>8.1 Energy efficiency</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> Internal building layouts are designed to minimise use of fossil fuel for heating and cooling and to encourage use of renewable energy in their running. Building materials and insulation assist thermal performance.</p> <p><b>Development controls</b></p> <p><b>D1</b> Any hot water heaters to be installed, as far as practicable, shall be solar and, to the extent that this is not practicable, shall be greenhouse gas friendly systems that achieve a minimum 3.5 Hot Water Greenhouse Score.</p> <p><b>D2</b> The practicability of all external lighting and common areas (e.g. undercover car parking) being lit utilising renewable energy resources generated on site shall be investigated. Larger developments (buildings exceeding 400m<sup>2</sup> in area) shall investigate the viability of utilising renewable energy resources for all lighting on site. A statement shall be included with the development application addressing</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <p>The building internal layout is generally considered acceptable. The building will be made out of appropriate masonry materials with suitable thermal massing properties.</p> <p>This is as per the BASIX certificate requirements.</p>  |



|  |   |  |   |  |
|--|---|--|---|--|
| shall discharge to the site stormwater disposal system. For details refer to the Stormwater Drainage Part of this DCP.   |   |  |   |  |
| <b>8.5 Ventilation</b><br><b>Performance criteria</b><br><b>PI</b> Natural ventilation is incorporated into the building design.<br><b>Development controls</b><br><b>DI</b> The siting, orientation, use of openings and built form of the development shall maximise opportunities for natural cross ventilation for the purposes of cooling and fresh air during summer and to avoid unfavourable winter winds.   | <input checked="" type="checkbox"/><br><br><br><input checked="" type="checkbox"/>  | <input type="checkbox"/><br><br><br><input type="checkbox"/>   | <input type="checkbox"/><br><br><br><input type="checkbox"/>  | <p>As per the SEPP 65 section of the report, the building is 68% naturally ventilated. The development is acceptable in this regard.</p>   |
| <b>8.6 Solar amenity</b><br><b>Performance criteria</b><br><b>PI</b> New buildings are designed to protect solar amenity for the public domain and residents.<br><b>Development controls</b><br><b>DI</b> Shadow diagrams shall accompany development applications for buildings which demonstrate that the proposal will not reduce sunlight to less than 3 hours between 9.00 am and 3.00 pm on 21 June for:<br><ul style="list-style-type: none"> <li>• public places or open space;</li> <li>• 50% of private open space areas;</li> <li>• 40% of school playground areas; or</li> <li>• windows of adjoining residences.</li> </ul> <b>D2</b> Lighter colours in building materials and exterior treatments shall be used on the western facades of buildings.                    | <input checked="" type="checkbox"/><br><br><br><br><br><br><br><br><br><br><input type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/> | <input type="checkbox"/><br><br><br><br><br><br><br><br><br><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> | <input type="checkbox"/><br><br><br><br><br><br><br><br><br><br><input checked="" type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> | <p>The solar access to the development and surrounding existing buildings complies with the requirements listed below. See also the SEPP 65 Assessment for the solar access discussion.</p> <p>Given the orientation of the building all surrounding buildings will receive sufficient solar access during the morning, daytime or afternoon at times throughout the year.</p> <p>The building to the south does not receive the required amount of solar access on 21 June. However submitted solar access diagrams demonstrate that this building receives good levels of solar access throughout the year.</p> <p>For the most part the proposal complies with this control.</p> <p>There are no adjoining public outdoor spaces.</p> |
| <b>9.0 Ancillary Site Facilities</b>   |   |  |   |  |
| <b>9.1 Provision for goods and mail deliveries</b><br><b>Performance criteria</b><br><b>PI</b> New development incorporates adequate provision in its design for the delivery of goods and mail to both business and residential occupants.<br><b>Development controls</b><br><b>DI</b> Provision shall be made on-site for courier car parking spaces in a convenient and appropriately signposted location, preferably with access off the principal street frontage, for developments incorporating greater than 3,000m <sup>2</sup> of gross leasable floor area devoted to commercial premises.<br><b>D2</b> Provision of mailboxes for residential units shall be incorporated within the foyer area of the entrance to the residential component of the mixed use developments. | <input checked="" type="checkbox"/><br><br><br><input checked="" type="checkbox"/><br><br><br><input checked="" type="checkbox"/>   | <input type="checkbox"/><br><br><br><input type="checkbox"/><br><br><br><input type="checkbox"/>   | <input type="checkbox"/><br><br><br><input type="checkbox"/><br><br><br><input type="checkbox"/>  | <p>Deliveries to the site can be made via the proposed loading bay at ground floor level.</p> <p>Mailboxes are shown at the residential entry.</p>   |
| <b>10.0 Other Relevant Controls</b>  |   |  |   |  |





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| centres, an acoustic report shall be submitted with a development application, outlining methods to minimise adverse noise impact.  |  |   |  |   |
| <b>14.0 Auburn Town Centre</b>  |  |   |  |   |
| <b>14.1 Development to which this section applies</b><br>This section applies to the Auburn Town Centre which is zoned B4 Mixed Use under <i>Auburn LEP 2010</i> . Refer to Figure 4. The development controls apply in addition to the development controls presented in previous sections of this Part. Where there are inconsistencies between the controls contained within this section and other controls within this DCP, these controls prevail to the extent of the inconsistency.                         | <input checked="" type="checkbox"/>  | <input type="checkbox"/>  | <input type="checkbox"/>                                 | The subject site lies within the boundary of Figure 4.  |
| <b>14.2 Setbacks</b><br><b>Development controls</b><br><b>D1</b> Setbacks within the town centre shall be consistent with Figure 2.   | <input checked="" type="checkbox"/>  | <input type="checkbox"/>  | <input type="checkbox"/>                                 | The proposal is consistent with Figure 2, which determines that the site may be built to the boundary.  |
| <b>14.3 Street wall heights</b><br><b>Performance criteria</b><br><b>D1</b> Development within Auburn Town Centre strengthens urban form by providing a strong street wall.<br><b>D2</b> The built edge of development fronting the street contributes to a sense of enclosure and scale within the town centre.<br><b>Development controls</b><br><b>D1</b> The height of the built edge to the street (street wall) formed by new or infill development within Auburn Town Centre shall be consistent with Fig 3. | <input checked="" type="checkbox"/><br><br><br><input checked="" type="checkbox"/><br><br><input type="checkbox"/> | <input type="checkbox"/><br><br><input type="checkbox"/><br><br><input checked="" type="checkbox"/> | <input type="checkbox"/><br><br><input type="checkbox"/> | The proposal provides a strong street wall presentation.<br><br><br>The control requires a 4m setback above 8 storey level.<br><br>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.<br><br>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. |
| <b>14.4 Active frontages</b><br><b>Development controls</b><br><b>D1</b> As a minimum, buildings shall provide active street frontages consistent with Figure 4.  | <input type="checkbox"/>   | <input type="checkbox"/>  | <input checked="" type="checkbox"/>                      | 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.  |
| <b>14.5 Laneways</b><br><b>Development controls</b><br><b>D1</b> Redevelopment within the Auburn Town Centre shall make provision for the creation of new laneways as shown in Figure 5.  | <input type="checkbox"/>   | <input type="checkbox"/>  | <input checked="" type="checkbox"/>                      | No laneway is shown to be provided to service the site as per figure 8. Accordingly the development is considered to be acceptable in this regard.  |

## DCP 2010 Residential Flat Buildings

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

| Requirement  | Yes   | No   | N/A  | Comments  |
|--|---|--|--|---|
| <b>1.0 Introduction</b>  |   |  |  |   |
| <b>1.1 Development to which this Part applies</b><br><br>This part applies to residential flat building development. It does not apply to Newington and Wentworth Point (formerly Homebush Bay West) areas. Please refer to the Newington Parts of this DCP or the Wentworth Point DCPs listed in Section 1.6 of the Introduction Part of this DCP.  |   |  |  | The development site is not located in the Wentworth Point locality.  |
| <b>1.2 Purpose of this Part</b><br><br>The purpose of this Part is to ensure residential flat buildings: <ul style="list-style-type: none"> <li>are pleasant to live in and create enjoyable urban places;</li> <li>maintain a high level of amenity;</li> <li>contribute to the overall street locality;</li> <li>minimise the impact on the environment; and</li> <li>optimise use of the land.</li> </ul>   | <input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/>   | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/>   | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/>   | The development is considered to be generally in compliance with this part.   |
| <b>2.0 Built Form</b>  |   |  |  |   |
| <ul style="list-style-type: none"> <li><b>Objectives</b></li> <li>To ensure that all development contributes to the improvement of the character of the locality in which it is located.</li> <li>To ensure that development is sensitive to the landscape setting and environmental conditions of the locality.</li> <li>To ensure that the appearance of development is of high visual quality and enhances and addresses the street.</li> <li>To ensure that the proposed development protects the amenity of adjoining and adjacent properties.</li> <li>To ensure that the form, scale and height of the proposed development responds appropriately to site characteristics and locality.</li> <li>To ensure that development relates well to surrounding developments.</li> <li>To ensure that development maximises sustainable living.</li> </ul> | <input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> | The proposed development is consistent with the built form objectives as it results in an articulated, balanced development which improves the existing streetscape, provides ample landscaping, is consistent with the form and scale of like developments in the near vicinity and achieves the required energy efficiency ratings. |
| <b>2.1 Site area</b>   |   |  |  |   |



|                              |  |                                     |                                     |                                     |  |
|------------------------------|--|-------------------------------------|-------------------------------------|-------------------------------------|--|
| <b>Performance criteria</b>  |  |                                     |                                     |                                     | The development site is considered to be of acceptable size and dimensions with a site area of approximately 2965sqm and frontage of 63m. The development is acceptable in this regard.  |
| <b>P1</b>                    | The site area of a proposed development is of sufficient size to accommodate residential flat buildings.   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |  |
| <b>Development controls</b>  |  |                                     |                                     |                                     |  |
| <b>D1</b>                    | A residential flat building development shall have a minimum site area of 1000m <sup>2</sup> and an average minimum width of 24m.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |  |
| <b>D2</b>                    | Where lots are deep and have narrow street frontages the capacity for maximising residential development is limited. Two or more sites may need to be amalgamated to provide a combined site with sufficient width for good building design. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |  |
| <b>2.2 Site coverage</b>     |  |                                     |                                     |                                     |  |
| <b>Performance criteria</b>  |  |                                     |                                     |                                     | 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. |
| <b>P1</b>                    | Adequate areas for landscaping, open space and spatial separation is provided between buildings.   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |  |
| <b>D1</b>                    | The built upon area shall not exceed 50% of the total site area.   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |  |
| <b>D2</b>                    | The non-built upon area shall be landscaped and consolidated into one communal open space and a series of courtyards.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |  |
| <b>2.3 Building envelope</b> |  |                                     |                                     |                                     |  |
| <b>Performance criteria</b>  |  |                                     |                                     |                                     | 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.  |
| <b>P1</b>                    | The height, bulk and scale of a residential flat building development is compatible with neighbouring development and the locality. Residential flat buildings:  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |  |
|                              | • addresses both streets on corner sites;  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The proposal aligns with the street and is not located on a corner allotment nor requires a laneway to meet its service needs.<br><br>The building has a rear wing.  |
|                              | • align with the street and/or proposed new streets;   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |  |
|                              | • are located across the site; and   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |  |
|                              | • form an L shape or a T shape where there is a wing at the rear.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |  |

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| <p><b>Note:</b> The development control diagrams in section 10.0 illustrate building envelope controls.</p>  |  |  |   |   |
| <p><b>Development controls</b></p> <p>Council may consider a site specific building envelope for certain sites, including:</p> <ul style="list-style-type: none"> <li>■ corner sites;</li> <li>■ double frontage sites;</li> <li>■ sites facing parks;</li> <li>■ sites adjoining higher density zones; and</li> <li>■ isolated sites.</li> </ul>  | <input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/><br><input type="checkbox"/><br><br><input type="checkbox"/> | <input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/><br><input type="checkbox"/><br><br><input type="checkbox"/> | <input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/> | <p>A site specific building envelope is not considered to be necessary in this instance.</p>  |
| <p><b>2.4 Setbacks</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> Impact on the streetscape is minimised by creating a sense of openness, providing opportunities for landscaping and semi-private areas, and providing visual continuity and building pattern.</p>   | <input checked="" type="checkbox"/>  | <input type="checkbox"/>   | <input type="checkbox"/>  | <p>The setbacks are considered to be appropriate in this instance.</p>  |
| <p><b>Development controls</b></p> <p><b>2.4.1 Front setback</b></p> <p><b>D1</b> The minimum front setback shall be between 4 to 6m (except for residential flat development in the B1, B2 and B4 zones).</p> <p><b>D2</b> Where a site has frontage to a lane, the minimum setback shall be 2m, however, this will vary depending on the width of the lane.</p> <p><b>D3</b> Where a new building is located on a corner, the main frontage shall be determined on the existing streetscape patterns. Where the elevation is determined as the 'secondary' frontage, the setback may be reduced to 3m except where it relates to a primary frontage on that street.</p> <p><b>D4</b> Setbacks from the street shall ensure that the distance between the front of one building to the front of the building on the opposite side of the street is a minimum of 10m for</p> | <input checked="" type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/>                  | <input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/>                             | <input type="checkbox"/><br><br><input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/>   | <p>The subject site is located within the B4- Mixed use zone. The front setback is consistent with the requirements of Council's Local Centres DCP as addressed earlier in the report.</p> <p>Not a corner site.</p> <p>The development achieves compliance with this requirement and provides a building separation of greater than 10m from the building across the street.</p> |

|   |                                     |                                     |                                     |  |
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| <p>three (3) storey buildings. For example, 2m front setbacks and a 6m wide laneway where that laneway is a shareway. Where a footpath is to be incorporated a greater setback shall be required.</p> <p><b>D5</b> All walls shall be articulated by bay windows, verandahs, balconies and/or blade walls. Such articulation elements may be forward of the required building line up to 600mm.</p>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | The front facade of the development is considered to be well articulated with the incorporation of recesses in horizontal and vertical planes and contrasting material with fenestration treatments to create a varied facade.   |
| <p><b>2.4.2 Side setback</b></p> <p><b>D1</b> Where the external walls have no windows or only windows to bathrooms/laundries, these shall be setback at least 3m from a side boundary. Where there are windows in the wall to living rooms the setback from the side boundary shall be at least 3m.</p> <p><b>D2</b> Eaves may extend a distance of 700mm from the wall.</p> <p><b>D3</b> If the depth of the building is greater than 12m, a courtyard space that is at least 3m from the side boundary and a minimum 3m deep shall be included on the side wall, generally mid-way along the length of the wall.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <p>The setbacks are appropriate to the site. They allow for good amenity to be achieved to the surrounding buildings. Side setbacks vary, and are generally greater than 3m.</p> <p>The proposal is for a mixed use development. This control is not applicable.</p>   |
| <p><b>2.4.3 Rear setback</b></p> <p><b>D1</b> Rear setbacks shall be a minimum of 10m.</p> <p><b>D2</b> Where there is a frontage to a street and a rear laneway the setback to the rear laneway shall be a minimum of 2m.</p> <p><b>D3</b> Where a building is an L or T shape with the windows facing side courtyards the rear setback shall be a minimum of 2m.</p>  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <p>This is more applicable to a residential development in residentially zoned area. Given that the proposal is for a mixed use development within the Town Centre, a setback of 10m will significantly limit the development potential of the site.</p> <p>The reduction in the rear setback from 0.3m to nil is very minor and consistent with the adjacent commercial neighbour to the east.</p> <p>“T” or “rear wing” shaped building proposed with varying and appropriate setback.</p> |
| <p><b>2.4.4 Haslam’s creek setback</b></p> <p><b>D1</b> A minimum 10m setback from the top of the creek</p>   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The development site is not in near  |



|   |   |   |  |   |
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| <p><b>D1</b> Residential flat buildings shall be a maximum four (4) storeys above ground level (existing), except where basement car parking allows for natural ventilation up to less than 1m above ground level.</p>  | <input type="checkbox"/>  | <input type="checkbox"/>  | <input checked="" type="checkbox"/>  | Mixed use development proposed.   |
| <p><b>2.7 Floor to ceiling heights</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> Floor to ceiling heights provide well proportioned rooms and spaces to allow for light and ventilation into the built form.</p> <p><b>Development controls</b></p> <p><b>D1</b> The minimum floor to ceiling height shall be 2.7m. This does not apply to mezzanines.</p> <p><b>D2</b> Where there is a mezzanine configuration, the floor to ceiling height may be varied.</p> <p><b>D3</b> When located near business areas, a floor to ceiling height of 3 to 3.3m for the ground and first floor shall be provided.</p> <p><b>D4</b> When located within business areas, a floor to ceiling height of 3.3m for the ground and first floor shall be provided.</p> | <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> | <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | <p>Complies.</p> <p>No mezzanine space proposed.</p> <p>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.</p> |
| <p><b>2.8 Floor to ceiling heights</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> Window heights allow for light penetration into rooms and well proportioned elevations.</p> <p><b>Development controls</b></p> <p><b>D1</b> The head height of windows and the proportion of windows shall relate to the floor to ceiling heights of the dwelling.</p> <p><b>D2</b> For storeys with a floor to ceiling height of 2.7 metres, the minimum head height of windows shall be 2.4 metres.</p>  | <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>                      | <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>   | <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>                                 | <p>Window head heights are a minimum of 2.4 metres from floor level. The development is acceptable in this regard.</p>  |

|                                     |  |                                     |                          |                                     |  |
|-------------------------------------|--|-------------------------------------|--------------------------|-------------------------------------|--|
| D3                                  | For storeys with a floor to ceiling height of 3 metres, the minimum head height of windows shall be 2.7 metres.  |                                     |                          |                                     |  |
| <b>2.9 Heritage</b>                 |  |                                     |                          |                                     |  |
| <b>Performance criteria</b>         |  |                                     |                          |                                     |  |
| <b>P1</b>                           | Development does not adversely affect the heritage significance of heritage items and heritage groups and archaeological sites as well as their settings, distinctive streetscape, landscape and architectural styles. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | The development site is not an identified heritage item nor is the site directly adjacent to any identified heritage items.  |
| <b>Development controls</b>         |  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| <b>D1</b>                           | All development adjacent to and/or adjoining a heritage item shall be:   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
|                                     | • responsive in terms of the curtilage and design;   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
|                                     | • accompanied by a Heritage Impact Statement; and  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
|                                     | • respectful of the building's heritage significance in terms of the form, massing, roof shapes, pitch, height and setbacks.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| <b>2.10 Building design</b>         |  |                                     |                          |                                     |  |
| <b>Performance criteria</b>         |  |                                     |                          |                                     |  |
| <b>P1</b>                           | Building design, detailing and finishes provide an appropriate scale to the street and add visual interest.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | No objection is raised to the materials and colour scheme of the proposal which is considered to be of high quality and will make a positive contribution to the streetscape.  |
| <b>Development controls</b>         |  |                                     |                          |                                     |  |
| <b>2.10.1 Materials</b>             |  |                                     |                          |                                     |  |
| <b>D1</b>                           | All developments shall be constructed from durable, quality materials. As a guide, preference shall be given to bricks that are smooth faced and in mid to dark tones.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| <b>2.10.2 Building articulation</b> |  |                                     |                          |                                     |  |
| <b>D1</b>                           | Windows and doors in all facades shall be provided in a balanced manner and respond to the orientation and internal uses.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | The proposal offers an articulated facade with distinct horizontal and vertical elements.  |
| <b>D2</b>                           | Dwelling entrances shall create a sense of individuality and act as a transitional space between private and communal spaces.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | At ground level the residential entrance lobby is integrated with the commercial facade however they are easily distinguishable from entry to commercial tenancies. The development is considered acceptable in this regard. |
| <b>D3</b>                           | Elevations shall provide for variation and depth rather than relying on front  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | The facade provides recessed elements on every facade of the   |

|   |  |  |  |   |                           |                  |                        |                  |                                  |                        |                     |                  |                                    |                  |                   |                         |            |                   |  |  |  |  |
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| façade treatment only. Varied massing projections and recesses shall be used to create a sense of articulation and depth.   |  |  |  | building.   |                           |                  |                        |                  |                                  |                        |                     |                  |                                    |                  |                   |                         |            |                   |  |  |  |  |
| <b>2.10.3 Roof form</b><br><br><b>D1</b> Roof forms shall be designed in a way that the total form does not add to height and bulk of the building.   | <input checked="" type="checkbox"/>  | <input type="checkbox"/>                                 | <input type="checkbox"/>                                 | Flat roof and low horizontal parapet proposed. The roof form is in accordance with this clause. |                           |                  |                        |                  |                                  |                        |                     |                  |                                    |                  |                   |                         |            |                   |  |  |  |  |
| <b>2.10.4 Balustrades and balconies</b><br><br><b>D1</b> Balustrades and balconies shall allow for views from the interior. Accordingly, balustrades shall be partly transparent and partly solid.<br><br><b>D2</b> The design of the underside of the balcony shall take into consideration the view of the underside from the street and shall avoid having exposed pipes and utilities.  | <input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/> | <input type="checkbox"/><br><br><input type="checkbox"/> | <input type="checkbox"/><br><br><input type="checkbox"/> | Partly transparent and partly solid balustrades proposed.<br><br>Complies.                      |                           |                  |                        |                  |                                  |                        |                     |                  |                                    |                  |                   |                         |            |                   |  |  |  |  |
| <b>2.11 Dwelling size</b><br><br><b>Performance criteria</b><br><br><b>P1</b> Internal dwelling sizes and shapes are suitable for a range of household types.<br><br><b>P2</b> All rooms are adequate in dimension and accommodate their intended use.<br><br><b>Development controls</b><br><br><b>D1</b> The size of the dwelling shall determine the maximum number of bedrooms permitted.<br><br><table><tr><td><b>Number of bedrooms</b></td><td><b>Dwelling size</b></td></tr><tr><td>Studio</td><td>50m<sup>2</sup></td></tr><tr><td>1 bedroom (cross through)</td><td>50m<sup>2</sup></td></tr><tr><td>1 bedroom (maisonette)</td><td>62m<sup>2</sup></td></tr><tr><td><b>1 bedroom (single aspect)</b></td><td><b>63m<sup>2</sup></b></td></tr><tr><td>2 bedrooms (corner)</td><td>80m<sup>2</sup></td></tr><tr><td>2 bedrooms (cross through or over)</td><td>90m<sup>2</sup></td></tr><tr><td><b>3 bedrooms</b></td><td><b>115m<sup>2</sup></b></td></tr><tr><td>4 bedrooms</td><td>130m<sup>2</sup></td></tr></table><br><br><b>D2</b> At least one living area shall be spacious and connect to private outdoor areas. | <b>Number of bedrooms</b>  | <b>Dwelling size</b>                                     | Studio   | 50m <sup>2</sup>  | 1 bedroom (cross through) | 50m <sup>2</sup> | 1 bedroom (maisonette) | 62m <sup>2</sup> | <b>1 bedroom (single aspect)</b> | <b>63m<sup>2</sup></b> | 2 bedrooms (corner) | 80m <sup>2</sup> | 2 bedrooms (cross through or over) | 90m <sup>2</sup> | <b>3 bedrooms</b> | <b>115m<sup>2</sup></b> | 4 bedrooms | 130m <sup>2</sup> | <input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/><br><br><input type="checkbox"/><br><br><input type="checkbox"/> | All units within the development meet the Residential flat building minimum dwelling size. The layout is suitable to accommodate a variety of furniture layouts. The development is acceptable in this regard.<br><br>Smallest 1 bedroom unit size (single aspect) = 50 sqm.<br><br>Smallest 2 bedroom unit size (no cross over units proposed) = 80sqm.<br><br>Smallest 3 bedroom unit size = 115sqm.<br><br>Smallest 4/5 bedroom unit exceeds 150sqm.<br><br>The proposal complies. It is noted that proposed apartment sizes is compliant with SEPP 65 controls.<br><br>All balconies are accessible from the living rooms of every unit. |
| <b>Number of bedrooms</b>   | <b>Dwelling size</b>   |  |  |   |                           |                  |                        |                  |                                  |                        |                     |                  |                                    |                  |                   |                         |            |                   |  |  |  |  |
| Studio  | 50m <sup>2</sup>   |  |  |   |                           |                  |                        |                  |                                  |                        |                     |                  |                                    |                  |                   |                         |            |                   |  |  |  |  |
| 1 bedroom (cross through)   | 50m <sup>2</sup>   |  |  |   |                           |                  |                        |                  |                                  |                        |                     |                  |                                    |                  |                   |                         |            |                   |  |  |  |  |
| 1 bedroom (maisonette)  | 62m <sup>2</sup>   |  |  |   |                           |                  |                        |                  |                                  |                        |                     |                  |                                    |                  |                   |                         |            |                   |  |  |  |  |
| <b>1 bedroom (single aspect)</b>  | <b>63m<sup>2</sup></b>   |  |  |   |                           |                  |                        |                  |                                  |                        |                     |                  |                                    |                  |                   |                         |            |                   |  |  |  |  |
| 2 bedrooms (corner)   | 80m <sup>2</sup>   |  |  |   |                           |                  |                        |                  |                                  |                        |                     |                  |                                    |                  |                   |                         |            |                   |  |  |  |  |
| 2 bedrooms (cross through or over)  | 90m <sup>2</sup>   |  |  |   |                           |                  |                        |                  |                                  |                        |                     |                  |                                    |                  |                   |                         |            |                   |  |  |  |  |
| <b>3 bedrooms</b>   | <b>115m<sup>2</sup></b>  |  |  |   |                           |                  |                        |                  |                                  |                        |                     |                  |                                    |                  |                   |                         |            |                   |  |  |  |  |
| 4 bedrooms  | 130m <sup>2</sup>  |  |  |   |                           |                  |                        |                  |                                  |                        |                     |                  |                                    |                  |                   |                         |            |                   |  |  |  |  |
| <b>2.12 Apartment mix and flexibility</b><br><br><b>Performance criteria</b>  |  |  |  |   |                           |                  |                        |                  |                                  |                        |                     |                  |                                    |                  |                   |                         |            |                   |  |  |  |  |

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



|                                       |  |                                     |                          |                          |   |
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|                                       | configurations which utilise multiple entries and circulation cores shall be provided especially in larger buildings over 15m long.  |                                     |                          |                          |   |
| <b>D7</b>                             | <p>Apartment layouts which accommodate the changing use of rooms shall be provided.</p> <p>Design solutions may include:</p> <ul style="list-style-type: none"> <li>■ windows in all habitable rooms and to the maximum number of non-habitable rooms;</li> <li>■ adequate room sizes or open-plan apartments, which provide a variety of furniture layout opportunities; and</li> <li>■ dual master bedroom apartments, which can support two independent adults living together or a live/work situation.</li> </ul>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Unit floor sizes are considered to be of sufficient size to provide flexible furniture layouts. |
|                                       |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |   |
| <b>D8</b>                             | <p>Structural systems that support a degree of future change in building use or configuration shall be used. Design solutions may include:</p> <ul style="list-style-type: none"> <li>■ a structural grid, which accommodates car parking dimensions, retail, commercial and residential uses vertically throughout the building;</li> <li>■ the alignment of structural walls, columns and services cores between floor levels;</li> <li>■ the minimisation of internal structural walls;</li> <li>■ higher floor to ceiling dimensions on the ground floor and possibly the first floor; and</li> <li>■ knock-out panels between apartments to allow two adjacent apartments to be amalgamated.</li> </ul> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |   |
| <b>3.0 Open space and landscaping</b> |  |                                     |                          |                          |   |
|                                       |  |                                     |                          |                          |   |

|                   |   |                                     |                          |                                     |  |
|-------------------|---|-------------------------------------|--------------------------|-------------------------------------|--|
| <b>Objectives</b> |   |                                     |                          |                                     |  |
| a.                | To provide sufficient and accessible open space for the recreation needs of the likely residents of the proposed dwelling.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | The development proposal is considered to be consistent with the open space and landscaping objectives.  |
| b.                | To provide private open areas that relate well to the living areas of dwellings.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| c.                | To enhance the appearance and amenity of residential flat buildings through integrated landscape design.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| d.                | To provide for the preservation of existing trees and other natural features on the site, where appropriate.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| e.                | To provide low maintenance communal open space areas.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| f.                | To provide adequate opportunities for water infiltration and tall trees to grow and to spread, so as to create a canopy effect.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
|                   |   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| g.                | To conserve and enhance street tree planting.   |                                     |                          |                                     |  |
| <b>3.1</b>        | <b>Development requirements application</b>   |                                     |                          |                                     |  |
|                   | A landscape plan shall be submitted with all development applications for residential flat buildings.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | A suitable landscaping plan which details species, quantity required, height and spread, planting depth detail, etc has been submitted and is considered satisfactory. |
|                   | The landscape plan should specify landscape themes, vegetation (location and species), paving and lighting that provide a safe, attractive and functional environment for residents, integrates the development with the neighbourhood and contributes to energy efficiency and water management. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
|                   | A landscape plan prepared by a professionally qualified landscape architect or designer shall be submitted with the development application which shows:  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
|                   | <ul style="list-style-type: none"> <li>■ proposed site contours and reduced levels at embankments, retaining walls and other critical locations;</li> <li>■ existing vegetation and the proposed planting and landscaping (including proposed species);</li> </ul>                                |                                     |                          |                                     |  |





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



|   |                                     |                          |                                     |  |
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| applicants shall refer to the Tree Preservation Part of this DCP.   |                                     |                          |                                     |  |
| <b>3.8 Biodiversity</b>   |                                     |                          |                                     |  |
| <b>Performance criteria</b>   |                                     |                          |                                     |  |
| <b>P1</b> Existing and native flora at canopy and understorey levels is preserved and protected.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| <b>P2</b> Plantings are a mix of native and exotic water-wise plant species.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | An appropriate mix of species is proposed in the landscaping design.   |
| <b>Development controls</b>   |                                     |                          |                                     |  |
| <b>D1</b> The planting of indigenous species shall be encouraged.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Trees and shrubs proposed within the deep soil zone. The development is acceptable in this regard.   |
| <b>3.9 Street trees</b>   |                                     |                          |                                     |  |
| <b>Performance criteria</b>   |                                     |                          |                                     |  |
| <b>P1</b> Existing street landscaping is maintained and where possible enhanced.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Street trees will be protected.  |
| <b>Development controls</b>   |                                     |                          |                                     |  |
| <b>D1</b> Driveways and services shall be located to preserve existing significant trees.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| <b>D2</b> Additional street trees shall be planted at an average spacing of 1 per 10 lineal metres of street frontage.<br><br><b>Note:</b> Where a site has more than one street frontage, street tree planting shall be applied to all street frontages, excluding frontage to laneways. | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Given the proposal to include awning on the front elevation and over the foot path, planting of street trees are not required in this instance.                                |
| <b>4.0 Access and car parking</b>   |                                     |                          |                                     |  |
| <b>Objectives</b>   |                                     |                          |                                     |  |
| <b>5.1 Access and car parking requirements</b>  |                                     |                          |                                     |  |
| <b>Note:</b> Applicants shall consult the Parking and Loading Part of this DCP.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | The building as proposed provides sufficient onsite parking to service the need of the development in accordance with the needs of the Parking and Loading section of the DCP. |
| <b>5.2 Basements</b>  |                                     |                          |                                     |  |
| <b>Performance criteria</b>   |                                     |                          |                                     |  |
| <b>P1</b> Basements allow for areas of deep soil planting.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Nil as per current approval DA-16/2013   |
| <b>Development controls</b>   |                                     |                          |                                     |  |
| <b>D1</b> Where possible, basement walls shall be located directly under building walls.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | This requirement is a standard requirement for all construction involving the excavation for significant basements.  |

|                                 |   |                                     |                          |                                     |  |
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| <b>D2</b>                       | A dilapidation report shall be prepared for all development that is adjacent to sites, which build to the boundary.                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Being a mixed-use development, the basement can be provided to the boundary.   |
| <b>D3</b>                       | Basement walls not located on the side boundary shall have minimum setback of 1.2m from the side boundary to allow planting.                              | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| <b>D4</b>                       | Basement walls visible above ground level shall be appropriately finished (such as face brickwork and/or render) and appear as part of the building.      | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| <b>5.0 Privacy and security</b> |   |                                     |                          |                                     |  |
| <b>Objectives</b>               |   |                                     |                          |                                     | The proposal is considered to promote safety and security in the local area by increasing the opportunity for general pedestrian activity and passive surveillance in the locality.              |
| a.                              | To ensure the siting and design of buildings provide visual and acoustic privacy for residents and neighbours in their dwellings and private open spaces. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| b.                              | To provide personal and property security for residents and visitors and enhance perceptions of community safety.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| <b>5.1 Privacy</b>              |   |                                     |                          |                                     |  |
| <b>Performance criteria</b>     |   |                                     |                          |                                     | The development has provided numerous privacy features to ensure adjoining development (existing and future) is not adversely impacted upon including shrubs/trees planting and louvres/screens. |
| <b>P1</b>                       | Private open spaces and living areas of adjacent dwellings are protected from overlooking.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| <b>Development controls</b>     |   |                                     |                          |                                     |  |
| <b>D1</b>                       | Buildings shall be designed to form large external courtyards with a minimum distance of 10 to 12m between opposite windows of habitable rooms.           | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sufficient building separation provided to minimise visual and acoustic overlooking onto adjoining private open spaces.  |
| <b>D2</b>                       | Windows to living rooms and main bedrooms shall be oriented to the street and to the rear, or to the side when buildings form an 'L' or 'T' shape.        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | The development is acceptable in this regard.  |
| <b>D3</b>                       | Site layout and building design shall ensure that windows do not provide direct and close views into windows, balconies or                                | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |





[illegible]

|   |  |                                     |                          |                                     |  |
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|   | within the front yard area, shall not exceed 1.2m as measured above existing ground level and shall be a minimum of 50% transparent. Front and side dividing fences where located within the front yard area shall not be constructed of solid pre-coated metal type materials such as Collarbone™ or similar. |                                     |                          |                                     |  |
| <b>D2</b>                                     | All fences forward of the building alignment shall be treated in a similar way.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| <b>D3</b>                                     | Solid pre-coated metal fences shall be discouraged and shall not be located forward of the front building line.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| <b>D4</b>                                     | Front fences shall satisfy the acoustic abatement criteria and be provided with a landscaped area on the street side of the fence.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| <b>D5</b>                                     | Fences located on side or rear boundaries of the premises, behind the main building line shall not exceed a maximum height of 1.8m.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| <b>6.0 Solar amenity and stormwater reuse</b> |  |                                     |                          |                                     |  |
| <b>Objectives</b>                             |  |                                     |                          |                                     |  |
| a.  | To minimise overshadowing of adjoining residences and to achieve energy efficient housing in a passive solar design that provides residents with year round comfort and reduces energy consumption.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | The siting of the building is such that surrounding buildings and private open space will generally receive adequate solar access.   |
| b.  | To create comfortable living environments.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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 boundary.   |
| c.  | To provide greater protection to the natural environment by reducing the amount of greenhouse gas emissions.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | The development incorporates a suite of energy efficiency and water 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.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <ul style="list-style-type: none"> <li>• Energy efficient lighting</li> <li>• Water saving fixtures</li> <li>• Appropriate floor and wall insulation measures</li> <li>• Use of shading devices over windows</li> <li>• Installed appliances to meet minimum efficiency targets</li> <li>• Instantaneous hot water system</li> <li>• Water reuse system</li> </ul> |
| e.  | To encourage installation of energy efficient appliances that minimise green house gas   |                                     |                          |                                     |  |

| generation.                 |   |                                     |                                     |                                     |   |
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| <b>6.1</b>                  | <b>Solar amenity</b>  |                                     |                                     |                                     |   |
| <b>Performance criteria</b> |   |                                     |                                     |                                     |   |
| <b>P1</b>                   | Buildings are sited and designed to ensure daylight to living rooms in adjacent dwellings and neighbouring open space is not significantly decreased.   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | 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.  |
| <b>P2</b>                   | Buildings and private open space allow for the penetration of winter sun to ensure reasonable access to sunlight or daylight for living spaces within buildings and open space around buildings.                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Apartment layouts are generally considered satisfactory in terms of orientating living areas and private open spaces to optimise solar access where possible. The primary communal outdoor space is located on the north-eastern side of the building.  |
| <b>Development controls</b> |   |                                     |                                     |                                     |   |
| <b>D1</b>                   | Solar collectors proposed as part of a new development shall have unimpeded solar access between 9:00am to 3:00pm on June 21.   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | No solar collectors proposed as part of this development.   |
|                             | Solar collectors existing on the adjoining properties shall not have their solar access impeded between 9:00am to 3:00pm on June 21.  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | No solar collectors are noted however any that may be proposed or installed will be able to receive at least three hours of solar access a day on all or a portion of their rooves in accordance with this control. The development is acceptable in this regard.   |
|                             | Where adjoining properties do not have any solar collectors, a minimum of 3m <sup>2</sup> of north facing roof space of the adjoining dwelling shall retain unimpeded solar access between 9:00am to 3:00pm on June 21. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |   |
|                             | <b>Note:</b> Where the proposed development is located on an adjacent northern boundary this may not be possible.   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |   |
| <b>D2</b>                   | Buildings shall be designed to ensure sunlight to at least 50% of the principal area of ground level private open space of adjoining properties for at least 3 hours between 9:00am and 3:00pm on June 21.              | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | The siting of the building is such that surrounding buildings and private open space will receive adequate solar access either in the morning, daytime or afternoon depending on its positioning relative to the building at different times throughout the year. Whilst the building to the south is affected by the works, it is likely that in time this building will be redeveloped in time and improved solar access achieved to this site. |
| <b>D3</b>                   | If the principal area of ground level private open space of adjoining properties does not currently receive at least this amount of sunlight,   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |   |

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



|  |                                     |                          |                                     |   |
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| <b>6.4 Stormwater drainage</b>   |                                     |                          |                                     | Council's development engineer has raised no objections subject to recommended conditions of consent.   |
| Applicants shall refer to the stormwater drainage requirements in the Stormwater Drainage Part of this DCP.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| <b>7.0 Ancillary site facilities</b>   |                                     |                          |                                     |   |
| <b>Objectives</b>  |                                     |                          |                                     |   |
| a. To ensure that site facilities are effectively integrated into the development and are unobtrusive.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | All service areas are located at the basement levels of the site and accessed via the driveway.   |
| b. To ensure site facilities are adequate, accessible to all residents and easy to maintain.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| c. To cater for the efficient use of public utilities including water supply, sewerage, power, telecommunications and gas services and for the delivery of postal and other services.            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | A loading bay is at the ground floor level.   |
| <b>7.1 Clothes washing and drying</b>  |                                     |                          |                                     |   |
| <b>Performance criteria</b>  |                                     |                          |                                     |   |
| <b>P1</b> Adequate open-air clothes drying facilities which are easily accessible to all residents and screened, are provided.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | The balconies are of sufficient size and appropriate masonry and privacy screens are provided so that any balcony clothes drying will not be readily apparent when viewed from the public domain. |
| <b>Development controls</b>  |                                     |                          |                                     |   |
| <b>D1</b> Each dwelling shall be provided with individual laundry facilities located within the dwelling unit.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Each units has a laundry facility.  |
| <b>D2</b> Open air clothes drying facilities shall be provided in a sunny, ventilated and convenient location which is adequately screened from streets and other public places, where possible. | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |   |
| <b>7.2 Storage</b>   |                                     |                          |                                     |   |
| <b>Performance criteria</b>  |                                     |                          |                                     |   |
| <b>P1</b> Dwellings are provided with adequate storage areas.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Storage is provided within each unit in the form of built in wardrobes, kitchen cupboards and dedicated separate storage cupboards.   |
| <b>Development controls</b>  |                                     |                          |                                     |   |
| <b>D1</b> Storage space of 8m <sup>3</sup> per dwelling shall be provided. This space may form part of a garage or be a lockable unit at the side of the garage.                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Additional storage is proposed to be provided for some units on the basement levels.  |

|  |                                     |                          |                                     |   |
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| <p><b>D2</b> Storage space shall not impinge on the minimum area to be provided for parking spaces.</p>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| <p><b>7.3 Utility services</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> All proposed allotments are connected to appropriate public utility services including water, sewerage, power and telecommunications, in an orderly, efficient and economic manner.</p> <p><b>Development controls</b></p> <p><b>D1</b> Where possible, services shall be underground.</p>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <p>The site is currently suitably serviced. Any augmentation required could be resolved by standard conditions should the proposal be recommended for approval.</p>   |
| <p><b>7.4 Other site facilities</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> Dwellings are supported by necessary utilities and services.</p> <p><b>Development controls</b></p> <p><b>D1</b> A single TV/antenna shall be provided for each building.</p> <p><b>D2</b> A mailbox structure that meets the relevant Australia Postal Service requirements shall be provided, located centrally and close to the major street entry to the site. All letterboxes shall be lockable.</p> <p><b>D3</b> Individual letterboxes can be provided where ground floor residential flat building units have direct access to the street.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <p>Can comply.</p> <p>Mailboxes are close to the residential entry.</p>   |
| <p><b>7.5 Waste disposal</b></p> <p>Applicants shall refer to the requirements held in the Waste Part of this DCP.</p>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <p>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.</p> |
| <b>8.0 Subdivision</b>   |                                     |                          |                                     |   |
| <p><b>Objectives</b></p> <p>a. To ensure that subdivision and new development is sympathetic to the landscape setting and established character of the locality.</p> <p>b. To provide allotments of</p>  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |   |





|                       |   |                                     |                          |                                     |  |  |
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|                       | are introduced.   |                                     |                          |                                     | part of the development. This clause is not applicable to the proposal.  |  |
| P2                    | New proposed roads are designed to convey the primary residential functions of the street including: <ul style="list-style-type: none"><li>■ safe and efficient movement of vehicles and pedestrians;</li><li>■ provision for parked vehicles;</li><li>■ provision of landscaping;</li><li>■ location, construction and maintenance of public utilities; and</li><li>■ movement of service and delivery vehicles.</li></ul> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |  |
|                       |   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |  |
|                       |   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |  |
|                       |   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |  |
|                       |   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |  |
|                       |   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |  |
| Development controls  |   |                                     |                          |                                     |  |  |
| D1                    | Where a new street is to be created, the street shall be built to Council's standards and quality assurance requirements having regard to the circumstances of each proposal. Consideration shall be given to maintaining consistency and compatibility with the design of existing roads in the locality.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |  |
| D2                    | A minimum width of 6m shall be provided for all carriageways on access roads. If parallel on-street parking is to be provided, an additional width of 2.5m is required per vehicle per side. For specific information detailing Council's road design specifications, refer to Table 1 – Development Standards for Road Widths in section 10.2.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |  |
| D3                    | For larger self-contained new residential areas, specific road design requirements shall be considered for site specific development controls.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |  |
| 9.0 Adaptable housing |   |                                     |                          |                                     |  |  |
| Objectives            |   |                                     |                          |                                     |  |  |
| a.                    | To ensure a sufficient proportion of dwellings include accessible layouts and features to accommodate changing requirements of residents.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | The development is fully accessible from the basement levels via lifts to residential levels above and from the street to commercial and residential levels. |  |

|     |   |                                     |                          |                          |             |
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| b.  | To encourage flexibility in design to allow people to adept their home as their needs change due to age or disability.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |             |
| 9.1 | <b>Development requirements application</b><br><br><b>Note:</b> Evidence of compliance with the Adaptable Housing Class C requirements of Australian Standard (AS) 4299 shall be submitted when lodging a development application to Council and certified by an experienced and qualified building professional. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |             |
| 9.2 | <b>Design guidelines</b>  |                                     |                          |                          |             |
|     | <b>Performance criteria</b>   |                                     |                          |                          |             |
| P1  | Residential flat building developments allow for dwelling adaptation that meets the changing needs of people.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |             |
|     | <b>Development controls</b>   |                                     |                          |                          |             |
| D1  | The required standard for Adaptable Housing is AS 4299. Wherever the site permits, developments shall include adaptive housing features into the design.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |             |
|     | External and internal considerations shall include:   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |             |
|     | ■ access from an adjoining road and footpath for people who use a wheel chair;  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |             |
|     | ■ doorways wide enough to provide unhindered access to a wheelchair;  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |             |
|     | ■ adequate circulation space in corridors and approaches to internal doorways;  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |             |
|     | ■ wheelchair access to bathroom and toilet;   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |             |
|     | ■ electrical circuits and lighting systems capable of producing adequate lighting for people with poor vision;  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |             |
|     | ■ avoiding physical barriers and obstacles;   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |             |
|     | ■ avoiding steps and steep end gradients;   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |             |
|     | ■ visual and tactile warning techniques;  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |             |
|     |   |                                     |                          |                          | Can comply. |

|  |                                     |                                  |                                     |  |       |   |         |   |        |   |         |   |         |   |                                     |                          |                          |   |
|--|-------------------------------------|----------------------------------|-------------------------------------|--|-------|---|---------|---|--------|---|---------|---|---------|---|-------------------------------------|--------------------------|--------------------------|---|
| <ul style="list-style-type: none"><li>■ level or ramped well lit uncluttered approaches from pavement and parking areas;</li><li>■ providing scope for ramp to AS 1428.1 at later stage, if necessary;</li><li>■ providing easy to reach controls, taps, basins, sinks, cupboards, shelves, windows, fixtures and doors;</li><li>■ internal staircase designs for adaptable housing units that ensure a staircase inclinator can be installed at any time in the future; and</li><li>■ providing a disabled car space for each dwelling designated as adaptable.</li></ul> <p><b>Note:</b> In the design of residential flat buildings, applicants shall consider the Access and Mobility Part of this DCP.</p>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>         | <input type="checkbox"/>            | Each adaptable unit is provided with a disabled parking space. |       |   |         |   |        |   |         |   |         |   |                                     |                          |                          |   |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>         | <input type="checkbox"/>            |  |       |   |         |   |        |   |         |   |         |   |                                     |                          |                          |   |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>         | <input type="checkbox"/>            |  |       |   |         |   |        |   |         |   |         |   |                                     |                          |                          |   |
|  | <input type="checkbox"/>            | <input type="checkbox"/>         | <input checked="" type="checkbox"/> |  |       |   |         |   |        |   |         |   |         |   |                                     |                          |                          |   |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>         | <input type="checkbox"/>            |  |       |   |         |   |        |   |         |   |         |   |                                     |                          |                          |   |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>         | <input type="checkbox"/>            |  |       |   |         |   |        |   |         |   |         |   |                                     |                          |                          |   |
| <p><b>D1</b> All development proposals with five or more housing units shall be capable of being adapted (Class C) under AS 4299. The minimum number of adaptable housing units is set out below.</p> <table><tr><td><b>Number of dwellings</b></td><td><b>Number of adaptable units</b></td></tr><tr><td>5-10</td><td>1</td></tr><tr><td>11-20</td><td>2</td></tr><tr><td>21 – 30</td><td>3</td></tr><tr><td>31- 40</td><td>4</td></tr><tr><td>41 - 50</td><td>5</td></tr><tr><td>Over 50</td><td>6</td></tr></table> <p>(Plus 10% of additional dwellings beyond 60, rounded up to the nearest whole number)</p> <p><b>Note:</b> Adaptable Housing Class C incorporates all essential features listed in Appendix A – Schedule of Features for Adaptable Housing in AS 4299.</p> | <b>Number of dwellings</b>          | <b>Number of adaptable units</b> | 5-10                                | 1  | 11-20 | 2 | 21 – 30 | 3 | 31- 40 | 4 | 41 - 50 | 5 | Over 50 | 6 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The development proposes 180 units with 20 units identified as being adaptable. This represent 11% of the units and therefore compliant with this clause. |
| <b>Number of dwellings</b>   | <b>Number of adaptable units</b>    |                                  |                                     |  |       |   |         |   |        |   |         |   |         |   |                                     |                          |                          |   |
| 5-10   | 1                                   |                                  |                                     |  |       |   |         |   |        |   |         |   |         |   |                                     |                          |                          |   |
| 11-20  | 2                                   |                                  |                                     |  |       |   |         |   |        |   |         |   |         |   |                                     |                          |                          |   |
| 21 – 30  | 3                                   |                                  |                                     |  |       |   |         |   |        |   |         |   |         |   |                                     |                          |                          |   |
| 31- 40   | 4                                   |                                  |                                     |  |       |   |         |   |        |   |         |   |         |   |                                     |                          |                          |   |
| 41 - 50  | 5                                   |                                  |                                     |  |       |   |         |   |        |   |         |   |         |   |                                     |                          |                          |   |
| Over 50  | 6                                   |                                  |                                     |  |       |   |         |   |        |   |         |   |         |   |                                     |                          |                          |   |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>         | <input type="checkbox"/>            |  |       |   |         |   |        |   |         |   |         |   |                                     |                          |                          |   |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>         | <input type="checkbox"/>            |  |       |   |         |   |        |   |         |   |         |   |                                     |                          |                          |   |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>         | <input type="checkbox"/>            |  |       |   |         |   |        |   |         |   |         |   |                                     |                          |                          |   |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>         | <input type="checkbox"/>            |  |       |   |         |   |        |   |         |   |         |   |                                     |                          |                          |   |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>         | <input type="checkbox"/>            |  |       |   |         |   |        |   |         |   |         |   |                                     |                          |                          |   |
| <p><b>9.3 Lifts</b></p> <p><b>Development controls</b></p> <p><b>D1</b> Lifts are encouraged to be</p>   |                                     |                                  |                                     |  |       |   |         |   |        |   |         |   |         |   |                                     |                          |                          |   |

|  |                                     |                          |                          |  |
|--|-------------------------------------|--------------------------|--------------------------|--|
| <p>installed in four (4) storey residential flat buildings where adaptable housing units shall be required.</p> <p><b>D2</b> Where the development does not provide any lifts and includes adaptable housing units, the adaptable housing units shall be located within the ground floor of the development.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>The development proposed two separate lift cores within the building. The development is acceptable in this regard.</p>                           |
| <p><b>9.4 Physical barriers</b></p> <p><b>Development controls</b></p> <ul style="list-style-type: none"> <li> <p><b>D1</b> Physical barriers, obstacles, steps and steep gradients within the development site shall be avoided.</p> </li> </ul>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>The development is fully accessible from the pedestrian footpath to ground floor lobbies and lifts to basement levels and residential floors.</p> |

### **Parking and Loading DCP**

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



|  |                                     |                          |                                     |  |
|--|-------------------------------------|--------------------------|-------------------------------------|--|
| <ul style="list-style-type: none"> <li>• Enable vehicles to leave the parking space in no more than two turning movements;</li> <li>• Comply with AS2890 (all parts);</li> <li>• Comply with AS1429.1 – Design for Access and Mobility; and</li> <li>• Comply with Council's road design specifications and quality assurance requirements.</li> </ul>                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | appropriate condition shall be imposed in this regards.  |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
|  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| 3.3 Sight distance and pedestrian safety   |                                     |                          |                                     |  |
| Performance criteria   |                                     |                          |                                     |  |
| <b>P1</b> Clear sight lines are provided to ensure pedestrian safety.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| Development controls   |                                     |                          |                                     |  |
| <b>D1</b> Access driveways and circulation roadways shall be design to comply with sight distance requirements specified in AS2890 – Parking Facilities.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| <b>D2</b> Obstruction/fences shall be eliminated to provide adequate sight distances.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| 3.4 General parking design   |                                     |                          |                                     |  |
| Performance criteria   |                                     |                          |                                     |  |
| <b>P1</b> Parking facilities are designed in a manner that enhances the visual amenity of the development and provides a safe and convenient parking facility for users and pedestrians.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Basement car parking proposed.   |
| <b>P2</b> The site layout enables people with a disability to use one continuously accessible path of travel:  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| <ul style="list-style-type: none"> <li>• To the site from the street frontage;</li> <li>• To individual or main car parking areas; and</li> <li>• To all buildings, site facilities and communal open space.</li> </ul>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| Development controls   |                                     |                          |                                     |  |
| <b>D1</b> Visual dominance of car parking areas and access driveways shall be reduced.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| <b>D2</b> All basement/underground car parks shall be designed to enter and leave the site in a forward direction.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| <b>D3</b> Car parking modules and access paths shall be designed to comply with AS2890 – Parking Facilities (all parts).   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| Note 1: Disabled parking shall comply with AS2890 – Parking Facilities requirements. Parking bay envelope width shall be maintained for the length of the parking bay.   |                                     |                          |                                     |  |
| Note 2: Visitor parking dimensions shall be a minimum 2.6 metres by 5.4 metres.  |                                     |                          |                                     |  |
| <b>D4</b> All pedestrian paths and ramps shall:  |                                     |                          |                                     |  |
| <ul style="list-style-type: none"> <li>• Have a minimum width of 1000mm;</li> <li>• Have a non-slip finish;</li> <li>• Not be steep (ramp grades between 1:20 and 1:14 are preferred);</li> <li>• Comply with AS1428.1 – Design for Access and Mobility; and</li> <li>• Comply with AS1428.2 – Standards for blind people or people with vision impairment.</li> </ul> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Should the application be recommended for approval appropriate condition shall be imposed in this regards. |

| 4.0 Residential development   |                                     |                          |                          |   |
|---|-------------------------------------|--------------------------|--------------------------|---|
| <p>Section 4.1 contains general controls for residential development while sections 4.2 to 4.4 contain controls for specific residential development such as detached dwellings and dual occupancies, multiple dwelling housing and residential flat buildings.</p>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Noted.  |
| <b>Objective</b>  |                                     |                          |                          |   |
| <p>a. To provide convenient and safe access and parking that meets the needs of all residents and visitors.</p>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | As discussed earlier in the report, adequate parking is provided on site to meet the demand for the proposed use. |
| <b>4.1 General controls</b>   |                                     |                          |                          |   |
| <ul style="list-style-type: none"> <li>These development provisions apply to all residential development.</li> </ul>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Noted.  |
| <b>4.1.1 Driveways and entrances</b>  |                                     |                          |                          |   |
| <ul style="list-style-type: none"> <li><b>Performance criteria</b></li> </ul>   |                                     |                          |                          |   |
| <p><b>P1</b> Access driveways reflect the site's function and anticipated volume of use, and provides safe and efficient ingress and egress to individual lots for both pedestrian and vehicle movements.</p>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Council's development engineer has raised no objections to the proposed driveway and entrances.                   |
| <p><b>P2</b> The driveway gradient is sufficient to allow use by all vehicle types in a safe and convenient manner.</p>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |   |
| <p><b>P3</b> The design of car parking entrances and associated driveways is sympathetic to proposed and adjacent developments, and does not dominate the site or the streetscape.</p>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |   |
| <b>Development controls</b>   |                                     |                          |                          |   |
| <p><b>D1</b> Driveways shall be located and designed to avoid the following:</p> <ul style="list-style-type: none"> <li>being located opposite other existing access driveways with significant vehicle usage;</li> <li>restricted sight distances;</li> <li>on-street queuing; and</li> <li>being located within 6m from a tangent point.</li> </ul> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |   |
| <p><b>D2</b> Driveways servicing car parking shall comply with AS 2890 – Parking Facilities or similar designs for car turning paths unless otherwise advised by Council's Works and Services Department.</p>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |   |
| <p><b>D3</b> Access driveways of a length</p>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |   |



|                                |   |                                     |                          |                                     |                                      |
|--------------------------------|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------------------|
|                                |   | exceeding 50m shall incorporate:    |                          |                                     |                                      |
|                                |   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                      |
|                                |   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                      |
| D4                             | The maximum gradient for a driveway shall be 20% (with appropriate transitions). However, in extreme circumstances, gradients up to 25% (with appropriate transitions) shall be considered.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                      |
| D5                             | For multi dwelling housing, entrances to car parks including the access driveway shall have a minimum clear width of 5.5m wide. (Where there are adjoining walls an additional 300mm on each side of the driveway shall be provided).   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                      |
|                                | <b>Note:</b> Waiting bays shall be provided within the development site.  |                                     |                          |                                     |                                      |
| D6                             | Circulation roadways and ramps servicing car parking areas shall comply with AS 2890 – Parking Facilities unless otherwise advised by Council's Works and Services department.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                      |
| D7                             | For detached dwellings and dual occupancy development, driveways shall be a maximum of 3.5m in width at the property boundary.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                      |
| 4.4 Residential flat buildings |   |                                     |                          |                                     |                                      |
| 4.4.1 Number of parking spaces |   |                                     |                          |                                     |                                      |
| Performance criteria           |   |                                     |                          |                                     |                                      |

| <p><b>P1</b> Sufficient car parking spaces shall be provided to meet the likely use and needs of proposed developments.</p>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <p>As discussed earlier in the report, adequate parking is provided on site to meet the demand of the proposed use.</p> |   |           |           |           |           |           |           |         |           |                          |                          |                                     |
|---|-------------------------------------|--------------------------|-------------------------------------|---|---|-----------|-----------|-----------|-----------|-----------|-----------|---------|-----------|--------------------------|--------------------------|-------------------------------------|
| <p><b>Development controls</b></p> <p><b>D1</b> Car parking for residential flat buildings shall comply with the requirements in Table 4:</p> <p><b>Table 4</b> - Summary of parking requirements – residential flat buildings</p> <table><tr><th>No of dwelling</th><th>Parking per space</th></tr><tr><td>1 bedroom</td><td>1.0 space</td></tr><tr><td>2 bedroom</td><td>1.0 space</td></tr><tr><td>3 bedroom</td><td>2.0 space</td></tr><tr><td>4 bedroom</td><td>2.0 space</td></tr><tr><td>Visitor</td><td>0.2 space</td></tr></table> <ul style="list-style-type: none"><li>• <i>Note: Resident and visitor car parking calculations are to be rounded up separately.</i></li><li>•</li></ul> | No of dwelling                      | Parking per space        | 1 bedroom                           |   | 1.0 space   | 2 bedroom | 1.0 space | 3 bedroom | 2.0 space | 4 bedroom | 2.0 space | Visitor | 0.2 space | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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                           |                          |                                     |   |   |           |           |           |           |           |           |         |           |                          |                          |                                     |
| <p><b>D2</b> Stacked parking for a maximum of 2 car parking spaces may be provided only for use by the same dwelling.</p> <ul style="list-style-type: none"><li>•</li></ul>   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>NA</p>   |   |           |           |           |           |           |           |         |           |                          |                          |                                     |
| <p><b>D3</b> Parking spaces may be enclosed if they have a minimum internal width of 3m clear of columns and meet the relevant Australian Standards and BCA requirements.</p>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |   |           |           |           |           |           |           |         |           |                          |                          |                                     |
| <p><b>4.4.2 Design of parking spaces</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> The design of parking areas and structures reflects functional requirements.</p> <p><b>Development controls</b></p> <p><b>D1</b> All residential flat buildings shall have underground car parking and be fitted with a security door. Basement garage doors shall not tilt/swing or open in an outward direction.</p> <p><b>D2</b> Underground car parking shall be naturally ventilated where possible and shall be less than 1m above existing ground level.</p> <ul style="list-style-type: none"><li>•</li></ul> <p><b>D3</b> Basement areas shall be used for storage and car parking only.</p>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <p>3 levels of basement car parking provided within the development. Security access is provided.</p>                   |   |           |           |           |           |           |           |         |           |                          |                          |                                     |
| <p><b>5.0 Commercial development</b></p> <p>5.1.4 Number of car parking spaces</p> <p>Development controls</p> <p>D1 Car parking for commercial development shall comply with the requirements in Table 6:</p>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   | <p>It should be noted that in this 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</p> |           |           |           |           |           |           |         |           |                          |                          |                                     |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |   |           |           |           |           |           |           |         |           |                          |                          |                                     |

|  |  |                                     |                          |                                     |  |
|--|--|-------------------------------------|--------------------------|-------------------------------------|--|
| Table 6 - Summary of parking requirements  |  |                                     |                          |                                     | for the commercial use.  |
| Retail premises (other – not specified in this table) including shops  | 1 space per 40m2 GFA<br>1 bicycle space per 10 employees |                                     |                          |                                     | In this regard, for the proposed 517sqm of commercial tenancies, 14 retail spaces are required and provided within the basement level. |
| 7.0 Loading requirements   |  |                                     |                          |                                     |  |
| Objectives   |  |                                     |                          |                                     |  |
| a. To ensure that all development proposals for industry and business are adequately provided with appropriate loading and unloading facilities.   |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Loading bay provided within the basement of the development.   |
| b. To prevent industrial and business development giving rise to adverse impacts associated with truck and service vehicles being parked off-site.   |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Suitable manoeuvring and internal area provided for small rigid vehicles and smaller.  |
| Performance criteria   |  |                                     |                          |                                     |  |
| <b>P1</b> Separation is provided between service areas (i.e. loading and unloading areas) and parking.   |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | General parking and loading is separated.  |
| <b>P2</b> Size of service vehicle bays are adequate for the likely vehicles utilising the spaces.  |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| <b>P3</b> Service areas are located and designed to facilitate convenient and safe usage.  |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| Development controls   |  |                                     |                          |                                     |  |
| <b>D1</b> Driveway access and adequate on-site manoeuvring shall be provided to enable all delivery vehicles to enter and leave the site in a forward direction.   |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Loading Bay is provided to Basement 1 and delivery vehicles may enter and leave the site in a forward direction.                       |
| <b>D2</b> Industrial developments having a floor area greater than 400sqm shall include loading and unloading facilities to accommodate a 'heavy rigid vehicle' as classified under AS2890 – Parking Facilities. Smaller developments shall make a provision for a 'medium rigid vehicle' as classified under the Australian Standard. All development applications shall be accompanied with a manoeuvring analysis with 'auto turn or the like' and details of swept paths showing compliance with AS2890 – Parking Facilities.<br>Note: The applicant shall identify the likely service vehicle sizes accessing the site and shall provide service vehicle spaces in accordance with AS2890 – Parking Facilities. |  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| <b>D3</b> Loading/unloading facilities shall be positioned so as to not interfere with visitor/employee or resident designated parking spaces.   |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Appropriate condition could be imposed in this regard to ensure compliance.  |
| <b>D4</b> The service area shall be a physically defined location which is not used for other purposes, such as the storage of goods and equipment.  |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| <b>D5</b> The design of loading docks shall accommodate the type of delivery vehicles associated with the development and potential uses of the development.   |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| <b>D6</b> Buildings shall be designed to allow loading and unloading of vehicles within the building and at all times. Where achievable, loading docks should be situated to the side or rear of buildings. In the case of commercial development access can be provided from a laneway.   |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |  |
| <b>D7</b> That loading bays for trucks and commercial vehicles shall be provided in accordance with 9:   |  |                                     |                          |                                     |  |
| Land use   | Loading requirements                                     |                                     |                          |                                     |  |
| Business and office premises   | 1 space per 4,000m2 GFA up to 20,000m2                   |                                     |                          |                                     |  |

|   |  |                                     |                          |                          |   |
|---|--|-------------------------------------|--------------------------|--------------------------|---|
|   | GFA plus<br>1 space per 8,000m2<br>thereafter  |                                     |                          |                          |   |
| Retail premises -<br>department stores  | 1 space per 1,500m2<br>GFA up to 6,000m2<br>GFA plus<br>1 space per 3,000m2<br>thereafter  |                                     |                          |                          |   |
| Retail premises - shops<br>and food and drink<br>premises   | 1 space per 400m2<br>GFA up to 2,000m2<br>GFA plus<br>1 space per 1,000m2<br>thereafter  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1 loading bay provided and<br>considered adequate for the<br>proposed development.          |
| Hotel and motel<br>accommodation  | 1 space per 50<br>bedrooms or<br>bedroom suites up to<br>200 plus<br>1 space per 100<br>thereafter plus<br>1 space per 1,000m2<br>of public area set<br>aside for bar, tavern,<br>lounge and<br>restaurant |                                     |                          |                          |   |
| Other   | 1 space per 2,000m2  |                                     |                          |                          |   |
| Industrial/warehouse,<br>bulky goods retail and<br>wholesale supplies   | 1 space per 800m2<br>GFA up to 8,000m2<br>GFA<br>1 space per 1,000m2<br>thereafter   |                                     |                          |                          |   |
| <p>Note: It is not possible to establish criteria for the size of trucks likely to access the land uses specified above. This will be done on a case by case basis.</p> <p>Larger trucks such as B-Doubles shall be assessed on their individual requirements, but will usually require a minimum loading area dimension of 25 metres (length) by 3.5 metres (width).</p> <p>The heights of the loading area, platform in the service bay and of the service bay itself will vary with vehicle type and loading/unloading methods.</p> <p><b>D8</b> Loading/unloading areas shall be provided in accordance with AS2890.2 – Off-Street Commercial Vehicle Facilities.</p> |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Council's development engineer<br>has raised no objections to the<br>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 other 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.

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

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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.

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### **Conclusion**

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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.