

AUBURN COUNCIL

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JRPP Report

To the Joint Regional Planning Panel

61-71 Queen Street, AUBURN

DA-251/2014 GF:**

SUMMARY

Applicant	Simon Loulach
Owner	Loulach Steel Pty Limited
Application No.	DA-251/2014
Description of Land	Lot 1 DP 196828, Lot 13 Sec 2 DP 982836, Lot 14 DP 62759, Lot A DP 37040, Lot 162 DP 999099, Lot B DP 37040, 61-71 Queen Street, AUBURN
Proposed Development	Alterations and additions to approved part 8, part 9 storey mixed use development including an additional 4 storeys, additional basement level and reconfiguration of all floors to allow for 134 residential units and 5 retail tenancies
Site Area	2821m ²
Zoning	Zone B4 - Mixed Use
Disclosure of political donations and gifts	Nil disclosure
Issues	Public Submissions

Recommendation

That Development Application No. DA-251/2014 for alterations and additions to approved part 8, part 9 storey mixed use development including an additional 4 storeys, additional basement level and reconfiguration of all floors to allow for 134 residential units and 5 retail tenancies on land at 61-71 Queen Street, AUBURN be approved subject to standard conditions of consent that are described in the schedule.

History/Consultations

On 9 February 2012, the Joint Regional Planning Panel determined, by way of deferred commencement approval, DA-215/2011 for the demolition of existing dwelling and construction of a part 8, part 9 storey building comprising 10 x 1 bedroom, 60 x 2 bedroom and 17 x 3 bedroom residential units and 6 retail tenancies over 2.5 levels of basement car parking.

On 9 July 2012, DA-215/2011 became operational given the submission of items related to the deferred commencement approval.

Subsequently, Council was in receipt of a Section 96(1A) application to modify condition no.107 relating to payment of s94 contributions. This was approved on 5 December 2012.

Prior to the lodgement of the subject development application, a pre-lodgement application (PL-11/2014) was submitted to Council for the modification of the development as approved under DA-215/2011 for a Part 13 and Part 14 Storey mixed use development containing 5 commercial tenancies and 152 residential units in respect of the subject site. Council raised concerns in respect of a number of issues and non-compliances associated with the proposal and advised the applicant to address the issues raised in the event a full development application is lodged with Council.

The subject development application DA-251/2014 was lodged on 4 August 2014. Following a detailed assessment of the proposal a number of issues were identified regarding compliance with the State Environmental Planning Policy No. 65 and associated Residential Flat Design Code; Auburn Local Environmental Plan and Auburn Development Control Plan.

A public meeting was held on 16 September 2014 to discuss the proposal and it was attended by 11 people. Details of the public meeting are discussed in the submission section as part of this report.

Issues that were identified included privacy, internal amenity, stormwater, parking and some SEPP 65, ALEP 2010 and Local Centres DCP non compliances. Following the assessment, the applicant was notified in writing by letter dated 10 October 2014. The letter also included a copy of the minutes and issues raised as part of the public meeting which was forwarded to the applicant to address.

Revised documentation was received by Council officers on 18 December 2014 and 27 January 2015 through ongoing consultation.

A briefing session was held between Council staff and the members of the Joint Regional Planning Panel – Sydney West on 29 January 2015.

Following various discussion with Council officers, the applicant provided additional revised documentation, with the latest revision of plans being received on 23 February 2015.

Site and Locality Description

The subject site is identified as Lot 1 DP 196828, Lot 13 Sec 2 DP 982836, Lot 14 DP 62759, Lot A DP 37040, Lot B DP 37040, Lot 162 DP 999099 and is known as 61-71 Queen Street, AUBURN. The site is located on the northern side of Queen Street, between intersections with Park Road to the east and Alice Street to the west. The site is rectangular in shape with a site area of approximately 2816sqm. The site has a street frontage of approximately 56.7m to Queen Street and a rear boundary of approximately 56.6m and a depth of approximately 50m. The site slopes from the front to the rear boundary.

The site is located towards the north-west boundary of Auburn Town Centre and no structures exist on site, with demolition being undertaken through DA-215/2011. Access to the site is via Queen Street.

To the immediate west of the site is a single storey weatherboard dwelling with attached carport and fibro garage. Concern was initially raised by Council that this dwelling (*73 Queen Street*) may be isolated as a result of the proposed development (*site isolation is discussed latter in the report*). The site adjoining the “isolated” site is an educational establishment known as St John of God Primary School.

To the immediate east is a mechanical workshop and electrical sub-station both facing Park Road beyond which is the Auburn Central development.

To the north (rear) are 3 storey residential flat buildings and to the south across from Queen Street are a mix of residential and educational uses including Trinity Catholic College.

The site is identified on the map below



Site Isolation

Council's records indicate that the single storey dwelling at No. 73 Queen Street is owned by "The trustees of Roman Catholic Church and the adjoining St John of God Primary School is

owned by “*The trustees of St Johns Church*”. Under DA-215/2011, the applicant was advised to explore the possibility of amalgamating 73 Queen Street into the subject development or alternatively, to address site isolation issues that may have arisen as a result of the development.

The applicant provided documentary evidence to indicate that the both lands are owned by the Catholic Archdiocese of Sydney and are held in a central trust with the St John Church Parish being a trustee that owns 73 Queen Street and the Catholic Education Office being a trustee that owns the School.

Documentary evidence provided included title search from Land and Property Information NSW which shows that the owners of both properties is “THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE ARCHDIOCESE OF SYDNEY”. The applicant also provided a letter from the Manager (Facilities & Projects) of the Catholic Archdiocese of Sydney which indicated that they are not “interested in selling this property due to the contribution that it is making to the pastoral life of the Parish, including the parish schools”.

Given the above, it was considered that site isolation is not an issue in this instance to be resolved by the application. It is reasonable therefore to expect that any future amalgamation of No. 73 Queen Street should be with the adjoining St. John of God Primary School.

Description of Proposed Development

Council has received a development application for the alterations and additions to an approved part 8, part 9 storey mixed use development including an additional 4 storeys, additional basement level and reconfiguration of all floors to allow for 134 residential units and 5 retail tenancies. The proposal also includes modification to the landscaping to the and associated stormwater drainage works.

The development comprises the following:

- Part 12, part 13 storey residential flat building measuring 38m in height;
- A total of 134 residential units divided into 24 x 1 bedroom units; 101 x 2 bedroom units; and 9 x 3 bedroom units including 14 adaptable units;
- 5 commercial tenancies
- 3¹/₂ levels of basement car parking for 210 vehicles.
- Separate access to garbage rooms and associated loading areas.

The detailed breakdown of the development is provided below:

Basement level 4

- 44 car parking spaces including 9 tandem and 5 disabled spaces
- Storage areas
- Exhaust riser
- Associated lifts and stairs

Basement level 3

- 71 parking spaces including 8 tandem and 5 disabled spaces
- Storage areas
- Exhaust riser/fan motor room
- Associated lifts and stairs

Basement level 2

- 71 parking spaces including 8 tandem and 5 disabled spaces
- Storage areas
- Exhaust riser/fan motor room
- Associated lifts and stairs

Basement 1 & Lower ground floor

- 4 residential units including 3 adaptable unit
- Common room and paved common area
- 12 visitor spaces including 1 disabled space
- 12 retail spaces including 1 disabled space
- Retail/residential garbage rooms
- Truck loading/turning areas
- Landscaped area
- Associated lifts and stairs

Ground floor

- 6 residential units including 1 adaptable unit
- 5 retail tenancies
- Residential lobby entrance
- 5 separate commercial entries
- Basement parking access
- Garbage area access
- Sub-station room
- Fire control room
- Booster valve room
- Awning over footpath
- Associated stairs and lifts

First floor:- 13 residential units including 1 adaptable unit

Second floor:- 13 residential units including 1 adaptable unit

Third floor:- 13 residential units including 1 adaptable unit

Fourth floor:- 13 residential units including 1 adaptable unit

Fifth floor:- 12 residential units including 1 adaptable unit

Sixth floor:- 12 residential units including 1 adaptable unit

Seventh floor:- 12 residential units including 1 adaptable unit

Eighth floor:- 9 residential units including 1 adaptable unit

Ninth floor:- 9 residential units including 1 adaptable unit

Tenth floor:- 9 residential units including 1 adaptable unit

Eleventh floor:- 9 residential units

If the proposal is recommended for approval, conditions as relevant to DA-215/2011 will be reiterated within the conditions of consent as part of any approval.

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 of consent.

Environment and Health

The previous conditions applied to the original consent (DA-215/2011) are to remain applicable to the site. With this in mind contamination and RAP issues were considered as part of the previous consent and will still be required to be undertaken/validated.

With regards to the alterations and additions, the information provided includes an updated acoustic report. The new report provides recommended noise criteria and mitigation methods to be implemented to ensure compliance with the noise policies.

Recommendations:

In addition to the conditions imposed on the development as part of development consent issued for DA215/2011. It is recommended that the following condition be included on this development consent:

1. **Compliance with Submitted Acoustic Report** - All noise control measures specified in the Acoustic report prepared by Sebastian Giglio Dated 24 July 2014 (ref: 204343A/Do2) shall be installed prior to the issuing of the occupation certificate. All noise reduction measures specified in the acoustic report shall be complied with at all times during the operation of the premises.
2. **Acoustic Certification** - Within three months of the premises being occupied, an acoustic report prepared by a suitably qualified person, is to be submitted to the consent authority demonstrating that the noise emitted from the premises complies with the criteria contain in the Acoustic report prepared by Sebastian Giglio Dated 24 July 2014 (ref: 204343A/Do2). Where the criteria are not meet the acoustic report is to include recommendation of noise control measures that are to be implemented to ensure compliance with the criteria.

Planners Comment: The recommendations of the Health and Environment unit are noted and will be incorporated within the consent if granted.

External Referrals

NSW Police

In accordance with Section 8.0 of the Policy on Crime Prevention Through Environmental Design, the development application is to be referred to NSW Police for comment. A referral was sent to NSW Police on 26 August 2014.

NSW Police responded on 5 September 2014 advising that they had no objection to the proposal, subject to the imposition of conditions related to crime, safety and security.

Roads and Maritime Services

In accordance with Clause 104 and Schedule 3 of the State Environmental Planning Policy (Infrastructure) 2007, Roads and Maritime Services (RMS) were to be consulted on the basis of Traffic Generating Development. On 26 August 2014, Council forwarded a referral package to RMS. On 19 September 2014, Council officers received a response from RMS. This is discussed under the State Environmental Planning Policy (Infrastructure) 2007 assessment below.

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

State Environmental Planning Policies

State Environmental Planning Policy (State and Regional Development) 2011

Given that the proposed works are in excess of a Capital Investment Value (CIV) of \$20 million, the development is identified as Regional Development in accordance with Clause 20 of the SEPP (State and Regional Development) 2011 and Schedule 4A of the Environmental Planning and Assessment Act 1979. In this regard, the Joint Regional Planning Panel (JRPP) are the relevant consent authority.

State Environmental Planning Policy (Infrastructure) 2007

The proposal is located in close proximity to the Bankstown railway line (approximately 80 metres) and introduces 210 parking spaces which is considered traffic generating development. In this regard, the development proposal is required to address the provisions of Division 15 Railways and Division 17 Roads and Traffic of the State Environmental Planning Policy (Infrastructure) 2007.

Division 15 – Railways

The proposal is located approximately 80 metres from a Railway line, separated by South Parade and a row of residential apartments. Considerations as to the implications of Clause 87(3) of the SEPP is required to be undertaken, given that the consent authority (Council) considers that the development is likely to be adversely affected by rail noise or vibration.

A Rail Noise Impact Assessment Report, prepared by Sebastian Giglio, dated 24 July 2014, has supported the proposal. In conclusion the report states;

This Report has presented an overview of potential noise issues with the proposed development. Specifically, potential impacts of rail noise, road traffic noise, school playground noise. Based on NSW Department of Planning guidelines, rail vibration is not an issue at the site due to the line speed and distance from the track. It has been found that all habitable rooms of apartments should be fitted with alternative ventilation but that conventional glazing can be used in order to achieve the indoor design goals. Windows of living areas that overlook Queen Street have a slightly higher sound insulation requirement. The proposed development can comply with the appropriate noise policies.

In this regard, Council officers can be satisfied that the relevant provisions of the SEPP have been taken into consideration and that the proposed development is considered acceptable. The recommendations of the submitted report will form part of any conditions of consent imposed on the development.

Division 17 – Roads and Traffic

Consideration is to be given to Clause 104 Traffic Generating Development and Schedule 3 as the proposal relates to the alterations and additions to a mixed use development to introduce an additional 4 storeys which is to generate the likely capacity of 200 or more vehicles with direct access to a public road. In this regard, the development is considered to be traffic generating development.

Council officers are therefore required to address Clause 104(3) before determining the development application. In this regard, Council officers referred the development to the Roads and Maritime Services (RMS) on 26 August 2014. On 19 September 2014, Council officers received correspondence from RMS in response to Council's letter nominating that RMS raises no objection to the proposed development as it will have no significant traffic impact on state roads given that Queen Street is a local road.

RMS recommended that the layout of the proposed car parking areas associated with the subject development (including driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) should be in accordance with AS 2890.1-2004 and AS 2890.2 – 2002.

In this regard, Council officers can be satisfied that the relevant provisions of the SEPP have been taken into consideration and that the proposed development is considered acceptable. The recommendations of RMS will form part of any conditions of consent imposed on the development.

State Environmental Planning Policy No.55 – Remediation of Land

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

Matter for Consideration	Yes/No
Does the application involve re-development of the site or a change of land use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
In the development going to be used for a sensitive land use (e.g. residential, educational, recreational, childcare or hospital)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does information available to you indicate that an activity listed below has ever been approved, or occurred at the site? Acid/alkali plant and formulation, agricultural/horticultural activities, airports, asbestos production and disposal, chemicals manufacture and formulation, defence works, drum re-conditioning works, dry cleaning establishments, electrical manufacturing (transformers), electroplating and heat treatment premises, engine works, explosive industry, gas works, iron and steel works, landfill sites, metal treatment, mining and extractive industries, oil production and storage, paint formulation and manufacture, pesticide manufacture and formulation, power stations, railway yards, scrap yards, service stations, sheep and cattle dips, smelting and refining, tanning and associated trades, waste storage and treatment, wood preservation.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the site listed on Council's Contaminated Land database?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the site subject to EPA clean-up order or other EPA restrictions?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Has the site been the subject of known pollution incidents or illegal dumping?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site adjoin any contaminated land/previously contaminated land?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>Details of contamination investigations carried out at the site:</p> <p>Under DA-215/2011, the site had a Preliminary Site Assessment conducted by GeoEnviro Consultancy P/L (Ref: JE11468A-r1 dated June 2011). The report included limited sampling and analysis of soils at the site. Samples analysis identified levels that exceed the HILs and EIL criteria. The report therefore recommended that site remediation was required. Council's Environmental Health officer requested the applicant to provide a Phase 2 report or RAP prior to determination of the proposal.</p> <p>The applicant subsequently provided a remedial action plan prepared by GeoEnviro Consultancy P/L (Ref: JE11468A-r2 dated November 2011) which set out how the site will be remediated. Appropriate conditions as recommended by Council's Environmental Health officer were imposed in this regard.</p> <p>As the subject Development Application relates to alterations and additions to the previously approved mixed use development (DA-215/2011), where suitable contamination investigation was undertaken, Council officers can be satisfied that the site can be made suitable for the proposed works, subject to conditions, as imposed under DA-215/2011, being linked to the subject application.</p>	
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 Number 65 - Design Quality of Residential Flat Development

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

Requirement	Yes	No	N/A	Comment
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Requirement	Yes	No	N/A	Comment
<p>Clause 2 Aims objectives etc.</p> <p>(3) Improving the design quality of residential flat development aims:</p> <p>(a) To ensure that it contributes to the sustainable development of NSW:</p> <p>(i) by providing sustainable housing in social and environmental terms;</p> <p>(ii) By being a long-term asset to its neighbourhood;</p> <p>(ii) By achieving the urban planning policies for its regional and local contexts.</p> <p>(b) To achieve better built form and aesthetics of buildings and of the streetscapes and the public spaces they define.</p> <p>(c) To better satisfy the increasing demand, the changing social and demographic profile of the community, and the needs of the widest range of people from childhood to old age, including those with disabilities.</p> <p>(d) To maximise amenity, safety and security for the benefit of its occupants and the wider community.</p> <p>(e) To minimise the consumption of energy from non-renewable resources to conserve the environment and to reduce greenhouse gas emissions.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The proposal is generally considered to satisfy the aims and objectives of SEPP 65. Some aspects of non-compliance are identified with this policy, and these are discussed in greater detail below.</p>
Part 2 Design quality principles				
<p><u>Principle 1: Context</u></p> <p>Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.</p> <p>Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity if the area.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposed development is considered to make a positive contribution to the locality and improve the existing streetscape. The character of this locality is undergoing transition from low-density residential, in the form of single-storey detached dwellings, to high density mixed use developments within the Auburn Town centre. This proposal is consistent with that shift.</p>
<p><u>Principle 2: Scale</u></p> <p>Good design provides an appropriate scale in terms of the bulk and height that suits the scale if the street and the surrounding buildings.</p> <p>Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposed development is considered to be of appropriate scale, as it is consistent with other developments of this nature which have been constructed in its near vicinity. The height matches the desired future heights for mixed use development in the Town Centre which is generally 38m high.</p> <p>The proposed design is therefore considered appropriate to the scale of the locality and the desired future character of the area.</p>
<p><u>Principle 3: Built form</u></p> <p>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.</p> <p>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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposed built form responds appropriately to the site constraints and results in a development that is suitably sited so to ensure adequate building setbacks and privacy to adjoining primary school playground. The proportions and presentation of the building is contemporary and the façade elements create visual interest within the streetscape. The built form is articulated into a clearly defined base with associated awning, the centre core and top element that is stepped back from the centre core.</p>

Requirement	Yes	No	N/A	Comment
<p><u>Principle 4: Density</u> <i>Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).</i> <i>Appropriate densities are sustainable and consistent with the existing density in an area, or in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The site is an area designated for mixed use development and is located within Auburn Town Centre.</p> <p>The development will contribute 134 apartments in mid rise building forms that will contribute to the redevelopment of the area. The proposal (subject to conditions) will be within the permissible total FSR allowable. No objection is raised to the development in relation to density objectives.</p>
<p><u>Principle 5: Resource, energy and water efficiency</u> <i>Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.</i> <i>Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>BASIX Certificates have been submitted with the development application. Further, a BASIX Assessment Report has been prepared to accompany the application.</p> <p>The certificates require sustainable development features to be installed into the development.</p> <p>The development incorporates appropriate energy efficient fixtures and fittings. A water reuse system is also provided.</p>
<p><u>Principle 6: Landscape</u> <i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.</i> <i>Landscape design buildings on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.</i> <i>Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbour's amenity, and provide for practical establishment and long term management.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The landscape details generally 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.</p> <p>Opportunity for deep soil planting exists on the north-western side boundary and is being optimised for deep soil planting. The Residential Flat Design Code (RFDC) identifies a minimum outcome being 25% of the site set aside for deep soil planting.</p> <p>The proposal has deep soil planting at approximately 14% of the minimum RFDC standard and is considered acceptable given the site location within the Auburn Town Centre and the need to provide commercial use on the ground floor.</p> <p>It is noted that DA-215/2011 had a deep soil planting area of approximately 17%, however, given the upscale in FSR and height, additional basement parking has been introduced. No concern is raised as to this matter.</p>

Requirement	Yes	No	N/A	Comment
<p>Principle 7: Amenity <i>Good design provides amenity through the physical, spatial and environmental quality of a development.</i> <i>Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal will deliver sufficient amenity to residents of the building. The proposal achieves compliance with the Residential Flat Design Code in this regard which contains many amenity controls.</p> <p>Overall, based on the outcome of the BASIX assessment residential amenity is considered satisfactory.</p>
<p>Principal 8: Safety and security <i>Good design optimises safety and security, both internal to the development and for the public domain.</i> <i>This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Passive surveillance of public and communal open space is maximised through orientation of units.</p> <p>The position and orientation of the various building elements allow balconies and habitable rooms of apartments to overlook the streets. The design also permits passive surveillance of the internal common courtyard areas.</p> <p>Street level activity will be encouraged via the provision of 5 commercial tenancies on the ground.</p> <p>It is noted that the proposed development removes one commercial tenancy from the ground floor to allow additional parking access to the site.</p>
<p>Principal 9: Social dimensions <i>Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.</i> <i>New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood, or in the case of precincts undergoing transition, provide for the desired future community.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal provides an adequate mix of 1, 2 and 3 bed apartments as well as providing a significant number of adaptable units.</p> <p>Additionally, a common room with kitchen facilities is provided within the paved courtyard for communal use.</p>
<p>Principle 10: Aesthetics <i>Quality aesthetics reflect the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development.</i> <i>Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.</i></p>	<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>
<p>Clause 30 Determination of DAs <i>After receipt of a DA, the advice of the relevant design review panel (if any) is to be obtained concerning the design quality of the residential flat development.</i> <i>In determining a DA, the following is to be considered:</i></p> <ul style="list-style-type: none"> <i>The advice of the design review panel (if any);</i> <i>The design quality of the residential flat development when evaluated in accordance with the design quality principles;</i> <p><i>The publication "Residential Flat Design Code" – Department of Planning, September 2002.</i></p>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<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
Part 1 - Local Context				
<i>Building Type</i>				
<ul style="list-style-type: none"> Residential Flat Building. Terrace. Townhouse. Mixed-use development. Hybrid. 	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed development consists of a mixed use building.
<i>Subdivision and Amalgamation</i>				
<u>Objectives</u> <ul style="list-style-type: none"> Subdivision/amalgamation pattern arising from the development site suitable given surrounding local context and future desired context. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Should the application be approved appropriate condition shall be imposed requiring the applicant to amalgamate the sites prior to the issue of any Occupation Certificate.
<ul style="list-style-type: none"> Isolated or disadvantaged sites avoided. 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This matter has been discussed earlier in the report.
<i>Building Height</i>				
<u>Objectives</u> <ul style="list-style-type: none"> To ensure future development responds to the desired scale and character of the street and local area. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building heights are found to be satisfactory and compliant with the Auburn Local Environmental Plan requirements.
<ul style="list-style-type: none"> To allow reasonable daylight access to all developments and the public domain. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This is achieved where possible.
<i>Building Depth</i>				
<u>Objectives</u> <ul style="list-style-type: none"> To ensure that the bulk of the development is in scale with the existing or desired future context. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No objection is raised regarding the general bulk and scale of the development. 62 (46%) of the 134 units are dual aspect apartments.
<ul style="list-style-type: none"> To provide adequate amenity for building occupants in terms of sun access and natural ventilation. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> To provide for dual aspect apartments. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Requirement	Yes	No	N/A	Comment
Controls				
<ul style="list-style-type: none"> The maximum internal plan depth of a building should be 18 metres from glass line to glass line. 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The building depth for the building varies but reaches up to 23.2m from glass line to glass line. This affects 46 units (34%), all of which are single aspects. The performance of majority of the single aspect apartments in relation to solar access and natural ventilation is generally considered acceptable (and is discussed further below). A variation is supported in this regard as it is not considered to adversely affect the residential amenity of the affected units.
<ul style="list-style-type: none"> Freestanding buildings (the big house or tower building types) may have greater depth than 18 metres only if they still achieve satisfactory daylight and natural ventilation. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Notwithstanding the building depth, the residential building achieves satisfactory daylight and natural ventilation given the orientation of the site.
<ul style="list-style-type: none"> Slim buildings facilitate dual aspect apartments, daylight access and natural ventilation. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dual aspect apartments have been included within the development. In this regard, there are 62 dual aspect units which represent 46% of the total number of units.
<ul style="list-style-type: none"> In general an apartment building depth of 10-18 metres is appropriate. Developments that propose wider than 18 metres must demonstrate how satisfactory day lighting and natural ventilation are to be achieved. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refer to detailed discussion regarding light and ventilation later in the report.
Building Separation				
Objectives				
<ul style="list-style-type: none"> To ensure that new development is scaled to support the desired area character with appropriate massing and spaces between buildings. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building scale is appropriate to the desired future character of the area. The building will be the first in the immediate locality. Good separation is maintained between the building and the adjoining uses including the playground of adjoining school.
<ul style="list-style-type: none"> To provide visual and acoustic privacy for existing and new residents. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> To control overshadowing of adjacent properties and private or shared open space. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> To allow for the provision of open space with appropriate size and proportion for recreational activities for building occupants. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> To provide deep soil zones for stormwater management and tree planting, where contextual and site conditions allow. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Requirement	Yes	No	N/A	Comment
Controls				
<ul style="list-style-type: none"> • For buildings over three storeys, building separation should increase in proportion to building height: <ul style="list-style-type: none"> ○ Up to 4 storeys/12 metres: <ul style="list-style-type: none"> ▪ 12m between habitable rooms/balconies ▪ 9m between habitable rooms/balconies and non habitable rooms ▪ 6m between non habitable rooms ○ 5-8 storeys/up to 25 metres: <ul style="list-style-type: none"> ▪ 18m between habitable rooms/balconies ▪ 13m between habitable rooms/balconies and non habitable rooms ▪ 9m between non habitable rooms ○ 9 storeys and above/over 25 metres: <ul style="list-style-type: none"> ▪ 24m between habitable rooms/balconies ▪ 18m between habitable rooms/balconies and non habitable rooms ▪ 12m between non habitable rooms • Allow zero separation in appropriate contexts, such as in urban areas between street wall building types (party walls) • Where a building step back creates a terrace, the building separation distance for the floor below applies. • 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. • Coordinate building separation controls with controls for daylight access, visual privacy and acoustic privacy. • Protect the privacy of neighbours who share a building entry and whose apartments face each other by designing internal courtyards with greater building separation <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.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<p>The proposed alterations and additions to DA-215/2011 are still considered to provide suitable building separation from adjoining properties. It is noted that if the adjoining developments were developed in a similar fashion, appropriate building separation would be achieved.</p> <p>Consideration as to the adjoining uses specifically the educational establishments to the north and west have been appropriately considered in the design to allow for visual privacy.</p> <p>The following is specific commentary relating to each setback.</p> <p>Western Elevation – St John of God</p> <p>With regards to the building separation on the western side, an articulated western elevation has been provided which incorporates a separation which ranges between 7.5 metres (street elevation) to 15.5m (rear elevation) between the building and relevant property boundary and St. John of God Primary School.</p> <p>Eastern Elevation – 73 Queen Street</p> <p>With regards to the building separation on the eastern boundary. The adjoining site to the east is a mechanical workshop and electricity substation and a building separation of between 6m to 11m is proposed. This is considered acceptable as any future development of the site to the east for residential use could be required to provide some additional separation distance depending on its height.</p> <p>Rear Elevation</p> <p>With regards to the building separation on the northern (rear) boundary. A separation of approximately 3m to 5m is provided and this affects a small portion of the rear boundary (about 51% of the rear boundary). The adjoining uses comprise part of St. John of God Primary School building and a residential flat building. No objection is raised, as the proposed separation does not result in unacceptable amenity impacts and to request further separation from the rear may limit the full development potential of the site.</p> <p>Street Elevation</p> <p>The proposal incorporates a nil street setback which increase to 3m from the eighth floor onwards to a 5m setback for the eleventh floor. Separation from across Queen Street is over 20m and considered appropriate.</p>

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

Requirement	Yes	No	N/A	Comment
<u>Objectives</u>				
<ul style="list-style-type: none">• To ensure that development is in keeping with the optimum capacity of the site and the local area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be generally consistent with the density requirements imposed by Councils Local environmental Plan 2010.
<ul style="list-style-type: none">• To define allowable development density for generic building types.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none">• To provide opportunities for modulation and depth of external walls within the allowable FSR.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal includes a number of dual aspect units which achieve solar access and natural ventilation requirements. Compliance with specific solar access and dual aspect unit controls is considered later in the report.
<ul style="list-style-type: none">• To promote thin cross section buildings, which maximise daylight access and natural ventilation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none">• To allow generous habitable balconies.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suitably sized balconies are provided for all units
Part 02 Site Design				
<u>Site Analysis</u>				
<ul style="list-style-type: none">• 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.	<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.
<ul style="list-style-type: none">• A written statement explaining how the design of the proposed development has responded to the site analysis must accompany the application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Deep Soil Zones</u>				
<u>Objectives</u>				
<ul style="list-style-type: none">• To assist with management of the water table.	<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.
<ul style="list-style-type: none">• To assist with management of water quality.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none">• To improve the amenity of developments through the retention and/or planting of large and medium size trees.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Requirement	Yes	No	N/A	Comment
<u>Design Practice</u> <ul style="list-style-type: none"> • 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. • Optimise the extent of deep soil zones beyond the site boundaries by locating them with the deep soil zones of adjacent properties. • Promote landscape health by supporting for a rich variety of vegetation type and size. • Increase the permeability of paved areas by limiting the area of paving and/or using impervious materials. • A minimum of 25% of the open space area of a site should be a deep soil zone. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The proposed development provides approximately 390sqm of deep soil zone which equates to 14% of the site being deep soil zone. The non compliance is supported in this instance given that (i) the development site is within Auburn Town Centre and (ii) the need to provide commercial uses on the ground floor.</p> <p>A requirement for minimum 25% deep soil zone may not be practical in this instance without significantly compromising on the development potential of the site.</p> <p>As noted earlier, given the upscaling of the site (inclusive of FSR and height) additional apartments and associated basement parking has been introduced, reducing the amount of available deep soil from previously approved (being approximately 17% under DA-215/2011)</p>
<i>Fences and Walls</i>				
<u>Objectives</u> <ul style="list-style-type: none"> • To define the edges between public and private land. • To define the boundaries between areas within the development having different functions or owners. • To provide privacy and security. • To contribute positively to the public domain. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The proposed development is considered to be consistent with the Fences and Walls objectives. Whilst no fencing is proposed on street elevation the separation between the commercial tenancies/residential entry are well defined from the public domain by the awning and access doors.</p>
<u>Design Practice</u> <ul style="list-style-type: none"> • Respond to the identified architectural character for the street and/or the area. • Clearly delineate the private and public domain without compromising safety and security by designing fences and walls which provide privacy and security while not eliminating views, outlook, light and air; and limiting the length and height of retaining walls along street frontages. • Contribute to the amenity, beauty and useability of private and communal open spaces by incorporating benches and seats; planter boxes; pergolas and trellises; BBQs; water features; composting boxes and worm farms. • Retain and enhance the amenity of the public domain by avoiding the use of continuous blank walls at street level; and using planting to soften the edges of any raised terraces to the street, such as over sub basement car parking and reduce their apparent scale. • Select durable materials which are easily cleaned and graffiti resistant. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The ground floor is proposed to be used for commercial purposes and built to the boundary which does not necessitate the need to provide fencing within the front setback</p> <p>The communal open space and common room at the rear of the property is enhanced via the provision of pavers, landscaping and bench seats.</p>

Requirement	Yes	No	N/A	Comment
Landscape Design				
Objectives				The proposed development is considered to be consistent with the Landscape Design objectives as suitable landscaping is to be used to soften the impact of the built form within the internal courtyard.
• To add value to residents' quality of life within the development in the forms of privacy, outlook and views.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To provide habitat for native indigenous plants and animals.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To improve stormwater quality and reduce quantity.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To improve the microclimate and solar performance within the development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To improve urban air quality.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To contribute to biodiversity.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design Practice				A landscape plan, prepared by a suitably qualified consultant, is submitted with the application. The plan identifies relevant landscaping elements to soften the built form within the site.
• Improve the amenity of open space with landscape design which: provides appropriate shade from trees or structures; provides accessible routes through the space and between buildings; screens cars, communal drying areas, swimming pools and the courtyards of ground floor units; allows for locating art works where they can be viewed by users of open space and/or from within apartments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Contribute to streetscape character and the amenity of the public domain by: relating landscape design to the desired proportions and character of the streetscape; using planting and landscape elements appropriate to the scale of the development; mediating between and visually softening the bulk of large development for the person on the street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Improve the energy efficiency and solar efficiency of dwellings and the microclimate of private open spaces.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Design landscape which contributes to the site's particular and positive characteristics.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Contribute to water and stormwater efficiency by integrating landscape design with water and stormwater management.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Provide a sufficient depth of soil above paving slabs to enable growth of mature trees.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Minimise maintenance by using robust landscape elements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Space				
Objectives				The proposed development is considered to be consistent with the Open Space objectives. Communal open space is provided in the form of internal courtyard and common room allowing for passive and active recreation.
• To provide residents with passive and active recreational opportunities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To provide an area on site that enables soft landscaping and deep soil planting.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To ensure that communal open space is consolidated, configured and designed to be useable and attractive.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To provide a pleasant outlook.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Requirement	Yes	No	N/A	Comment
<u>Design Practice</u>				
<ul style="list-style-type: none"> Provide communal open space with is appropriate and relevant to the building's setting. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Two communal open spaces are provided within the development site.
<ul style="list-style-type: none"> Where communal open space is provided, facilitate its use for the desired range of activities by locating it in relation to buildings to optimise solar access to apartments; consolidating open space on the site into recognisable areas with reasonable space, facilities and landscape; designing its size and dimensions to allow for the program of uses it will contain; minimising overshadowing; carefully locating ventilation duct outlets from basement car parks. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	one paved with associated common room located on the eastern side of the site and the other with soft landscaping and associated cabana seating located on the western side of the site. The common area is large enough to permit residents to passively and actively use the space.
<ul style="list-style-type: none"> Provide open space for each apartment capable of enhancing residential amenity in the form of balcony, deck, terrace, garden, yard, courtyard and/or roof terrace. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All apartments are provided with at least 1 suitably sized area of private open space in the form of a terrace or balcony.
<ul style="list-style-type: none"> Locate open space to increase the potential for residential amenity by designing apartment buildings which: are sited to allow for landscape design; are sited to optimise daylight access in winter and shade in summer; have a pleasant outlook; have increased visual privacy between apartments. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open spaces are positioned to optimise solar access and to ensure visual privacy between apartments.
<ul style="list-style-type: none"> Provide environmental benefits including habitat for native fauna, native vegetation and mature trees, a pleasant microclimate, rainwater percolation and outdoor drying area. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The landscaped areas are to contain trees and native plantings in accordance with the BASIX requirements.
<ul style="list-style-type: none"> The area of communal open space required should generally be at least 25-30% of the site area. Larger sites and brown field sites may have potential for more than 30%. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The amount of common open space covers is 711sqm or 25% of the site and therefore complies with this provision.
<ul style="list-style-type: none"> Where developments are unable to achieve the recommended communal open space, they must demonstrate that residential amenity is provided in the form of increased private open space and/or a contribution to public open space. 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> Minimum recommended area of private open space for each apartment at ground level or similar space on structure is 25sqm and the minimum preferred dimension is 4 metres. 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Of the 4 units on lower ground level, all achieve the minimum area of 25sqm however only 1 unit complies with the minimum dimension of 4m. Of the other 3 non-compliant units, all have a minimum dimension of 3m.</p> <p>Given the above, and that all the spaces provided can accommodate table and chairs for outdoor private amenity, there is no objection raised to the non-compliances in this instance.</p>
<u>Orientation</u>				
<u>Objectives</u>				
<ul style="list-style-type: none"> To optimise solar access to residential apartments within the development and adjacent development. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Orientation objectives as the building is appropriately located to maximise solar access to the proposed building but also maintain solar access to adjoining buildings.
<ul style="list-style-type: none"> To contribute positively to desired streetscape character. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> To support landscape design of consolidated open space areas. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> To protect the amenity of existing development. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> To improve the amenity of existing development. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed building is also appropriately aligned to the street and provides an appropriate design response to the adjoining Primary School.

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

Requirement	Yes	No	N/A	Comment
<ul style="list-style-type: none"> • Increase minimum soil depths in accordance with: the mix of plants in a planter; the level of landscape management; anchorage requirements of large and medium trees; soil type and quality. • Minimum standards: <ul style="list-style-type: none"> ○ Large trees such as figs (canopy diameter of up to 16 metres at maturity): <ul style="list-style-type: none"> ▪ Minimum soil volume 150cum; ▪ Minimum soil depth 1.3 metres; ▪ Minimum soil area 10 metres by 10 metres. ○ Medium trees (canopy diameter of up to 8 metres at maturity): <ul style="list-style-type: none"> ▪ Minimum soil volume 35cum; ▪ Minimum soil depth 1 metre; ▪ Approximate soil area 6 metres by 6 metres. ○ Small trees (canopy diameter of up to 4 metres at maturity): <ul style="list-style-type: none"> ▪ Minimum soil volume 9cum; ▪ Minimum soil depth 800mm; ▪ Approximate soil area 3.5 metres by 3.5 metres. ○ Shrubs: <ul style="list-style-type: none"> ▪ Minimum soil depths 500-600mm ○ Ground cover: <ul style="list-style-type: none"> ▪ Minimum soil depths 300-450mm ○ Turf: <ul style="list-style-type: none"> ▪ Minimum soil depth 100-300mm ▪ Any subsurface drainage requirements are in addition to the minimum soil depths. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stormwater Management				
Objectives				
<ul style="list-style-type: none"> • To minimise the impacts of residential flat development and associated infrastructure on the health and amenity of natural waterways. • To preserve existing topographic and natural features including waterways and wetlands. • To minimise the discharge of sediment and other pollutants to the urban stormwater drainage system during construction activity. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stormwater drainage design is considered acceptable subject to detailed conditions to be included in any consent issued for the development.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design Practice				
<ul style="list-style-type: none"> • Reduce the volume impact of stormwater on infrastructure by retaining it on site. • Optimise deep soil zones. All development must address the potential for deep soil zones. • On dense urban sites where there is no potential for deep soil zones to contribute to stormwater management, seek alternative solutions. • Protect stormwater quality by providing for stormwater filters, traps or basins for hard surfaces, treatment of stormwater collected in sediment traps on soils containing dispersive clays. • Reduce the need for expensive sediment trapping techniques by controlling erosion. • Consider using grey water for site irrigation. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stormwater drainage design is considered acceptable subject to the inclusion of detailed conditions, should the application be recommended for approval.
	<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"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Safety				
Objectives				
<ul style="list-style-type: none"> • To ensure residential flat developments are safe and secure for residents and visitors. • To contribute to the safety of the public domain. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design Practice				
<ul style="list-style-type: none"> • Reinforce the development boundary to strengthen the distinction between public and private space. This can be actual or symbolic and 	<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

Requirement	Yes	No	N/A	Comment
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.				necessitate the need to provide fencing within the front setback. It is noted that entry to the residential units are well distinct from entry to commercial uses.
<ul style="list-style-type: none"> Optimise the visibility, functionality and safety of building entrances by: orienting entrances towards the public street; providing clear lines of sight between entrance foyers and the street; providing direct entry to ground level apartments from the street rather than through a common foyer; direct and well lit access between car parks and dwellings, between car parks and lift lobbies and to all unit entrances. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Communal building entries are to be orientated to the street. Suitable level of visibility is provided within the development. Convenient access ways via lifts link the car park and the development above.
<ul style="list-style-type: none"> Improve the opportunities for casual surveillance by: orienting living areas with views over public or communal open spaces where possible; using bay windows and balconies which protrude beyond the main façade and enable a wider angle of vision to the street; using corner windows which provide oblique views of the street; providing casual views of common internal areas, such as lobbies and foyers, hallways, recreation areas and car parks. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The commercial tenancies and balustrades to private open space areas are to consist of transparent elements to ensure an appropriate level of casual surveillance of public areas is achieved.
<ul style="list-style-type: none"> Minimise opportunities for concealment by: avoiding blind or dark alcoves near lifts and stairwells, at the entrance and within indoor car parking, along corridors and walkways; providing well lit routes throughout the development; providing appropriate levels of illumination for all common areas; providing graded illumination to car parks and illuminating entrances higher than the minimum acceptable standard. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Opportunities for concealment or the creation of blind alcoves have been minimised in this development.
<ul style="list-style-type: none"> Control access to the development by: making apartments inaccessible from the balconies, roofs and windows of neighbouring buildings; separating the residential component of a development's car parking from any other building use and controlling car park access from public and common areas; providing direct access from car parks to apartment lobbies for residents; providing separate access for residents in mixed-use buildings; providing an audio or video intercom system at the entry or in the lobby for visitors to communicate with residents, providing key card access for residents. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The position and orientation of the various building elements allow balconies and habitable rooms of apartments to overlook the public domain which permits passive surveillance of neighbouring buildings and the Primary School. Secure access doors/gates are to be provided to lift lobbies, car parking and communal courtyards.
<ul style="list-style-type: none"> Carry out a formal crime risk assessment for all residential developments of more than 20 new dwellings. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An assessment of the proposal in relation to Council's Policy on Crime Prevention Through Environmental Design 2006 is provided, which addresses the relevant provisions.
Visual Privacy				
Objectives				
<ul style="list-style-type: none"> To provide reasonable levels of visual privacy externally and internally during the day and night. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Visual Privacy Objectives as outlook of open space is maximised where possible, without creating adverse impacts.
<ul style="list-style-type: none"> To maximise outlook and views from principal rooms and private open space without compromising visual privacy. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Requirement	Yes	No	N/A	Comment
Design Practice <ul style="list-style-type: none"> • Locate and orient new development to maximise visual privacy between buildings on site and adjacent buildings by providing adequate building separation, employing appropriate rear and side setbacks, utilise the site layout to increase building separation. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed balconies facing north (rear) could result in some overlooking on to the terrace, 1 st & 2 nd floor balconies of the adjoining residential flat building. The applicant has however provided 4m to 8m high shrubs/trees to be planted on the rear elevation as a way of minimising this impact.
<ul style="list-style-type: none"> • Design building layouts to minimise direct overlooking of rooms and private open spaces adjacent to apartments by: balconies to screen other balconies and any ground level private open space; separating communal open space, common areas and access routes through the development from the windows of rooms, particularly habitable rooms; changing the level between ground floor apartments with their associated private open space, and the public domain or communal open space. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Generally, for much of the development, building separation, location of windows and private open spaces and the use of privacy screening are satisfactory.
<ul style="list-style-type: none"> • Use detailed site and building design elements to increase privacy without compromising access to light and air. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Provision of fixed privacy louvers to balcony edges have minimised privacy impacts between apartments.</p> <p>It should be noted that the western elevation has been articulated to increase the western setback from the adjoining school and louvered screens introduced to balconies to reduce opportunities as to overlooking onto the educational uses.</p>
Building Entry				
Objectives <ul style="list-style-type: none"> • To create entrances which provide a desirable residential identity for the development. 	<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"> • To orient the visitor. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> • To contribute positively to the streetscape and building facade design. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design Practice <ul style="list-style-type: none"> • Improve the presentation of the development to the street by: locating entries so that they relate to the existing street and subdivision pattern, street tree planting and pedestrian access network; designing the entry as a clearly identifiable element of the building in the street; utilising multiple entries where it is desirable to activate the street edge or reinforce a rhythm of entries along a street. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A single communal entry is to be provided, which integrate with the public domain through the provision of distinct awning which identifies the residential entry, yet is distinguished from the commercial awning.
<ul style="list-style-type: none"> • Provide as direct a physical and visual connection as possible between the street and the entry. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Entry foyers are spacious, feature glazing for clear sight lines and will be secured with resident-access locked doors. The entry foyers also allow equitable access to the building.
<ul style="list-style-type: none"> • Achieve clear lines of transition between the public street, the shared private circulation spaces and the apartment unit. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suitable conditions will be included in any consent for suitable mail facilities in appropriate location to be provided within the site.
<ul style="list-style-type: none"> • Ensure equal access for all. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> • Provide safe and secure access. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> • Provide separate entries from the street for pedestrians and cars; different uses and ground floor apartments. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> • Design entries and associated circulation space of an adequate size to allow movement of furniture between public and private spaces. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> • Provide and design mailboxes to be convenient for residents and not to clutter the appearance of the development from the street. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Requirement	Yes	No	N/A	Comment
Parking				
Objectives				
<ul style="list-style-type: none">• To minimise car dependency for commuting and recreational transport use and to promote alternative means of transport - public transport, bicycling and walking.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Parking objectives as suitable number of resident, commercial and visitor car, and bicycle spaces are provided within the underground levels which do not impact upon the aesthetic design of the building.
<ul style="list-style-type: none">• To provide adequate car parking for the building's users and visitors depending on building type and proximity to public transport.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none">• To integrate the location and design of car parking with the design of the site and the building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design Practice				
<ul style="list-style-type: none">• Determine the appropriate car parking spaces in relation to the development's proximity to public transport, shopping and recreational facilities; the density of the development and the local area; the site's ability to accommodate car parking.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Following a car parking count, it is identified that 210 car parking spaces are provided in this development. Of that, there are 169 parking spaces for residents; 29 parking spaces for visitors; 12 parking spaces for commercial; including 17 spaces designated as disabled spaces
<ul style="list-style-type: none">• Limit the number of visitor parking spaces, particularly in small developments where the impact on landscape and open space is significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none">• Give preference to underground parking wherever possible. Design considerations include: retaining and optimising the consolidated areas of deep soil zones; facilitating natural ventilation to basement and sub basement car parking areas; integrating ventilation grills or screening devices of car park openings into the façade design and landscape design; providing safe and secure access for building users, including direct access to residential apartments where possible; provide a logical and efficient structural grid.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All of the parking provided is located within the basement levels. Parking levels have appropriate ventilation intakes, secure access and direct and convenient access to the building via lifts.
<ul style="list-style-type: none">• Where aboveground enclosed parking cannot be avoided ensure the design of the development mitigates any negative impact on streetscape and street amenity by avoiding exposed parking on the street frontage; hiding car parking behind the building façade – where wall openings occur, ensure they are integrated into the overall façade scale, proportions and detail; wrapping the car parks with other uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Bicycle racks are provided within the basement parking level and are suitably accessible.
<ul style="list-style-type: none">• Minimise the impact of on grade parking by: locating parking on the side or rear of the lot away from the primary street frontage; screening cars from view of streets and buildings; allowing for safe and direct access to building entry points; incorporating parking into the landscape design of the site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none">• Provide bicycle parking which is easily accessible from ground level and from apartments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pedestrian Access				
Objectives				
<ul style="list-style-type: none">• To promote residential flat development which is well connected to the street and contributes to the accessibility of the public domain.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Pedestrian Access objectives as barrier free communal entry is provided to access cores of all units.
<ul style="list-style-type: none">• To ensure that residents, including users of strollers and wheelchairs and people with bicycles, are able to reach and enter their apartments and use communal areas via minimum grade ramps, paths, access ways or lifts.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Requirement	Yes	No	N/A	Comment
<u>Design Practice</u>				
<ul style="list-style-type: none">• Utilise the site and its planning to optimise accessibility to the development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is considered to be appropriately barrier free with wheelchair access possible from the street and basement and to the upper/lower residential floors of the development.
<ul style="list-style-type: none">• Provide high quality accessible routes to public and semi-public areas of the building and the site, including major entries, lobbies, communal open space, site facilities, parking areas, public streets and internal roads.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none">• Promote equity by ensuring the main building entrance is accessible for all from the street and from car parking areas; integrating ramps into the overall building and landscape design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none">• Design ground floor apartments to be accessible from the street, where applicable, and to their associated private open space.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are no ground floor apartments as envisaged by the design code. The development introduces 4 ground floor apartments at the rear of the site which have suitable private open space as previously discussed.
<ul style="list-style-type: none">• Maximise the number of accessible, visitable and adaptable apartments in a building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none">• Separate and clearly distinguish between pedestrian access ways and vehicle access ways.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are 134 units in the development. Of that figure, 14 or 10% are to be designated as “Adaptable units”.
<ul style="list-style-type: none">• Consider the provision of public through site pedestrian access ways in large development sites.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none">• Identify the access requirements from the street or car parking area to the apartment entrance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vehicular and pedestrian entries are well separated
<ul style="list-style-type: none">• Follow the accessibility standard set out in AS1428 as a minimum.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none">• Provide barrier free access to at least 20% of dwellings in the development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Vehicle Access</u>				
<u>Objectives</u>				
<ul style="list-style-type: none">• To integrate adequate car parking and servicing access without compromising street character, landscape or pedestrian amenity and safety.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Vehicle Access objectives. The vehicular access points have been designed to minimise the streetscape impact and promote active street usage via the commercial tenancies.
<ul style="list-style-type: none">• To encourage the active use of street frontages.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Requirement	Yes	No	N/A	Comment
<u>Design Practice</u>				
<ul style="list-style-type: none"> • Ensure that pedestrian safety is maintained by minimising potential pedestrian/vehicle conflicts. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Two vehicular access ways are provided from Queen Street.
<ul style="list-style-type: none"> • Ensure adequate separation distances between vehicular entries and street intersections. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> • Optimise the opportunities for active street frontages and streetscape design by: making vehicle access points as narrow as possible; limit the number of vehicle access ways to a minimum; locating car park entry and access from secondary streets and lanes. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The driveway widths are not excessive and is not in near vicinity from any intersections.
<ul style="list-style-type: none"> • Improve the appearance of car parking and service vehicle entries by: screening garbage collection, loading and servicing areas visually away from the street; setback or recess car park entries from the main façade line; avoid 'black holes' in the façade by providing security doors to car park entries; where doors are not provided, ensure that the visible interior of the car park is incorporated into the façade design and materials selection and that building services – pipes and ducts – are concealed; return the façade material into the car park entry recess for the extent visible from the street as a minimum. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Service areas such as garbage storage (within specific rooms) and loading spaces are contained within the basement level and not visible from public areas. Garbage to be collected from the basement level.
<ul style="list-style-type: none"> • Generally limit the width of driveways to a maximum of 6 metres. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Both driveways are considered acceptable in regards to their function. It is noted that the site has a large frontage of 56m and two access driveways is not considered to impact on the streetscape.
<ul style="list-style-type: none"> • Locate vehicle entries away from main pedestrian entries and on secondary frontages. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Commercial and pedestrian entrances are separated from driveway access.
Part 03 Building Design				
<u>Apartment Layout</u>				
<u>Objectives</u>				
<ul style="list-style-type: none"> • To ensure the spatial arrangement of apartments is functional and well organised. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Apartment Layout objectives as layouts are suitably sized to permit a satisfactory furniture layout to occur.
<ul style="list-style-type: none"> • To ensure that apartment layouts provide high standards of residential amenity. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> • To maximise the environmental performance of apartments. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> • To accommodate a variety of household activities and occupants' needs. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Design Practice</u>				
<ul style="list-style-type: none"> • Determine appropriate sizes in relation to: geographic location and market demands; the spatial configuration of an apartments; affordability. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Apartment layouts are generally considered satisfactory in terms of orientating living areas and private open spaces to optimise solar access where possible. (Some issues have however been identified such as building depth and single aspect south facing units – discussed later in the report). A suitable furniture layout can be achieved for all the units.
<ul style="list-style-type: none"> • Ensure apartment layouts are resilient over time by accommodating a variety of furniture arrangements; providing for a range of activities and privacy levels between different spaces within the apartment; utilising flexible room sizes and proportions or open plans; ensuring circulation by stairs, corridors and through rooms is planned as efficiently as possible thereby increasing the amount of floor space in rooms. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> • Design apartment layouts which respond to the natural and built environments and optimise site opportunities by: providing private open space in the form of a balcony, terrace, courtyard or garden for every apartment; orienting main living areas toward the primary outlook and aspect and away from neighbouring noise sources or windows. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> • Locating main living spaces adjacent to main private open space; locating habitable rooms, and where possible kitchens and bathrooms, on the external face of buildings; maximising 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
				The living area of each unit is connected to the balcony.

Requirement	Yes	No	N/A	Comment
<p>opportunities to facilitate natural ventilation and to capitalise on natural daylight by providing corner apartments, cross-over/cross-through apartments; split-level/maisonette apartments, shallow/single aspect apartments.</p> <ul style="list-style-type: none"> Avoid locating kitchen as part of the main circulation spaces of an apartment, such as a hallway or entry space. Include adequate storage space in apartment Ensure apartment layouts and dimensions facilitate furniture removal and placement. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The kitchens do not form part of the major circulation space of any apartment.
<ul style="list-style-type: none"> Single aspect apartments should be limited in depth to 8 metres from a window. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All the units have storage space within their confines in addition to kitchen cupboards and wardrobes.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	52 single aspect apartments within the development are more than 8m deep and generally between 9m and 10.6m. It is noted however that majority of the habitable rooms are about 8m deep. The worst affected areas are often service areas such as entries and passageways or enclosed room such as bathrooms and laundries which would not receive any natural lighting. Therefore, as the general residential amenity of apartments is not duly affected by the non-compliance, a variation is considered acceptable.
<ul style="list-style-type: none"> The back of a kitchen should be no more than 8 metres from a window. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All kitchens are within 8 metres of a window.
<ul style="list-style-type: none"> The width of cross-over/cross-through apartments over 15 metres deep should be 4 metres or greater. Buildings not meeting the minimum standards must demonstrate how satisfactory day lighting and natural ventilation can be achieved, particularly for habitable rooms. 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No cross-over/cross through apartments proposed.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> If Council chooses to standardise apartment sizes, a range of sizes that do not exclude affordable housing should be used. As a guide, the Affordable Housing Service suggest minimum apartment sizes: 1 bed = 50sqm, 2 bed = 70sqm, 3 bed = 95sqm. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A good range of apartments are provided. No minimum sizes non compliances are noted.
Apartment Mix				
Objectives	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Apartment Mix objectives as an acceptable mixture of 1, 2 and 3 bedroom apartments are proposed which will cater for a range of household requirements.
<ul style="list-style-type: none"> To provide a diversity of apartment types, which cater for different household requirements now and in the future. To maintain equitable access to new housing by cultural and socio-economic groups. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Requirement	Yes	No	N/A	Comment
<u>Design Practice</u> <ul style="list-style-type: none"> • Provide a variety of apartment types particularly in large apartment buildings. Variety may not be possible in smaller buildings (up to 6 units). • 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. • Locate a mix of 1 and 3 bed apartments on the ground level where accessibility is more easily achieved. • Optimise the number of accessible and adaptable units to cater for a wider range of occupants. • Investigate the possibility of flexible apartment configurations which support change in the future. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The development has the following bedroom mix:-</p> <p>1 bedroom apartments - 24 units (18%) 2 bedroom apartments – 101 units (75%) 3 bedroom apartments - 9 units (7%)</p> <p>Ground floor level contains a mixture of 2 and 3 bedroom apartment types and is considered acceptable.</p> <p>There are 14 adaptable units to be provided in the development.</p>
Balconies				
<u>Objectives</u> <ul style="list-style-type: none"> • To provide all apartments with private open space. • To ensure balconies are functional and responsive to the environment thereby promoting the enjoyment of outdoor living for apartment residents. • To ensure that balconies are integrated into the overall architectural form and detail of residential flat buildings. • To contribute to the safety and liveliness of the street by allowing for casual overlooking and address. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The proposed development is considered to be consistent with the Balconies objectives as all apartments are provided with suitably sized private open spaces which integrate with the overall architectural form of the building and provide casual overlooking of communal and public areas.</p>
<u>Design Practice</u> <ul style="list-style-type: none"> • Where other private open space is not provided, provide at least one primary balcony. • Primary balconies should be: located adjacent to the main living areas, such as living room, dining room or kitchen to extend the dwelling living space; sufficiently large and well proportioned to be functional and promote indoor/outdoor living – a dining table and 2 chairs (small apartment) and 4 chairs (larger apartment) should fit on the majority of balconies in the development. • Consider secondary balconies, including Juliet balconies or operable walls with balustrades, for additional amenity and choice: in larger apartments; adjacent to bedrooms; for clothes drying, site balconies off laundries or bathrooms and they should be screened from the public domain. • Design and detail balconies in response to the local climate and context thereby increasing the usefulness of balconies by: locating balconies which predominantly face north, east or west to provide solar access; utilising sun screens, pergolas, shutters ad operable walls to control sunlight and wind; providing balconies with operable screens, Juliet balconies or operable walls in special locations where noise or high windows prohibit other solutions; choose cantilevered balconies, partly cantilevered balconies and/or recessed balconies in response to daylight, wind, acoustic privacy and visual privacy; ensuring balconies are not so deep that they prevent sunlight entering the apartment below. • Design balustrades to allow views and casual surveillance of the street while providing for safety and visual privacy. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>All apartments have at least one balcony. Access is provided directly from living areas.</p> <p>Secondary balconies are provided to a small number of apartments in the building.</p> <p>Private open spaces are provided in the form of terrace and balconies for the ground floor units as the building dictates.</p> <p>A mix of transparent and solid balustrades is proposed through-out to maximise solar access and casual surveillance.</p>

Requirement	Yes	No	N/A	Comment
<ul style="list-style-type: none"> • Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design. • Consider supplying a tap and gas point on primary balconies. • Provide primary balconies for all apartments with a minimum depth of 2 metres (2 chairs) and 2.4 metres (4 chairs). • Developments which seek to vary from the minimum standards must demonstrate that negative impacts from the context – noise, wind, cannot be satisfactorily ameliorated with design solutions. • Require scale plans of balcony with furniture layout to confirm adequate, useable space when an alternate balcony depth is proposed. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>Non compliances occur however where non compliances occur, balconies are still capable of a limited amount of outdoor furniture. It is noted that all apartments are provided with a primary balcony of at least 2.2m in depth.</p>
Ceiling Heights				
<u>Objectives</u>				
<ul style="list-style-type: none"> • To increase the sense of space in apartments and provide well proportioned rooms. • To promote the penetration of daylight into the depths of the apartment. • To contribute to flexibility of use. • To achieve quality interior spaces while considering the external building form requirements. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The proposed development is considered to be consistent with the Ceiling Heights objectives as suitable ceiling heights are provided for the mixed use nature of building.</p>
<u>Design Practice</u>				
<ul style="list-style-type: none"> • Design better quality spaces in apartments by using ceilings to define a spatial hierarchy between areas of an apartment using double height spaces, raked ceilings, changes in ceiling heights and/or the location of bulkheads; enable better proportioned rooms; maximise heights in habitable rooms by stacking wet areas from floor to floor; promote the use of ceiling fans for cooling/heating distribution. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The units in the building have floor to ceiling heights of 2.9 metres. After deducting the slab width the effective height of the floor to ceiling height would be approximately 2.7 metres</p> <p>Ground floor is proposed to be 4 metres which can allow for an effective floor to ceiling height in the commercial tenancies of 3.5 metres</p> <p>This is considered acceptable for solar access and general residential amenity.</p>
<ul style="list-style-type: none"> • Facilitate better access to natural light by using ceiling heights which enable the effectiveness of light shelves in enhancing daylight distribution into deep interiors; promote the use of taller windows, highlight windows and fan lights. This is particularly important for apartments with limited light access such as ground floor apartments and apartments with deep floor plans. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The building does not consist of any double height apartments or commercial tenancies.</p>
<ul style="list-style-type: none"> • Design ceiling heights which promote building flexibility over time for a range of other uses, including retail or commercial, where appropriate. 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Being a mixed use building ceiling heights to promote future flexibility of use is not necessary in this instance.</p>
<ul style="list-style-type: none"> • Coordinate internal ceiling heights and slab levels with external height requirements and key datum lines. • Count double height spaces with mezzanines as two storeys. • Cross check ceiling heights with building height controls to ensure compatibility of dimensions, especially where multiple uses are proposed. • Minimum dimensions from finished floor level to finished ceiling level: 	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	

Requirement	Yes	No	N/A	Comment
<ul style="list-style-type: none">o Mixed use buildings: 3.3 metres minimum for ground floor retail/commercial and for first floor residential, retail or commercial.o For RFBs in mixed use areas 3.3 metres minimum for ground floor;o For RFBs or other residential floors in mixed use buildings: 2.7 metres minimum for all habitable rooms on all floors, 2.4 metres preferred minimum for non-habitable rooms but no less than 2.25 metres;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum height of 3.3m provided.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Residential use on ground floor located at rear.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum height of 2.7m provided.
<ul style="list-style-type: none">o 2 storey units: 2.4 metres for second storey if 50% or more of the apartments has 2.7 metres minimum ceiling heights;o 2 storey units with a 2 storey void space: 2.4 metres minimum;o Attic spaces: 1.5 metres minimum wall height at edge of room with a 30⁰ minimum ceiling slope.• Developments which seek to vary the recommended ceiling heights must demonstrate that apartments will receive satisfactory daylight.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The floor to ceiling heights proposed are considered satisfactory.
	<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"/>	
Flexibility				
Objectives <ul style="list-style-type: none">• To encourage housing designs which meet the broadest range of the occupants' needs as possible.• To promote 'long life loose fit' buildings, which can accommodate whole or partial changes of use.• To encourage adaptive reuse.• To save the embodied energy expended in building demolition.	<input checked="" type="checkbox"/>	<input 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.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design Practice <ul style="list-style-type: none">• Provide robust building configurations, which utilise multiple entries and circulation cores, especially in larger buildings over 15 metres long by: thin building cross sections, which are suitable for residential or commercial uses; a mix of apartment types; higher ceilings in particular on the ground floor and first floor; separate entries for the ground floor level and the upper levels; sliding and/or moveable wall systems.• Provide apartment layouts which accommodate the changing use of rooms.• Utilise structural systems which support a degree of future change in building use or configuration.• Promote accessibility and adaptability by ensuring: the number of accessible and visitable apartments is optimised; and adequate pedestrian mobility and access is provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Apartment layout provides for basic changes to internal configuration. The building is serviced by 2 lifts and has accessible apartments
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Apartment layout provides for basic changes to internal configuration.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
				Accessible and visitable apartments are promoted. There are 134 units in the development. Of that figure, 14 or 10% are to be designated as "Adaptable units". In this regard the proposal is considered to be satisfactory.
Ground Floor Apartments				
Objectives <ul style="list-style-type: none">• To contribute to the desired streetscape of an area and to create active safe streets.• To increase the housing and lifestyle choices available in apartment buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Being a mixed use building, there are no ground floor apartments proposed facing Queen Street. This section is not applicable.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Requirement	Yes	No	N/A	Comment
<u>Design Practice</u>				
• Design front gardens or terraces which contribute to the spatial and visual structure of the street while maintaining adequate privacy for apartment occupants.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Ensure adequate privacy and safety of ground floor units located in urban areas with no street setbacks by: stepping up the ground floor level from the level of the footpath a maximum of 1.2 metres; designing balustrades and establishing window sill heights to minimise site lines into apartments, particularly in areas with no street setbacks; determining appropriateness of individual entries; ensuring safety bars or screens are integrated into the overall elevation design and detailing.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Promoting house choice by: providing private gardens, which are directly accessible from the main living spaces of the apartment and support a variety of activities; maximising the number of accessible and visitable apartments on the ground floor; supporting a change or partial change in use, such as a home office accessible from the street or a corner shop.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Increase opportunities for solar access in ground floor units, particularly in denser areas by: providing higher ceilings and taller windows; choosing trees and shrubs which provide solar access in winter and shade in summer.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Optimise the number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Provide ground floor apartments with access to private open space, preferably as a terrace or garden.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u>Internal Circulation</u>				
<u>Objectives</u>				
• To create safe and pleasant spaces for the circulation of people and their personal possessions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Internal Circulation objectives as spacious access hallways and apartments are provided around 2 separate lift cores.
• To facilitate quality apartment layouts, such as dual aspect apartments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To contribute positively to the form and articulation of the building façade and its relationship to the urban environment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To encourage interaction and recognition between residents to contribute to a sense of community and improve perceptions of safety.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Design Practice</u>				
• Increase amenity and safety in circulation spaces by: providing generous corridor widths and ceiling heights particularly in lobbies, outside lifts and apartment entry doors; providing appropriate levels of lighting, including the use of natural daylight where possible; minimising corridor lengths to give short, clear sight lines; avoiding tight corners; providing legible signage noting apartment numbers, common areas and general directional finding; providing adequate ventilation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Corridor, foyer and hallway widths are sufficiently lit, articulated and dimensioned to promote safety and movement of residents and their belongings.

Requirement	Yes	No	N/A	Comment
<ul style="list-style-type: none"> • Support better apartment building layouts by designing buildings with multiple cores which: increase the number of entries along a street; increase the number of vertical circulation points; give more articulation to the façade; limiting the number of units off a circulation core on a single level. • Articulate longer corridors by: utilising a series of foyer areas and/or providing windows along or at the end of a corridor. • Minimise maintenance and maintain durability by using robust materials in common circulation areas. • Where units are arranged off a double loaded corridor, the number of units accessible from a single core/corridor should be limited to 8 - exceptions for: adaptive reuse buildings; where developments can demonstrate the achievement of the desired streetscape character and entry response; where developments can demonstrate a high level of amenity for common lobbies, corridors and units. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Two lift access cores are provided to service the building.
	<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"/>	A maximum of 8 apartments are arranged from each access corridor.
Mixed Use				
Objectives <ul style="list-style-type: none"> • To support a mix of uses that complement and reinforce the character, economics and function of the local area. • Choose a compatible mix of uses. • Consider building depth and form in relation to each use's requirements for servicing and amenity. • Design legible circulation systems, which ensure the safety of users by: isolating commercial service requirements such as loading docks from residential access, servicing needs and primary outlook; locating clearly demarcated residential entries directly from the public street; clearly distinguishing commercial and residential entries and vertical access points; providing security entries to all entrances into private areas, including car parks and internal courtyards; providing safe pedestrian routes through the site, where required. • Ensure the building positively contributes to the public domain and streetscape by: fronting onto major streets with active uses; avoiding the use of blank walls at the ground level. • Address acoustic requirements for each use by: separate residential uses, where possible, from ground floor retail or leisure uses by utilising an intermediate quiet-use barrier, such as offices; design for acoustic privacy from the beginning of the project to ensure that future services, such as air conditioning, do not cause acoustic problems later. • Recognising the ownership/lease patterns and separating requirements for purposes of BCA. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed mixed use building is in accordance with the desired future character of the area.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No specific uses of the commercial tenancies are proposed at this time, however should the proposal be recommended for approval appropriate condition may be imposed for a separate application to be submitted for the use of each commercial tenancy.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The commercial tenancies are completely separated from the residential lobbies and tenancies.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The public domain interface is considered to positively contribute to the streetscape by providing high quality materials and distinct access to the residential use foyer.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Storage				

Requirement	Yes	No	N/A	Comment
Objectives <ul style="list-style-type: none"> • To provide adequate storage for everyday household items within easy access of the apartment. • To provide storage for sporting, leisure, fitness and hobby equipment. 	<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.
Design Practice <ul style="list-style-type: none"> • Locate storage conveniently for apartments including: at least 50% of the required storage within each apartment and accessible from either the hall or living area - best provided as cupboards accessible from entries and hallways and/or under internal stairs; dedicated storage rooms on each floor within the development, which can be leased by residents as required; providing dedicated and/or leasable storage in internal or basement car parks. • Provide storage which is suitable for the needs of residents in the local area and able to accommodate larger items such as sporting equipment and bicycles. • Ensure that storage separated from apartments is secure for individual use. • 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. • Consider providing additional storage in smaller apartments in the form of built-in cupboards to promote a more efficient use of small spaces. • In addition to kitchen cupboards and wardrobes, provide accessible storage facilities at the following rates: <ul style="list-style-type: none"> o Studio = 6cum; o 1 bed = 6cum; o 2 bed = 8cum; o 3+ bed = 10cum. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Apartments are to have varying levels of storage areas. However, the storage space per unit varies.</p> <p>Each unit is to have a dedicated storage space within the basement in addition to kitchen cupboards and wardrobes. It is anticipated that any subdivision application will provide appropriate allocation of storage space to each unit. Appropriate condition could be imposed in this regards should the proposal be recommended for approval.</p> <p>Satisfactory storage areas are provided to satisfy the DCP requirements as detailed on the submitted plans.</p>
Acoustic Amenity				
Objectives <ul style="list-style-type: none"> • To ensure a high level of amenity by protecting the privacy of residents within residential flat buildings both within the apartments and in private open spaces. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Acoustic Amenity objectives as acoustic intrusion is minimised through building separation and the grouping of like-use rooms in apartments together.

Requirement	Yes	No	N/A	Comment
Design Practice <ul style="list-style-type: none"> 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. 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. Design the internal apartment layout to separate noisier from quieter spaces by: grouping uses within an apartment – bedrooms with bedrooms and service areas like kitchen, bathroom, and laundry together. Resolve conflicts between noise, outlook and views 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. Reduce noise transmission from common corridors or outside the building by providing seals at entry doors. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>Suitable building separation is provided to allow private open space areas to be located away from each other.</p> <p>Like-use areas of apartments are grouped to avoid acoustic disturbance of neighbouring apartments where possible, i.e. bedrooms adjoin bedrooms and living areas adjoin living areas.</p> <p>Where possible, noisier areas such as bathrooms and laundries are distanced from bedrooms.</p> <p>The Acoustic Report provided with the application, prepared by Sebastian Giglio, dated 24 July 2014 (ref: 204343A/D02) provided Acoustic criteria and recommended construction methods/materials/treatments to be used to meet the criteria for the site especially as they relate to potential noise from the adjoining Primary School.</p>
Daylight Access				
Objectives <ul style="list-style-type: none"> To ensure that daylight access is provided to all habitable rooms and encouraged in all other areas of residential flat development. To provide adequate ambient lighting and minimise the need for artificial lighting during daylight hours. To provide residents with the ability to adjust the quantity of daylight to suit their needs. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The proposed development is considered to be generally consistent with the Daylight Access objectives as the orientation of living areas allows for daylight infiltration.</p>
Design Practice <ul style="list-style-type: none"> Plan the site so that new residential flat development is oriented to optimise northern aspect. Ensure direct daylight access to communal open space between March and September and provide appropriate shading in summer. 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 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>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.</p> <p>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-west, which would provide direct solar access to a substantial portion of the communal open spaces.</p> <p>Apartment living areas and certain bedrooms are provided with openings to outdoor space to maximise access to daylight and where possible, north-facing openings, living areas and private open spaces are optimised.</p>

Requirement	Yes	No	N/A	Comment
<p>areas to the south and west of development; limit the number of south facing apartments and increase their window area; use light shelves to reflect light into deeper apartments.</p> <p>• 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).</p> <p>• Limit the use of light wells as a source of daylight by prohibiting their use as the primary source of daylight in habitable rooms.</p> <p>• 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.</p> <p>• Living rooms and private open spaces for at least 70% of apartments in a development should receive a minimum of 3 hours direct sunlight between 9am and 3pm in midwinter. In dense urban areas, a minimum of 2 hours may be acceptable.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Overhanging balconies and louvers 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.</p>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>None proposed for the development</p>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The applicant provided shadow statistics schedule that shows that 50 units or 37% of the units having living areas and private open space areas achieving the minimum 3 hours solar access. Another 31 units or (23%) of the units will have minimum 2 hour of solar access taking the total number to 81 units or 60% of the units.</p> <p>The applicant has provided an extended solar access statistic which demonstrates solar access between 9am and 4pm (an additional hour). When applying the 2 hour compliance requirement, 111 units or 83% achieve compliance.</p> <p>Given that the site was recently rezoned as part of the Auburn Town Centre and therefore undergoing re-development to higher density area, the proposal is considered a dense urban development where a minimum 2 hours direct sunlight between 9am and 3pm may be acceptable.</p> <p>Additionally, the orientation of the building was approved under DA-215/2011 and the subject application seeks to maintain unit orientation, with no significant changes, albeit additional units.</p> <p>Therefore, Council officers can be satisfied that suitable solar access to living areas can be achieved to atleast 83% When applying the 2 hour solar access provision over 4</p>

Requirement	Yes	No	N/A	Comment
<ul style="list-style-type: none"> Limit the number of single aspect apartments with a southerly aspect (SW-SE) to a maximum of 10% of the total units proposed. Developments which seek to vary from the minimum standards must demonstrate how site constraints and orientation prohibits the achievement of these standards and how energy efficiency is addressed. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>hours, given the orientation of the building.</p> <p>There are 11 single aspect south facing units, which is 8% for the development.</p> <p>It is noted that the development application achieves satisfactory compliance with daylight access.</p>
Natural Ventilation				
<u>Objectives</u> <ul style="list-style-type: none"> To ensure that apartments are designed to provide all habitable rooms with direct access to fresh air and to assist in promoting thermal comfort for occupants. To provide natural ventilation in non-habitable rooms, where possible. To reduce energy consumption by minimising the use of mechanical ventilation, particularly air conditioning. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Natural Ventilation objectives as all habitable rooms, and where possible non-habitable rooms, have sufficient openings for ventilation. The BASIX commitments dictate energy consumption requirements.
<u>Design Practice</u> <ul style="list-style-type: none"> Plan the site to promote and guide natural breezes by: determining prevailing breezes and orient buildings to maximise use, where possible; locating vegetation to direct breezes and cool air as it flows across the site and by selecting planting or trees that do not inhibit air flow. Utilise the building layout and section to increase the potential for natural ventilation. Design the internal apartment layout to promote natural ventilation by: minimising interruptions in air flow through an apartment; grouping rooms with similar usage together. Select doors and operable windows to maximise natural ventilation opportunities established by the apartment layout. Coordinate design for natural ventilation with passive solar design techniques. Explore innovative technologies to naturally ventilate internal building areas or rooms. Building depths which support natural ventilation typically range from 10-18 metres. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building and apartment layouts are designed to maximise natural ventilation through the use of open-plan living areas and generous openings to living areas and bedrooms.
<ul style="list-style-type: none"> 60% of residential units should be naturally cross ventilated. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	86 units or 64% of apartments in the development have openings in two or more external walls of different orientation
<ul style="list-style-type: none"> 25% of kitchens within a development should have access to natural ventilation. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All kitchens within the development are considered to be naturally ventilated as they are part of the open plan living areas.
<ul style="list-style-type: none"> Developments which seek to vary from the minimum standards must demonstrate how natural ventilation can be satisfactorily achieved particularly in relation to habitable rooms. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The non compliances identified in this section can be considered minor in this instance and generally supportable.
Awnings and Signage				

Requirement	Yes	No	N/A	Comment
<u>Objectives</u>				
<ul style="list-style-type: none"> To provide shelter for public streets. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal includes an awning over the public domain to provide shelter for the adjoining public footpath.
<ul style="list-style-type: none"> To ensure signage is in keeping with desired streetscape character and with the development in scale, detail and overall design 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No specific signage is proposed.
<u>Design Practice</u>				
<u>Awnings</u>				
<ul style="list-style-type: none"> Encourage pedestrian activity on streets by providing awnings to retail strips, where appropriate, which: give continuous cover in areas which have a desired pattern of continuous awnings; complement the height, depth and form of the desired character or existing pattern of awnings; provide sufficient protection for sun and rain. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Awnings over the surrounding public domain are proposed.
<ul style="list-style-type: none"> Contribute to the legibility of the residential flat development and amenity of the public domain by locating local awnings over building entries. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Distinct awning proposed over building entrance
<ul style="list-style-type: none"> Enhance safety for pedestrians by providing under-awning lighting. 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No signage of any kind is proposed under this application.
<u>Signage</u>				
<ul style="list-style-type: none"> Councils should prepare guidelines for signage based on the desired character and scale of the local area. 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> Integrate signage with the design of the development by responding to scale, proportions and architectural detailing. 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> Provide clear and legible way finding for residents and visitors. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Entry door to residential foyer is recessed
<u>Facades</u>				
<u>Objectives</u>				
<ul style="list-style-type: none"> To promote high architectural quality in residential flat buildings. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Facade objectives as elevations of high architectural design quality which include modulation and articulation are proposed.
<ul style="list-style-type: none"> To ensure that new developments have facades which define and enhance the public domain and desired street character. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> To ensure that building elements are integrated into the overall building form and façade design. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Design Practice</u>				
<ul style="list-style-type: none"> Consider the relationship between the whole building form and the façade and/or building elements. 	<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.
<ul style="list-style-type: none"> Compose facades with an appropriate scale, rhythm and proportion, which respond to the building's use and the desired contextual character. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> Design facades to reflect the orientation of the site using elements such as sun shading, light shelves and bay windows as environmental controls, depending on the façade orientation. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A high level of modulation, articulation and architectural feature elements are incorporated to provide visually interesting and varied facades.
<ul style="list-style-type: none"> Express important corners by giving visual prominence to parts of the façade. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
<ul style="list-style-type: none"> Coordinate security grills/screens, ventilation louvres and car park entry doors with the overall façade design. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Roof Design</u>				

Requirement	Yes	No	N/A	Comment
<u>Objectives</u> <ul style="list-style-type: none"> • To provide quality roof designs, which contribute to the overall design and performance of residential flat buildings. • To integrate the design of the roof into the overall façade, building composition and desired contextual response. • To increase the longevity of the building through weather protection. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Roof Design objectives as a flat roof with no elements which detract from the overall building appearance is proposed.
<u>Design Practice</u> <ul style="list-style-type: none"> • Relate roof design to the desired built form. • Design the roof to relate to the size and scale of the building, the building elevations and three dimensional building form. This includes the design of any parapet or terminating elements and the selection of roof materials. • Design roofs to respond to the orientation of the site. • Minimise the visual intrusiveness of service elements (lift overruns, service plants, chimneys, vent stacks, telecommunication infrastructure, gutters, downpipes, and signage) by integrating them into the design of the roof. • Support the use of roofs for quality open space in denser urban areas by: providing space and appropriate building systems to support the desired landscape design; incorporating shade structures and wind screens to encourage open space use; ensuring open space is accessible. • Facilitate the use or future use of the roof for sustainable functions e.g. rainwater tanks, photovoltaics, water features. • Where habitable space is provided within the roof optimise residential amenity in the form or attics or penthouse apartments. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed building is to have a flat roof which will not have any impact upon its overall appearance.
<u>Energy Efficiency</u>				
<u>Objectives</u> <ul style="list-style-type: none"> • To reduce the necessity for mechanical heating and cooling. • To reduce reliance on fossil fuels. • To minimise greenhouse gas emissions. • To support and promote renewable energy initiatives. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	The proposed development is considered to be consistent with the Energy Efficiency objectives as a BASIX Certificate which achieves the relevant energy targets is provided and the relevant commitments shown on plans.
<u>Design Practice</u> Requirements superseded by BASIX.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The various BASIX Certificates for the buildings show that the development as a whole achieves the Pass Mark for energy and water conservation.
<u>Maintenance</u>				
<u>Objectives</u> <ul style="list-style-type: none"> • To ensure long life and ease of maintenance for the development. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Maintenance objectives as relevant conditions shall be included in any consent to ensure the site is suitably maintained.

Requirement	Yes	No	N/A	Comment
Design Practice <ul style="list-style-type: none"> • Design windows to enable cleaning from inside the building, where possible. • Select manually operated systems in preference to mechanical systems. • Incorporate and integrate building maintenance systems into the design of the building form, roof and façade. • Select durable materials, which are easily cleaned and are graffiti resistant. • Select appropriate landscape elements and vegetation and provide appropriate irrigation systems. • For developments with communal open space, provide a garden maintenance and storage area, which is efficient and convenient to use and is connected to water and drainage. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Should the application be recommended for approval, 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.
Waste Management				
Objectives <ul style="list-style-type: none"> • To avoid the generation of waste through design, material selection and building practices. • To plan for the types, amount and disposal of waste to be generated during demolition, excavation and construction of the development. • To encourage waste minimisation, including source separation, reuse and recycling. • To ensure efficient storage and collection of waste and quality design of facilities. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	The proposed development is considered to be consistent with the Waste Management objectives as suitable arrangements and facilities for waste disposal and storage are proposed.
Design Practice <ul style="list-style-type: none"> • Incorporate existing built elements into new work, where possible. • Recycle and reuse demolished materials, where possible. • Specify building materials that can be reused and recycled at the end of their life. • Integrate waste management processes into all stages of the project, including the design stage. • Support waste management during the design stage by: specifying modestly for the project needs; reducing waste by utilising the standard product/component sizes of materials to be used; incorporating durability, adaptability and ease of future service upgrades. 	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Suitable waste management facilities are proposed throughout the building and will be managed by an appointed caretaker.
<ul style="list-style-type: none"> • Prepare a waste management plan for green and putrescible waste, garbage, glass, containers and paper. • 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. • 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. • Incorporate on-site composting, where possible, in self contained composting units on balconies or as part of the shared site facilities. • Supply waste management plans as part of the DA submission. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
Water Conservation				
Objectives <ul style="list-style-type: none"> • To reduce mains consumption of potable water. • To reduce the quantity of urban stormwater runoff. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	The proposed development is considered to be consistent with the Water Conservation objectives as on-site detention and a suitable stormwater drainage plan is proposed.

Requirement	Yes	No	N/A	Comment
Design Practice • Requirements superseded by BASIX.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The design practice requirements are superseded by commitments listed in the accompanying BASIX Certificate.

Regional Environmental Plans

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

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

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

Local Environmental Plans

Auburn Local Environmental Plan 2010

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

Clause	Yes	No	N/A	Comment
Part 1 Preliminary				
1.2 Aims of Plan	<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.				
(2) The particular aims of this Plan are as follows:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal substantially complies with the stipulated development standards of the ALEP 2010.
(a) to establish planning standards that are clear, specific and flexible in their application,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is considered to establish an acceptable benchmark of future development in the immediate area.
(b) to foster integrated, sustainable development that contributes to Auburn's environmental, social and physical well-being,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development is not considered to be inappropriate for the area. The development substantially complies and will establish the future desired character for its immediate area.
(c) to protect areas from inappropriate development,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(d) to minimise risk to the community by restricting development in sensitive areas,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(e) to integrate principles of ecologically sustainable development into land use controls,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal has incorporated ESD principles with features such as passive design and BASIX. The development is acceptable in this regard.
(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.				
1.8 Repeal of other local planning instruments applying to land				
(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
Note. The following local environmental plans are repealed under this provision: <i>Auburn Local Environmental Plan 2000</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(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.				
1.9 Application of SEPPs and REPs				
(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 planning policies and regional	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The state policies stated below are not relevant to this application.

Clause	Yes	No	N/A	Comment
<p>environmental plans (or provisions) do not apply to the land to which this Plan applies:</p> <p><i>State Environmental Planning Policy No 1—Development Standards</i></p> <p><i>State Environmental Planning Policy No 4—Development Without Consent and Miscellaneous Exempt and Complying Development</i> (clause 6, clause 10 and Parts 3 and 4)</p> <p><i>State Environmental Planning Policy No 60—Exempt and Complying Development</i></p> <p><i>Sydney Regional Environmental Plan No 24—Homebush Bay Area</i></p>				
<p>1.9A Suspension of covenants, agreements and instruments</p> <p>(1) For the purpose of enabling development on land in any zone to be carried out in accordance with this Plan or with a development consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.</p> <p>(2) This clause does not apply:</p> <p>(a) to a covenant imposed by the Council or that the Council requires to be imposed, or</p> <p>(b) to any prescribed instrument within the meaning of section 183A of the <i>Crown Lands Act 1989</i>, or</p> <p>(c) to any conservation agreement within the meaning of the <i>National Parks and Wildlife Act 1974</i>, or</p> <p>(d) to any Trust agreement within the meaning of the <i>Nature Conservation Trust Act 2001</i>, or</p> <p>(e) to any property vegetation plan within the meaning of the <i>Native Vegetation Act 2003</i>, or</p> <p>(f) to any biobanking agreement within the meaning of Part 7A of the <i>Threatened Species Conservation Act 1995</i>, or</p> <p>(g) to any planning agreement within the meaning of Division 6 of Part 4 of the Act.</p> <p>(3) This clause does not affect the rights or interests of any public authority under any registered instrument.</p> <p>(4) Under section 28 of the Act, the Governor, before the making of this clause, approved of subclauses (1)–(3).</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 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 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 checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>There are no known covenants, agreements or instruments applying to the land which will prevent the development proceeding in accordance with the plan.</p> <p>None of these apply to the development site.</p> <p>The development is not on behalf of a public authority.</p>
Part 2 Permitted or prohibited development				
<p>2.1 Land use zones</p> <p>The land use zones under this Plan are as</p>				

Clause	Yes	No	N/A	Comment
<p>follows:</p> <p>Residential Zones</p> <p>R2 Low Density Residential</p> <p>R3 Medium Density Residential</p> <p>R4 High Density Residential</p> <p>Business Zones</p> <p>B1 Neighbourhood Centre</p> <p>B2 Local Centre</p> <p>B4 Mixed Use</p> <p>B6 Enterprise Corridor</p> <p>B7 Business Park</p> <p>Industrial Zones</p> <p>IN1 General Industrial</p> <p>IN2 Light Industrial</p> <p>Special Purpose Zones</p> <p>SP1 Special Activities</p> <p>SP2 Infrastructure</p> <p>Recreation Zones</p> <p>RE1 Public Recreation</p> <p>RE2 Private Recreation</p> <p>Environment Protection Zones</p> <p>E2 Environmental Conservation</p> <p>Waterway Zones</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>2.5 Additional permitted uses for particular land</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>2.6 Subdivision—consent requirements</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> <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</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>concerned,</i></p> <p>(c) a consolidation of lots that does not create additional lots or the opportunity for additional dwellings,</p> <p>(d) rectifying an encroachment on a lot,</p> <p>(e) creating a public reserve,</p> <p>(f) excising from a lot land that is, or is intended to be, used for public purposes, including drainage purposes, rural fire brigade or other emergency service purposes or public toilets.</p> <p>Note. If a subdivision is exempt development, the Act enables the subdivision to be carried out without consent.</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
<p>2.6 AA Demolition requires consent</p> <p>The demolition of a building or work may be carried out only with consent.</p> <p>Note. If the demolition of a building or work is identified in <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> as exempt development, the Act enables it to be carried out without consent.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The demolition component of the development is not being considered as part of this application.</p> <p>Demolition was a consideration under DA-215/2011.</p>
<p>Zone B4 Mixed Use</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To provide a mixture of compatible land uses. To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling. To encourage high density residential development. To encourage appropriate businesses which contribute to economic growth. To achieve an accessible, attractive and safe public domain. <p>2 Permitted without consent</p> <p>Nil</p> <p>3 Permitted with consent</p> <p>Backpackers' accommodation; Boarding houses; Business premises; Child care centres; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels; Hotel or motel accommodation; Information and education facilities; Office premises; Passenger</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The proposed residential and commercial/retail land uses are considered to be compatible with the objectives of the zone.</p> <p>The site enjoys close proximity to the core Auburn town centre and associated public transport links.</p> <p>The residential component of the development is high density in accordance with the zone.</p> <p>Being a mixed use development, the development will create an additional benefit in the form of job opportunities.</p> <p>The proposal is considered to provide an attractive public domain interface through the use of high quality materials, awning and accessible entry.</p> <p>All proposed development requires consent from Council.</p> <p>The proposed building is defined as mixed use development meaning "a building or place comprising 2 or more different land uses".</p> <p>In this instance, a residential and commercial land use is proposed. All</p>

Clause	Yes	No	N/A	Comment
<p>transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Retail premises; Roads; Self-storage units; Seniors housing; Serviced apartments (but only as part of a mixed use development); Shop top housing; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>4 Prohibited</p> <p>Agriculture; Air transport facilities; Boat repair facilities; Boat sheds; Bulky goods premises; Canal estate developments; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industries; Marinas; Mining; Moorings; Recreation facilities (major); Research stations; Residential accommodation; Rural industries; Rural supplies; Sewerage systems; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Waste or resource management facilities; Water recreation structures; Water supply systems; Wholesale supplies</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>components of the proposed development are permissible with consent from Council.</p> <p>No prohibited development is proposed.</p>

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

Clause	Yes	No	N/A	Comment
(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 compiles with the maximum allowable height limit of 38 metres.
(b) to ensure that the height of buildings is compatible with the character of the locality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(2A) Despite subclause (2), the maximum height of office premises and hotel or motel accommodation is:				
(a) if it is within the Parramatta Road Precinct, as shown edged orange on the Height of Buildings Map—27 metres,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development not on Parramatta Road Precinct.
(b) if it is on land within Zone B6 Enterprise Corridor within the Silverwater Road Precinct, as shown edged light purple on the Height of Buildings Map—14 metres.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development not on land within zone B6 – Enterprise Corridor.
4.4 Floor space ratio				
(1) The objectives of this clause are as follows:				
(a) To establish a maximum floor space ratio to enable appropriate development density to be achieved, and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A floor space ratio of 5:1 is specified for the site.
(b) To ensure that development intensity reflects its locality.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development will establish the desired future density of the B4 – Mixed use zone.
(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The applicant has submitted a gross calculable floor area of 13194.93sqm. Given that the garbage room is not classified as being located within the basement level (and as such being exempt from floor space area calculation) an additional 49.87sqm should be considered. In tis regard the proposal introduces a gross floor area of 13244.8sqm representing a Floor Space Ratio of 4.69:1.
(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
square metres—0.80:1, (c) for sites that are 1,800 square metres or greater—0.85:1.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not within Zone – B6 Enterprise Corridor.
(2B) Despite subclause (2), the maximum floor space ratio for the following development on land in Zone B6 Enterprise Corridor within the Parramatta Road Precinct, as shown edged orange on the Floor Space Ratio Map, is as follows:				
(a) 1.5:1 for bulky goods premises, entertainment facilities, function centres and registered clubs, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) 3:1 for office premises and hotel or motel accommodation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(2C) Despite subclause (2), the maximum floor space ratio for the following development on land in Zone B6 Enterprise Corridor within the Silverwater Road Precinct, as shown edged light purple on the Floor Space Ratio Map, is as follows:				
(a) 1.5:1 for bulky goods premises, entertainment facilities, function centres and registered clubs, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) 2:1 for office premises and hotel or motel accommodation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Clause	Yes	No	N/A	Comment
4.5 Calculation of floor space ratio and site area				
(1) Objectives				
The objectives of this clause are as follows:				
(a) to define floor space ratio ,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Noted
(b) to set out rules for the calculation of the site area of development for the purpose of applying permitted floor space ratios, including rules to:				
(i) prevent the inclusion in the site area of an area that has no significant development being carried out on it, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site consists of 6 lots to be consolidated into 1 lot.
(ii) prevent the inclusion in the site area of an area that has already been included as part of a site area to maximise floor space area in another building, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(iii) require community land and public places to be dealt with separately.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(2) Definition of “floor space ratio”				
The floor space ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.				
(3) Site area				
In determining the site area of proposed development for the purpose of applying a floor space ratio, the site area is taken to be:				
(a) if the proposed development is to be carried out on only one lot, the area of that lot, or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) if the proposed development is to be carried out on 2 or more lots, the area of any lot on which the development is proposed to be carried out that has at least one common boundary with another lot on which the development is being carried out.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Noted
In addition, subclauses (4)–(7) apply to the calculation of site area for the purposes of applying a floor space ratio to proposed development.				
(4) Exclusions from site area				
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"/>	
(5) Strata subdivisions				
The area of a lot that is wholly or partly on top of another or others in a strata subdivision is to be included in the calculation of the site area only to the extent that it does not overlap with another lot already included in the site area	<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
calculation.				
<p>(6) Only significant development to be included</p> <p>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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site consists of 6 lots to be consolidated into 1 lot.
<p>(7) Certain public land to be separately considered</p> <p>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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No public land incorporated into the proposal.
<p>(8) Existing buildings</p> <p>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.</p>	<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.
<p>(9) Covenants to prevent “double dipping”</p> <p>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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Should the application be approved, appropriate condition will be imposed to ensure the 6 lots are consolidated into 1 lot.
<p>(10) Covenants affect consolidated sites</p> <p>If:</p> <p>(a) a covenant of the kind referred to in subclause (9) applies to any land (affected land), and</p> <p>(b) proposed development relates to the affected land and other land that together comprise the site of the proposed development,</p> <p>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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No consolidation covenant is being applied in this instance.
<p>(11) Definition</p> <p>In this clause, public place has the same meaning as it has in the <i>Local Government Act 1993</i>.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.6 Exceptions to development standards				

Clause	Yes	No	N/A	Comment
(1) The objectives of this clause are:				The applicant has not applied for any exceptions to development standards
(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:				
(a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Clause	Yes	No	N/A	Comment
and				
(b) the public benefit of maintaining the development standard, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(c) any other matters required to be taken into consideration by the Director-General before granting concurrence.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(6) Not applicable				
(7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(8) This clause does not allow consent to be granted for development that would contravene any of the following:				
(a) a development standard for complying development,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which <i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i> applies or for the land on which such a building is situated,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(c) clause 5.4.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Part 5 Miscellaneous provisions				
5.6 Architectural roof features				
(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 portion of a building, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(ii) is not an advertising structure, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(iii) does not include floor space area and is not reasonably capable of modification to	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Clause	Yes	No	N/A	Comment
include floor space area, and				
(iv) will cause minimal overshadowing, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) any building identification signage or equipment for servicing the building (such as plant, lift motor rooms, fire stairs and the like) contained in or supported by the roof feature is fully integrated into the design of the roof feature.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5.10 Heritage conservation Note. Heritage items, heritage conservation areas and archaeological sites (if any) are shown on the Heritage Map. The location and nature of any such item, area or site is also described in Schedule 5. (1) Objectives The objectives of this clause are: (a) to conserve the environmental heritage of Auburn, and (b) to conserve the heritage significance of heritage items and heritage conservation areas including associated fabric, settings and views, and (c) to conserve archaeological sites, and (d) to conserve places of Aboriginal heritage significance. (2) Requirement for consent Development consent is required for any of the following: (a) demolishing or moving a heritage item or a building, work, relic or tree within a heritage conservation area, (b) altering a heritage item or a building, work, relic, tree or place within a heritage conservation area, including (in the case of a building) making changes to the detail, fabric, finish or appearance of its exterior, (c) altering a heritage item that is a building by making structural changes to its interior, (d) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed, (e) disturbing or excavating a heritage conservation area that is a place of Aboriginal heritage significance, (f) erecting a building on land on which a heritage item is located or that is within a heritage conservation area, (g) subdividing land on which a heritage item is located or that is within a heritage conservation area.				The land is not listed as being a heritage item or part of a heritage group or being an archaeological site.

Clause	Yes	No	N/A	Comment
<p>(3) When consent not required</p> <p>However, consent under this clause is not required if:</p> <p>(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:</p> <p>(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</p> <p>(ii) would not adversely affect the significance of the heritage item, archaeological site or heritage conservation area, or</p> <p>(b) the development is in a cemetery or burial ground and the proposed development:</p> <p>(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</p> <p>(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</p> <p>(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</p> <p>(d) the development is exempt development.</p> <p>Note. For land known as Rookwood Cemetery zoned SP1 Cemetery, development consent from, and notification to, the consent authority is not required under this plan for the further use of an existing grave site or crypt within a graveyard that is a heritage item, provided the heritage significance of the item is not adversely affected.</p>				
<p>(4) Effect on heritage significance</p> <p>The consent authority must, before granting consent under this clause, consider the effect of the proposed development on the heritage significance of the heritage item or heritage conservation area concerned. This subclause applies regardless of whether a heritage impact statement is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>(5) Heritage impact assessment</p> <p>The consent authority may, before granting consent to any development on land:</p> <p>(a) on which a heritage item is situated, or</p> <p>(b) within a heritage conservation area, or</p> <p>(c) within the vicinity of land referred to in</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<p>The land is not within the vicinity of any heritage item, heritage conservation area or archaeological site.</p>

Clause	Yes	No	N/A	Comment
<p>paragraph (a) or (b),</p> <p>require a heritage impact statement to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>				
<p>(6) Heritage conservation management plans</p> <p>The consent authority may require, after considering the significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>(7) Archaeological sites</p> <p>The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the <i>Heritage Act 1977</i> applies):</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>(a) notify the Heritage Council of its intention to grant consent, and</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p>				
<p>(8) Places of Aboriginal heritage significance</p> <p>The consent authority must, before granting consent under this clause to the carrying out of development in a place of Aboriginal heritage significance:</p>				
<p>(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place, and</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>(b) notify the local Aboriginal communities (in such way as it thinks appropriate) about the application and take into consideration any response received within 28 days after the notice is sent.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>(9) Demolition of item of State significance</p> <p>The consent authority must, before granting consent for the demolition of a heritage item identified in Schedule 5 as being of State significance (other than an item listed on the State Heritage Register or to which an interim heritage order under the <i>Heritage Act 1977</i> applies):</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>(a) notify the Heritage Council about the application, and</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p>				
<p>(10) Conservation incentives</p>				

Clause	Yes	No	N/A	Comment
The consent authority may grant consent to development for any purpose of a building that is a heritage item, or of the land on which such a building is erected, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(a) the conservation of the heritage item is facilitated by the granting of consent, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) the proposed development is in accordance with a heritage conservation management plan that has been approved by the consent authority, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage conservation management plan is carried out, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.				

Part 6 Additional local provisions

6.1 Acid sulfate soils					
(1)	The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site lies over Class 5 Acid Sulfate Soils and does not lie within 500 metres of an adjacent altered classification soil.
(2)	Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.				
Class of land	Works	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Class 5 soils are general acceptable to undertake significant excavation without the need for further studies or management plans to managed Acid Sulfate issues during construction. The development is acceptable in this regard.
1	Any works.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2	Works below the natural ground surface. Works by which the watertable is likely to be lowered.				
3	Works more than 1 metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.	<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"/>	

Clause	Yes	No	N/A	Comment
<p>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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>(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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>(4) Despite subclause (2) Development consent is not required under this clause for the carrying out of works if:</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>(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</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>(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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>(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):</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>(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,</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>(b) routine management work, being the periodic inspection, cleaning, repair or replacement of the works of the public authority (other than work that involves the disturbance of more than 1 tonne of soil),</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>(c) minor work, being work that costs less than \$20,000 (other than drainage work).</p>				
<p>(6) Despite subclause (2), development consent is not required under this clause to carry out any works if:</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>(a) the works involve the disturbance of more than</p>				

[illegible]

Clause	Yes	No	N/A	Comment
				Suitable conditions will be imposed on the subject consent to ensure all relevant conditions of consent (including excavation details) of DA-215/2011 are adhered too.
(f) the likelihood of disturbing relics,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is not identified as a potential archaeological site.
(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are no waterways or environmentally sensitive areas in vicinity.
Note. The <i>National Parks and Wildlife Act 1974</i> , particularly section 86, deals with disturbing or excavating land and Aboriginal objects.				

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

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

Clause	Yes	No	N/A	Comment
<p>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,</p> <p>(g) in the case of development for the alteration or rebuilding of an existing building wholly or partly in the foreshore area, the alteration or rebuilding will not have an adverse impact on the amenity or aesthetic appearance of the foreshore, and</p> <p>(h) sea level rise or change of flooding patterns as a result of climate change have been considered.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>6.5 Essential Services</p> <p>(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:</p> <p>(a) the supply of water,</p> <p>(b) the supply of electricity,</p> <p>(c) the disposal and management of sewage.</p> <p>(d) stormwater drainage or on-site conservation,</p> <p>(e) suitable road access.</p> <p>(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.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The listed services are currently available to the site.</p> <p>Should the development be approved conditions will be imposed requiring that all services be augmented as necessary in accordance with service provider requirements.</p>

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

ADCP 2010 – Local Centres

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

Requirement	Yes	No	N/A	Comments
2.0 Built Form				
Objectives				
a. To provide richness of detail and architectural interest, especially to visually prominent parts of buildings such as lower storeys and street facades.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed design is considered to be a high quality design of contemporary appearance and consistent with the desired future character of the zone and locality.

b. To establish the scale, dimensions, form and separation of buildings appropriate for local centre locations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The design complies with the ALEP 2010 building FSR and building height controls. Suitable separation from the adjoining uses has been achieved.
c. To encourage mixed use development with residential components that achieve active street fronts with good physical and visual connection between buildings and the street, and maintain residential amenity.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is for a mixed use development, comprising commercial tenancies on the ground floor with street frontage, with the rear ground floor and upper floors used for residential units.
d. To achieve active street frontages with good physical and visual connections between buildings and the street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal incorporates a glazed street frontage on the ground floor to facilitate the commercial uses. The proposal incorporates a street awning to facilitate a consistent street level design.
e. To ensure consistency in the main street frontages of buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is located between a school and a mechanic workshop that does not conform to the requirements of this part and as such the development does not provide a uniform appearance to Queen Street. However, the development is consistent with similar mixed use developments within the locality and is considered to be reflective of the recently approved development (DA-370/2013) on the opposite side of Queen Street.
f. To ensure building depth and bulk appropriate to the environmental setting and landform.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Concern was raised as to the transition of the development with the adjoining school use. The development has introduced a suitable separation between the building and school use. Additionally, the proposal forms a 'T' type of development where a greater massing is predominant at the Queen Street elevation which then tapers away towards the rear with heavy articulation of the eastern and western elevations.
g. To ensure building separation is adequate to protect amenity, daylight penetration and privacy between adjoining developments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	As nominated above, the development has incorporated a suitable separation from the side boundaries so as to minimise the impact on the adjoining school and other adjoining uses. It is noted that considerable efforts have been made to limit/restrict views onto the adjoining uses whilst maintaining internal amenity for each unit. Given the orientation of the site (north-south) overshadowing of adjoining properties is considered unavoidable in current design, however is limited to 3 hour blocks.
h. To ensure that the form, scale, design and nature of development enhances the streetscape and visual quality of commercial areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	As previously nominated the proposal incorporates the building mass to the Queen Street frontage which is considered to enhance the commercial area (Auburn town centre).
i. To ensure that the built form and density of a new development respects the scale, density and desired future character of the area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	As previously nominated, the proposal has taken into consideration the adjoining uses, being the school and residential uses, and has incorporated

j. To ensure development appropriately supports the centres hierarchy.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a suitable separation from boundaries to ensure the development does not negatively impact on these uses and would be compatible with any future similar development if proposed. The development is considered appropriate in its context, being permissible with the statutory requirements of the ALEP 2010. The development has also been designed so as to minimise the impacts on the adjoining school.
Development Controls				
D1 To allow for their adaptive use, mixed use buildings are to incorporate the following flexible design requirements: <input type="checkbox"/> the number of internal apartment structural walls are to be minimised; and <input type="checkbox"/> ceiling heights for the ground floor is to be a minimum of 3.6 metres.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<p>The proposed layout and design of the units are considered to be flexible to allow reconfiguration at a later date.</p> <p>Suitable ceiling heights have been provided to facilitate the ground floor commercial and residential uses. The ground floor commercial tenancies have a floor to ceiling height of approximately 4m (3.6m if you take into consideration slab thickness and servicing requirements). This is considered to be consistent with the requirements as provided under 2.1 below.</p> <p>The ground floor residential dwellings do not incorporate ceiling heights of 3.6m. It is noted that given the slope of the land, these dwellings are situated below the street frontage commercial tenancies and are not envisaged as being identified as future commercial space. The floor to ceiling heights of 2.7m are considered acceptable in this instance.</p>
D2 Residential components are to be provided with direct access to street level with entrances clearly distinguishable from entries to commercial premises.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal incorporates one residential entry that is separate from the commercial entries.
D3 Secure entries are to be provided to all entrances to private areas, including car parks and internal courtyards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is considered to provide suitable security to all entries within the development.
D4 Car parking provided for the residential component of the development is to be clearly delineated and provided separate to general customer parking.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suitable allocation of carparking has been provided which demonstrates the separation of residential and commercial parking.
D5 Development shall be designed to locate loading bays, waste storage/collection areas and any other noise and odour generating aspects of buildings away from residential areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>All loading areas are suitably located and do not interfere with the residential areas.</p> <p>It is noted that the loading/garbage collection is to be undertaken from a separate access point.</p>
D6 Vehicular circulation areas must be legible and must differentiate between the commercial service requirements, such as loading areas, and residential access.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	It is noted that the majority of the upper basement level is for commercial and loading uses whilst the lower basement

<p>D7 Mechanical plant is to be located on the roof or visually and acoustically isolated from residential uses.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>levels are prioritised for residential parking.</p> <p>Suitable plant has been proposed as part of the development and is not considered to be an impact on surrounding uses.</p>
<p>2.1 Number of storeys</p> <p>Performance criteria</p> <p>P1 To ensure an acceptable level of amenity and future flexibility is provided for new commercial and residential developments.</p> <p>Development Controls</p> <p>D1 The minimum finished floor level (FFL) to finished ceiling level (FCL) shall be as follows:</p> <ul style="list-style-type: none"> 3300mm for ground level (regardless of the type of development); 3300mm for all commercial/retail levels; and 2700mm for all residential levels above ground floor. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Suitable ceiling heights have been provided to facilitate the ground floor commercial and residential uses. The ground floor commercial tenancies have a floor to ceiling height of approximately 4m (3.6m if you take into consideration slab thickness and servicing requirements). This is considered to be consistent with the requirements as provided under 2.1 below.</p> <p>The ground floor residential dwellings do not incorporate ceiling heights of 3.6m. It is noted that given the slope of the land, these dwellings are situated below the street frontage commercial tenancies and are not envisaged as being identified as future commercial space. The floor to ceiling heights of 2.7m are considered acceptable in this instance.</p>
<p>2.2 Articulation and proportion</p> <p>Performance criteria</p> <p>P2 The bulk, scale and intensity of development is consistent with the scale of surrounding existing and planned developments.</p> <p>P3 Existing horizontal or vertical rhythms in a streetscape are complemented by new facades. Visual interest in a building is achieved by: articulation of facade into horizontal divisions of base, middle and top; balcony and fenestration details; and proportion, spacing and modelling of the surface through detail and relief.</p> <p>P4 New facades complement the predominant horizontal and vertical proportions in the street and are compatible with surrounding buildings.</p> <p>P5 Ensure infill development is well articulated, makes a positive contribution to the streetscape and responds to local urban character.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The bulk and scale of the development is considered appropriate with regard to the future desired character of the area and zone objectives.</p> <p>The building can be divided into distinct element comprising the street level base with associated awning, and residential upper levels. The development is considered to respond well in this regard.</p> <p>Current surrounding developments consist of school and church uses. It is noted that a recent development approval on the opposing side of Queen Street (DA-370/2013) is consistent with the proposed design.</p> <p>The development has introduced a suitable separation between the building and school use. Additionally, the proposal forms a 'T' type of development where a greater massing is predominant at the Queen Street elevation which then tapers away towards the rear with heavy articulation of the eastern and western elevations.</p>

				The proposed design is considered appropriate within the local urban character of the Auburn Town Centre.
P6 Retain the use of awnings as visually dominant and coordinating townscape features.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal incorporates a street awning over the commercial frontage.
P7 Ensure new development maintains a pedestrian scale, and provides weather protection at street level	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	As above.
Development controls				
D1 Buildings shall incorporate:				
<input type="checkbox"/> balanced horizontal and vertical proportions and well spaced and proportioned windows;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed design possesses these elements.
<input type="checkbox"/> a clearly defined base, middle and top;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed design possesses these elements.
<input type="checkbox"/> modulation and texture; and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building is modulated with the provision of recesses in the front facade of the building.
<input type="checkbox"/> architectural features which give human scale at street level such as entrances and porticos.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The ground floor is of an appropriate scale.
D2 The maximum width of blank walls for building exteriors along key retail streets shall be 5m or 20% of the street frontage, whichever is the lesser.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are no significant blank walls proposed at the street level facade. It is noted that the development introduces a substation at the front of the development which introduces a wall with a length of 6m or 15%. The wall is broken up with door access and grill ventilation and as such is not considered a 'blank' wall. The public domain interface is considered to provide an appropriate level of visual interest.
D3 Articulation of the building exterior shall be achieved through recesses in the horizontal and vertical plane, adequate contrasts in materials, design features and the use of awnings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development has introduced a suitable separation between the building and school use. Additionally, the proposal forms a 'T' type of development where a greater massing is predominant at the Queen Street elevation which then tapers away towards the rear with heavy articulation of the eastern and western elevations. The development has an identifiable bottom, middle and top and is considered appropriate for the locality.
D4 Features such as windows and doors shall be in proportion with the scale and size of the new building and any adjoining buildings which contribute positively to the streetscape.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All windows and doors are considered to possess appropriate proportions.
D5 Street awnings which appear as horizontal elements along the façade of the building shall be provided as part of all new	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There is an awning provided over the footpath along Queen Street.

D2 Balcony balustrades should be of a light open material.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	materials to allow for views into public spaces.
D3 Verandahs and balconies shall not be enclosed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed balconies are not to be enclosed.
D4 Balconies and terraces shall be oriented to overlook public spaces.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Balconies are located to overlook public spaces, whilst restricting views upon the school use.
D5 The design of the underside of the balcony shall take into consideration the view of the underside from the street and shall not have exposed pipes and utilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Should the application be recommended for approval, appropriate condition could be imposed in this regards.
D6 Screens, louvers or similar devices shall be provided to balconies so as to visually screen any drying of laundry.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Screening elements are proposed.
2.6 Interface with schools, places of public worship, and public precincts				
Development controls				
D1 Where a site adjoins a school, place of public worship or public open space:				
• This interface shall be identified in the site analysis plan and reflected in building design;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	It is noted that DA-215/2011 had introduced a setback of approximately 18m from the affected boundary for the rear part of the development. It is considered that the proposed change of approximately 3m (reflective of the rear part of the development only – being setback 15.5m from the western boundary) is responsive to the upscale of floor space and height. The development has undertaken reasonable measures to appropriately site the building to minimise the impacts of the development to the school. The continuation of the “T” shaped configuration of the building and over 15m setback from the school is an appropriate design response, considering the applicable increased FSR and height limitations. Furthermore, the proposed landscaping along this boundary including a mix of tall shrubs (up to 3m high) and trees (up to 8m high) will assist in creating screening between the school and the proposed development's lower level.
• Building design incorporates an appropriate transition in scale and character along the site boundary(s);	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Building design presents an appropriately detailed facade and landscaping in the context of the adjoining land use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D2 The potential for overlooking of playing areas of schools shall be minimised by siting, orientation or screening.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D3 Fencing along boundaries shared with public open space shall have a minimum transparency of 50%.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal does not adjoin a public open space.
D4 Sight lines from adjacent development to public open space shall be maintained and/or enhanced. Direct, secure private access to public open space is encouraged, where possible.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal does not restrict any views to a public open space.
3.0 Streetscape and Urban form				
Objectives				
a. To ensure development integrates well with the locality and respects the streetscape, built form and character of the area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development in itself is not considered to be inappropriate for the area in terms of streetscape and built form.
b. To encourage innovative development which is both functional and attractive in its context.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

3.1 Streetscape				
Performance criteria				
P1 New and infill development respects the integrity of the existing streetscape and is sympathetic in terms of scale, form, height, shopfront character, parapet, verandah design, and colours and materials, in a manner which interprets the traditional architecture, albeit in modern forms and materials.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building as proposed is considered to be an appropriate design given the zoning and use.
P2 New development conserves and enhances the existing character of the street with particular reference to architectural themes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed building provides a highly articulated built form in keeping with the contemporary character and future character of Auburn Centre, whilst recognising the adjoining educational uses by introducing a substantial setback from affected boundaries. It should be noted that a part 4 storey part 7 storey mixed use development (DA-370/2013) has been approved on the opposing side of the street. It is therefore considered that this type of development will form part of the expansion of the Auburn Town Centre.
P3 To ensure that a diversity of active street frontages is provided which are compatible with the scale, character and architectural treatment of Auburn's local area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The introduction of an awning along the front shopfront and associated commercial use is seen to encourage an active street frontage.
P4 To maintain the surviving examples of original whole shop frontages where the shop frontages contribute to the local character.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P5 To encourage new or replacement shop fronts to be compatible with the architectural style or period of the building to which they belong and the overall character of the local centre.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Development controls				
D1 Applicants shall demonstrate how new development addresses the streetscape and surrounding built environment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suitable documentation has been provided to demonstrate the development addresses the streetscape and surrounding built environment.
D2 New shopfronts shall be constructed in materials which match or complement materials used in the existing building.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal relates to the construction of an entire new building.
D3 Development shall provide direct access between the footpath and the shop.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shopfront access is provided to the commercial tenancy.
D4 Development shall avoid the excessive use of security bars.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suitable conditions can be imposed on any development to facilitate this requirement.
D5 Block-out roller shutters are not permitted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suitable conditions can be imposed on any development to facilitate this requirement.
D6 Signage shall be minimised and coordinated to contribute to a more harmonious and pleasant character for the locality.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suitable conditions can be imposed on any development to facilitate this requirement.

<p>3.2 Setbacks</p> <p>Performance criteria</p> <p>P1 The setback of new buildings is consistent with the setback of adjoining buildings.</p> <p>P2 The built edge of development at the street frontage contributes to a sense of enclosure and scale within the centre.</p> <p>Development controls</p> <p>D1 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).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Proposed setbacks considered appropriate and consistent with the setback requirements.</p> <p>Figure 2 nominates a front setback of 4-6 metres. The development introduces a nil setback to Queen Street. This is reflective of the approved development onsite, being DA-215/2011, and is to continue this setback.</p> <p>It is noted that the development is articulated on the front elevation through variable balcony depths to accommodate for the angled frontage. It is also noted that a 3m street setback is introduced from the eighth level onwards.</p> <p>The design of the development, taking into consideration the mixed use nature, where commercial and active street frontages are encouraged, is considered suitable in its context. The nil boundary is not considered to have an overarching impact on the streetscape and given the articulation of the front façade, is seen to be suitable in regards to the established built form within the locality.</p>
<p>4.0 Mixed Use Developments</p>				
<p>Objectives</p> <p>a. To encourage sustainable development by permitting services and employment-generating uses in conjunction with residential uses.</p> <p>b. To provide affordable residential development within close proximity to 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> <p>e. To manage the bulk, scale and traffic generation of mixed use developments.</p> <p>f. To ensure that mixed use developments are designed having adequate regard for the amenity of occupants and surrounding development.</p>	<input checked="" type="checkbox"/> 	<input type="checkbox"/> 	<input type="checkbox"/> 	<p>The development is considered to be in accordance with the mixed use development objectives. The development will create employment opportunity, enjoy connectivity to existing public transport services, enhance the vitality of the area and increase the activation of the street. The development is acceptable in this regard.</p> <p>Suitable consideration to the adjoining educational use has been undertaken. The building separation is considered appropriate between adjoining developments. Additionally, the emphasis on decreasing overlooking onto the adjoining developments is considered appropriate and has been encouraged.</p>
<p>4.1 Building design</p> <p>Performance criteria</p> <p>P1 Mixed use developments are designed to architecturally express</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 different functions of the building while sympathetically integrating into the local centre streetscape.</p> <p>P2 Ensure key landmark corner sites are developed to ensure distinctive and unique design of buildings that will form gateways and entrance statements to commercial centres.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The development is not located on a corner site.</p>
<p>Development controls</p>				
<p>D1 The architecture of ground level uses shall reflect the commercial/retail function of the centre.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The ground floor is identifiable as a commercial component of the development. The residential lobby are separated from the commercial lobby/tenancies.</p>
<p>D2 Buildings shall achieve a quality living environment that sympathetically integrates into the character of the commercial precinct.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The building will establish the future character of the immediate area.</p>
<p>D3 Commercial and retail servicing, loading and parking facilities shall be separated from residential access and servicing and parking.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>All commercial servicing will be undertaken at the designated loading bay within the site. It is noted that the proposal introduces a separate loading and garbage area with associated separate access.</p>
<p>D4 The design of buildings on corner sites or at the ends of a business/commercial zone shall emphasise the corner as a focal point.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The development is not located on a corner site.</p>
<p>4.2 Active street frontages</p>				
<p>Performance criteria</p>				
<p>PI Active frontage uses are defined as one of a combination of the following at street level:</p> <p><input type="checkbox"/> front entry to shopfront;</p> <p><input type="checkbox"/> shop front;</p> <p><input type="checkbox"/> café or restaurant if accompanied by an entry from the street;</p> <p><input type="checkbox"/> active office uses, such as reception, if visible from the street; and</p> <p><input type="checkbox"/> public building if accompanied by an entry.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The proposal incorporates 5 commercial tenancies with street frontage on the ground floor. Each tenancy has a separate front entry at the shopfront.</p>
<p>Development controls</p>				
<p>D1 Retail outlets and restaurants are located at the street frontage on the ground level.</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 accommodate a number of uses as outlined under the B4 Mixed Use zone of the ALEP 2010 assessment.</p>
<p>D2 A separate and defined entry shall be provided for each use within a mixed use development.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Separate entries are provided for the commercial tenancies facing Queen Street and the residential lobby. The development is acceptable in this regard.</p>
<p>D3 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>Suitable conditions can be imposed on any development to facilitate this requirement.</p>

[illegible]

good access to the front of the site.				
P3 Encourage activity within arcades.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Development controls D1 Arcades shall:				
<input type="checkbox"/> Accommodate active uses such as shops, commercial uses, public uses, residential lobbies, cafes or restaurants;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/> Be obvious and direct thoroughfares for pedestrians;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/> Provide for adequate clearance to ensure pedestrian movement is not obstructed;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/> Have access to natural light for all or part of their length and at the openings at each end, where practicable;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/> Have signage at the entry indicating public accessibility and to where the arcade leads; and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/> Have clear sight lines and no opportunities for concealment.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D2 Where arcades or internalised shopping malls are proposed, those shops at the entrance must have direct pedestrian access to the street.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.5 Amenity Performance criteria P1 The amenity provided for residents of a mixed use development is similar to that expected in residential zones in terms of visual and acoustic privacy, solar amenity and views. Development controls D1 The internal environment of dwellings within mixed use developments in the vicinity of major arterial roads or railway lines shall provide an appropriate level of amenity for privacy, solar access and views.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development provides for an appropriate level of amenity for the residential use. See the SEPP 65 assessment section of the report.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development is located in near vicinity of a railway line. The railway is considered to be an acceptable distance away from the subject site to not create any significant concern. An acoustic report has been prepared to support the application and the mitigation measures within this report are recommended to be imposed as conditions of consent.
4.6 Residential flat building component of mixed use developments Applicants shall consult the Residential Flat Buildings Part of this DCP for the design requirements for the residential flat building component of a mixed use development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Assessment provided later in addition to the SEPP 65 assessment undertaken.
5.0 Privacy and Security				
Objectives				
a. To provide personal and property security for residents and visitors and enhance perceptions of community safety.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is considered to promote safety and security in the local area by increasing the opportunity for general pedestrian activity and passive surveillance in the locality.
b. To ensure that new development achieves adequate visual and acoustic privacy levels for neighbours and residents.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development has provided numerous privacy features to ensure adjoining development (existing and future) is not adversely impacted upon.

c. To create a balance of uses that are safe and easily accessible.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
d. To ensure there is adequate lighting and signage to provide a safe environment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
e. To enhance the architectural character of buildings at night, improve safety and enliven the town centre at night.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Performance criteria				
P1 Private open spaces and living areas of adjacent dwellings are protected from overlooking.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sufficient building separation provided to minimise visual and acoustic overlooking onto adjoining private open spaces.
P2 Site layout and design of buildings, including height of front fences and use of security lighting, minimises the potential for crime, vandalism and fear.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development is acceptable in this regard.
Development controls				
D1 Views onto adjoining private open space shall be obscured by:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Privacy screens and in some cases solid walls are proposed to the edges of balconies to minimise overlooking impacts.
<input type="checkbox"/> Screening with a maximum area of 25% openings is permanently fixed and made of durable materials; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suitable conditions of consent can be imposed to ensure compliance.
<input type="checkbox"/> Incorporating planter boxes into walls or balustrades to increase visual separation between areas. Existing dense vegetation or new planting may be used as a secondary measure to further improve privacy.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The commercial tenancy and residential units facing Queen Street allow for suitable casual surveillance over the public domain.
D2 Site layout and building design shall ensure that windows do not provide direct and close views into windows, balconies or private open spaces of adjoining dwellings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All entries are easily identifiable and clear.
D3 Shared pedestrian entries to buildings shall be lockable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Landscaping is used affectively within the development and is used for privacy mitigation. Sight lines in regards to communal areas/entries are maintained and free of any obstruction.
D4 Buildings adjacent to streets or public spaces shall be designed to allow casual surveillance over the public area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No seating proposed within the commercial part of the development.
D5 Pedestrian walkways and car parking shall be direct, clearly defined, visible and provided with adequate lighting, particularly those used at night.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suitable conditions of consent can be imposed to ensure compliance.
D6 Landscaping and site features shall not block sight lines and are to be minimised.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D7 Seating provided in commercial areas of a development shall generally only be located in areas of active use where it will be regularly used.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D8 Adequate lighting shall be provided to minimise shadows and concealment spaces.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development incorporates a built form massing on Queen Street to achieve this requirement.

<p>D9 All entrances and exits shall be made clearly visible.</p> <p>D10 Buildings shall be arranged to overlook public areas and streets to maximise surveillance.</p> <p>D11 Development shall be consistent with Council's Policy on Crime Prevention Through Environmental Design.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>A crime risk report has been submitted with the application. No objection is raised in this regards.</p>
<p>5.1 Lighting Performance criteria</p> <p>P1 Lighting is provided to highlight the architectural features of a building and enhance the identity and safety of the public domain but does not floodlight the facade.</p> <p>P2 The use of integrated lighting systems in retail shops is both functional and decorative.</p> <p>P3 Lighting is sufficient for its purpose and used to make bold design statements.</p> <p>P4 Lighting does not interfere with amenity of residents or safety of motorists.</p> <p>Development controls</p> <p>D1 Lighting design shall be integrated with the interior design of a retail/commercial premise. The use of low voltage track lighting, recesses spotlighting and designer light fittings is encouraged.</p> <p>D2 Lighting systems shall incorporate specific display lighting to reinforce merchandise and provide a contrast against the street lighting generally.</p> <p>D3 Surface mounted fluorescent fixtures shall not be considered in any part of the retail areas of the premises.</p> <p>D4 The light source shall be selected to provide the desired light effect; however, fitting and methods shall be chosen produce the highest energy efficiency.</p> <p>D5 Lighting shall not interfere with the amenity of residents or affect the safety of motorists.</p> <p>D6 Excessive lighting shall not be permitted. Light spill onto the street into the public domain shall be minimised.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>Should the application be recommended for approval, appropriate condition may be imposed with regards to lighting.</p>
<p>5.2 Shutters and grilles Performance criteria</p> <p>P1 Security shutters, grilles and screens allow the viewing of shopfront windows and light to spill out onto the footpath.</p> <p>P2 Shutters, grilles and screens are to be made from durable, graffiti-resistant materials and compatible with the building style.</p> <p>Development controls</p> <p>D1 Windows and doors of existing shopfronts shall not be filled in with solid materials.</p> <p>D2 Security shutters, grilles and screens shall:</p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The commercial component will be visible from the street and be made of durable glass materials</p> <p>No shutters are noted as being proposed for the commercial tenancies. Proposed grilles associated with the loading bay are considered appropriate.</p>

<ul style="list-style-type: none"> •be at least 70% visually permeable (transparent); •not encroach or project over Council's footpaths; and •be made from durable, graffiti-resistant materials. <p>D3 Solid, external roller shutters shall not be permitted.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>5.3 Noise</p> <p>Performance criteria</p> <p>P1 New commercial developments within major arterial roads or railway lines are designed to mitigate noise and vibration impacts.</p> <p>P2 Commercial uses in the local centres must minimise noise impacts on adjoining residential areas caused by loading/unloading, late night operations, use of plant and equipment and entertainment activities.</p> <p>Development controls</p> <p>D1 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"> •Development Near Rail Corridors and Busy Roads, NSW Department of Planning, December 2008 – Interim Guidelines. •NSW Industrial Noise Policy; •Interim Guideline for the Assessment of Noise from Rail Infrastructure Projects; and •Environmental Criteria for Road and Traffic Noise. <p>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>D2 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The development is located in the vicinity of the Auburn railway line. However, it is considered to be located an acceptable distance to mitigate any serious noise impacts .</p> <p>An Acoustic report has been submitted with the application in relation to potential traffic noise. 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>5.4 Wind Mitigation</p> <p>Performance Criteria</p> <p>P1 New developments satisfy nominated wind standards and maintain comfortable conditions for pedestrians.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>It is noted that the maximum height of the development is 38 metres in accordance with the ALEP 2010. Wind</p>

D2 On site car parking shall be provided below ground or located within the building and well screened.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D3 Development adjoining a new laneway shall contribute to an attractive streetscape and presents a well designed and proportioned facade and incorporates windows, balconies, doorways and landscaping, where possible.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D4 New public laneways created within large blocks shall maximise pedestrian and vehicle connections within local centres.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D5 A minimum width of 6m shall be provided for all carriageways on access roads. If parallel on-street parking is to be provided, an additional width of 2.5m is required per vehicle per side.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D6 New streets shall be dedicated to Council. The area of any land dedicated to Council shall be included in the site area for the purpose of calculating the floor space ratio.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

7.0 Landscaping

Objectives				
a. To create attractive buildings, public spaces and walkways.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Given:-
b. To improve visual quality and contribute to a more positive local centre experience.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- the location of the site within the Auburn Town Centre; and
c. To reduce impacts on climate change at the local level and improve the natural environmental features and local ecology of the local centre.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- the need to provide commercial uses on the ground floor,
d. To improve the amenity of business and commercial precincts through preserving and retaining existing mature trees where practical.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There is limited opportunity for deep soil planting within the development site. Whilst the Residential Flat Design Code (RFDC) identifies a minimum outcome being 25% of the site set aside for deep soil planting. The proposed development provides approximately 390sqm of deep soil zone which equates to 14% of the site being deep soil zone. As noted earlier, given the upscaling of the site (inclusive of FSR and height) additional apartments and associated basement parking has been introduced, reducing the amount of available deep soil from previously approved (being approximately 17% under DA-215/2011)
e. To support landscape design that incorporates the planting of endemic landscape species wherever possible.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
f. To ensure that new street furniture is coordinated with existing street furniture and does not create clutter and obstacles in public spaces.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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"/>	
Performance criteria				
P1 Landscaping forms an integral part of the overall design concept.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed landscaping is seen to contribute to the overall design of the mixed use development. It should also be noted that the development incorporates a communal area of private open space of approximately 711sqm or 25% which incorporates both soft and hard landscaping.
P2 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"/>	
P3 Landscaped areas are used to soften the impact of buildings and car parking areas as well as for screening purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
P4 Landscaped areas are provided for passive and recreational use of workers.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
P5 Enhance the existing streetscape and promote a scale and density of planting that	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal incorporates a suitable

softens the visual impact of buildings.				commercial street front with associated street trees. This is considered to be acceptable for the mixed use locality.
P6 Encourage the planting of low water consumption plants and trees.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suitable plant species have been selected.
Development controls				
D1 Development shall incorporate landscaping in the form of planter boxes to soften the upper level of buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Given the heavy articulation of the upper levels, additional landscaping is not foreseen to soften the built form.
D2 At grade car parking areas, particularly large areas, shall be landscaped so as to break up large expanses of paving. Landscaping shall be required around the perimeter and within large car parks.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal does not incorporate any typical at grade car parking. It is noted that parking is provided is a split level part of the basement level, however this is concealed from any view.
D3 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"/>	The proposal does not incorporate any typical at grade car parking. It is noted that parking is provided is a split level part of the basement level, however this is concealed from any view.
D4 Fencing shall be integrated as part of the landscaping theme so as to minimise visual impacts and to provide associated site security.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Standard 1.8m high boundary fencing will be incorporated within the design.
D5 Paving and other hard surfaces shall be consistent with architectural elements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suitable paving is to be used within the development.
7.1 Street trees				
D1 Street trees shall be planted at a rate of one (1) tree per lineal metre of street frontage, even in cases where a site has more than one street frontage, excluding frontage to laneways.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal introduces 4 street trees to be planted. These will be planted in accordance with Councils street tree masterplan.
D2 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.
D3 Significant existing street trees shall be conserved and, where possible, additional street trees shall be planted to ensure that the existing streetscape is maintained and enhanced.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D4 Where street trees and the provision of awnings are required, cut-outs shall be included in the awning design to accommodate existing and future street trees.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suitable conditions will be imposed on the development to ensure suitable awning design caters for the proposed street trees.
D5 Driveways and services shall be located to preserve significant trees.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D6 At the time of planting, street trees shall have a minimum container size of 200 litres and a minimum height of 3.5m, subject to species availability.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D7 Planter boxes (or similar) surrounding trees in the footpath shall be 1.2m x 1.2m, filled with approved gravel and located 200mm from the back of the kerb line.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8.0 Energy Efficiency and Water Conservation				
Objectives				
a. To achieve energy efficient				ABSA and BASIX Certificates have

commercial and retail developments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	been submitted with the application to address thermal comfort and energy efficiency for the residential component. The development is acceptable in this regards.
b. To encourage site planning and building design which optimises site conditions to achieve energy efficiency.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. To minimise overshadowing of the public domain including streets and open space.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
d. To give greater protection to the natural environment by reducing greenhouse gas emissions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
e. To encourage the installation of energy efficient and water conserving appliances.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
f. To reduce the consumption of non-renewable energy sources for the purposes of heating, water, lighting and temperature control.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
g. To minimise potable water mains demand of non residential development by implementing water efficiency measures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8.1 Energy efficiency				
Performance criteria				
PI Internal building layouts are designed to minimise use of fossil fuel for heating and cooling and to encourage use of renewable energy in their running. Building materials and insulation assist thermal performance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building internal layout is generally considered acceptable. The building will be made out of appropriate masonry materials with suitable thermal massing properties.
Development controls				
D1 Any hot water heaters to be installed, as far as practicable, shall be solar and, to the extent that this is not practicable, shall be greenhouse gas friendly systems that achieve a minimum 3.5 Hot Water Greenhouse Score.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This is as per the BASIX certificate requirements.
D2 The practicability of all external lighting and common areas (e.g. undercover car parking) being lit utilising renewable energy resources generated on site shall be investigated. Larger developments (buildings exceeding 400m ² in area) shall investigate the viability of utilising renewable energy resources for all lighting on site. A statement shall be included with the development application addressing these requirements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8.2 Water conservation				
Performance criteria				
PI Water efficiency is increased by appropriate building design, site layout, internal design and water conserving appliances.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BASIX Certificate submitted addresses water conservation for the residential component.
Development controls				
D1 New developments shall connect to recycle water if serviced by a dual reticulation system for permitted non potable uses such as toilet flushing, irrigation, car washing, fire fighting and other suitable purposes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D2 Where a property is not serviced by a dual reticulation system, development shall include an onsite rainwater harvesting system or an onsite reusable water resource for	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

	permitted non potable uses such as toilet flushing, irrigation, car washing, fire fighting and other suitable purposes.				
D3	Development shall install all water using fixtures that meet the WELS (Water Efficiency Labelling Scheme) rated industry standards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8.3 Stormwater drainage	Applicants shall consult the Stormwater Drainage Part of this DCP for requirements for stormwater management.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed method of stormwater disposal is generally acceptable to Council's Development engineers subject to appropriate conditions Should the application be recommended for approval, appropriate conditions will be imposed in this regards.
8.4 Rainwater tanks Performance criteria					
PI	Adequate measures are incorporated into new development to encourage the collection and reuse of stormwater and reduce stormwater runoff.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal has been supported by a satisfactory stormwater management system. The supporting BASIX certificate did not require any rainwater tanks to be installed to meet water conservation measures. In this regard, the proposal is considered acceptable.
Development controls					
DI	Rainwater tanks shall be installed as part of all new development in accordance with the following:				
	• The rainwater tank shall comply with the relevant Australian Standards;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	• The rainwater tank shall be constructed, treated or finished in a non-reflective material that blends in with the overall tones and colours of the subject and surrounding development;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	• Rainwater tanks shall be permitted in basements provided that the tank meets applicable Australian Standards;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	• The suitability of any type of rainwater tanks erected within the setback area of development shall be assessed on an individual case by case basis. Rainwater tanks shall not be located within the front setback; and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	• The overflow from rainwater tanks shall discharge to the site stormwater disposal system. For details refer to the Stormwater Drainage Part of this DCP.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8.5 Ventilation Performance criteria					
PI	Natural ventilation is incorporated into the building design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	As per the SEPP 65 section of the report, 86 units or 64% of apartments in the development have openings in two or more external walls of different orientation. The development is acceptable in this regard.
DI	The siting, orientation, use of openings and built form of the development shall maximise opportunities for natural cross ventilation for the purposes of cooling and fresh air during summer and to avoid unfavourable winter winds.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8.6 Solar amenity Performance criteria					
PI	New buildings are designed to	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The solar access to the development

<p>protect solar amenity for the public domain and residents.</p> <p>Development controls</p> <p>D1 Shadow diagrams shall accompany development applications for buildings which demonstrate that the proposal will not reduce sunlight to less than 3 hours between 9.00 am and 3.00 pm on 21 June for:</p> <ul style="list-style-type: none"> • public places or open space; • 50% of private open space areas; • 40% of school playground areas; or • windows of adjoining residences. <p>D2 Lighter colours in building materials and exterior treatments shall be used on the western facades of buildings.</p>	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>	<p>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 building will receive sufficient solar access during the morning, daytime and afternoon.</p> <p>The proposal does not adjoin a public place or open space. It is considered that 50% of private open space of adjoining areas is achieved given the north south orientation of the site.</p> <p>The additional proposed floors are seen to further extend the shadowing impacts on the adjoining developments. It is noted that the shadow may reach the playground area of the Trinity College to the south during 9am. However this is not considered to be greater than 3 hours nor will it impede 40% of the field.</p> <p>It is noted that the shadowing impacts across the majority of the street. Given the orientation of the site, any shadowing impact on adjoining residential dwellings will only be for a period of 3 hours.</p> <p>Suitable materials and finishes have been proposed.</p>
9.0 Ancillary Site Facilities				
<p>9.1 Provision for goods and mail deliveries</p> <p>Performance criteria</p> <p>P1 New development incorporates adequate provision in its design for the delivery of goods and mail to both business and residential occupants.</p> <p>Development controls</p> <p>D1 Provision shall be made on-site for courier car parking spaces in a convenient and appropriately signposted location, preferably with access off the principal street frontage, for developments incorporating greater than 3,000m² of gross leasable floor area devoted to commercial premises.</p> <p>D2 Provision of mailboxes for residential units shall be incorporated within the foyer area of the entrance to the residential component of the</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>Deliveries to the site can be made via the proposed loading bay.</p> <p>Suitable conditions of consent can be imposed to ensure compliance.</p>

mixed use developments.					
10.0 Other Relevant Controls					
10.1 Waste D1 Applicants shall consult the Waste Part of this DCP for requirements for disposal.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An acceptable waste management plan dealing with the demolition and construction has been submitted for the application. The development is acceptable in this regard.	
10.2 Access and amenity D1 Applicants shall consult the relevant provisions within the Access and Mobility Part of this DCP.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal has been supported by suitable documentation to facilitate the access and mobility part of the ADCP 2010	
11.0 Public Domain					
Objectives a. To ensure private development contributes to a safe, attractive and useable urban environment within the local centres of the Auburn local government area. b. To ensure the public domain forms an integrated part of the urban fabric of commercial centres. c. To encourage both night and day pedestrian activity in the commercial centres. d. To ensure private development contributes to a positive pedestrian environment. e. To ensure that outdoor dining areas do not interfere with pedestrian amenity. f. To encourage public art in new development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development does not specifically propose significant public domain works (beyond providing awning over the footpath and footpath construction). It is noted that the subject site is not within the "key sites" in the Auburn Town Centre.	
Development controls D1 Any works within the public domain or which present to the public domain shall be consistent with Council's Public Domain Manual and/or the Town Centre Infrastructure Manual and Council's Policy on Crime Prevention Through Environmental Design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
D2 New buildings shall contribute to the public domain through the provision of awnings, sheltered building entries, verandahs and canopies, safe pedestrian linkages to car parks, landscaping, and open space, where appropriate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
D3 Outdoor dining on footpaths shall be limited. Refer to Council's relevant Public Domain Plan, Outdoor Dining Policy and Public Art Policy.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
12.0 Subdivision					
Objectives a. To ensure development sites are of a reasonable size to efficiently accommodate architecturally proportioned buildings and adequate car parking, loading facilities, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		No subdivision is proposed however, should the application be recommended for approval, an appropriate condition shall be imposed for the applicant to consolidate the sites.
b. To provide lots which are of sufficient size to satisfy user requirements and to facilitate development of the land while having regard to site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

opportunities and constraints.				
12.1 Size and dimensions Performance criteria PI The size and dimension of proposed lots contribute to the orderly development of the commercial centres. Development controls DI Proposed lots shall be of sufficient area and dimension to allow a high standard of architectural design, the appropriate siting of buildings and the provision of required car parking, loading facilities, access and landscaping.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	As above. It is noted that the total site area is approximately 2821qm. There is no opportunity for further amalgamation as both adjoining sites are either developed or in the process of being developed. Note Site isolation discussion as resolved under DA-215/2011.
12.2 Utility services Performance criteria PI All essential public utility services are provided to the development to the satisfaction of relevant authorities. Development controls DI The applicant shall demonstrate that each proposed allotment can be connected to appropriate utility services including water, sewerage, power and telecommunications and (where available) gas. This may include advice from the relevant service authority or a suitably qualified consultant as to the availability and capacity of services. D2 Common trenching for gas, electricity and telecommunications shall be provided in accordance with agreements between the relevant servicing authorities in NSW.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is currently suitably serviced. Any augmentation required could be resolved by standard conditions should the proposal be recommended for approval.
13.0 Residential Interface				
Objectives: a. To ensure that commercial development does not have adverse impacts on the amenity of adjoining and nearby residential zones. b. To ensure that commercial buildings are appropriately setback from nearby residential zones. c. To ensure that heavy vehicles associated with commercial development do not adversely impact upon the residential amenity. Development controls D1 Buildings adjoining residential zones and/or open space shall be setback a minimum of 3 metres from that property boundary. D2 Loading areas, driveways, rubbish, storage areas, and roof top equipment shall not be located directly adjacent to residential zones, or if unavoidable shall be suitably attenuated or screened. D3 Any commercial buildings which may have the potential to accommodate the preparation of food from a commercial tenancy shall provide ventilation facilities to ensure that no odour is emitted in a manner that adversely impacts upon any residential zones.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development is located within the Auburn Town Centre in the B4 mixed Use zone. The proposal does not adjoin any residential zones.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suitable accommodation for loading/garbage removal is made within the split basement levels.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development does not adjoin a residential zone.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Suitable accommodation for loading/garbage removal is made within the split basement levels.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development does not adjoin a residential zone.

<p>D4 External lighting shall be positioned to avoid light spillage to adjoining residential zones.</p> <p>D5 Where noise generating development is proposed adjacent to residential or other noise sensitive uses, such as places of worship and child care centres, an acoustic report shall be submitted with a development application, outlining methods to minimise adverse noise impact.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Development does not adjoin a residential zone.</p> <p>Development does not adjoin a residential zone.</p>
14.0 Auburn Town Centre				
<p>14.1 Development to which this section applies</p> <p>This section applies to the Auburn Town Centre which is zoned B4 Mixed Use under <i>Auburn LEP 2010</i>. Refer to Figure 1. 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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The subject site lies within the boundary of Figure 1.
<p>14.2 Setbacks</p> <p>Development controls</p> <p>D1 Setbacks within the town centre shall be consistent with Figure 2.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Figure 2 nominates a front setback of 4-6 metres. The development introduces a nil setback to Queen Street. This is reflective of the approved development onsite, being DA-215/2011, and is to continue this setback.</p> <p>It is noted that the development is articulated on the front elevation through variable balcony depths to accommodate for the angled frontage. It is also noted that a 3m street setback is introduced from the eighth level onwards.</p> <p>The design of the development, taking into consideration the mixed use nature, where commercial and active street frontages are encouraged, is considered suitable in its context. The nil boundary is not considered to have an overarching impact on the streetscape and given the articulation of the front façade, is seen to be suitable in regards to the established built form within the locality.</p>
<p>14.3 Active frontages</p> <p>Development controls</p> <p>D1 As a minimum, buildings shall provide active street frontages consistent with Figure 4.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable to subject site.
<p>14.4 Laneways</p> <p>Development controls</p> <p>D1 Redevelopment within the Auburn Town Centre shall make provision for the creation</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable to subject site.

[illegible]

c. To ensure that the appearance of development is of high visual quality and enhances and addresses the street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	energy efficiency ratings.
d. To ensure that the proposed development protects the amenity of adjoining and adjacent properties.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	It is of particular importance that the development has been designed to facilitate the adjoining school use. This has been achieved by introducing a substantial setback from adjoining uses as established under DA-215/2011.
e. To ensure that the form, scale and height of the proposed development responds appropriately to site characteristics and the local character.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
f. To ensure that development relates well to surrounding developments including heritage items, open space and other land uses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
g. To ensure that development maximises sustainable living.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
h. To maximise views, solar and daylight access,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
i. To provide an acceptable interface between different character areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
j. To minimise the impacts of buildings overshadowing open spaces and improve solar access to the street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
k. To contribute to the streetscape and form a clear delineation between the public and private domain.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.1 Site area				
Performance criteria				
P1 The site area of a proposed development is of sufficient size to accommodate residential flat development and provide adequate open space and car parking consistent with the relevant requirements of this DCP.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development site is considered to be of acceptable size and dimensions with a site area of approximately 2821sqm and a frontage of 56.74m. The development is acceptable in this regard.
Development controls				
D1 A residential flat building development shall have a minimum site area of 1000m2 and a street frontage of 20 metres in the B4 Zone or 26 metres in the R4 Zone.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal relates to a mixed used development. Refer to Local Centres Part.
D2 Where lots are deep and have narrow street frontages the capacity for maximising residential development is limited. Two or more sites may need to be amalgamated to provide a combined site with sufficient width for good building design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The subject site is located over six lots. It is recommended that a condition be imposed for the consolidation of these lots. It is noted that this condition forms part of DA-215/2011.
2.2 Site coverage				
Performance criteria				
P1 Ensure that new development and alterations and additions to existing development result in site coverage which allows adequate provision to be made on site for	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	As per the Design Code and Local Centres Part of the ADCP2010, the proposed development is considered satisfactory given its town centre location and mixed use development

infiltration of stormwater, deep soil tree planting, landscaping, footpaths, driveway areas and areas for outdoor recreation.				type.
P2 Minimise impacts in relation to overshadowing, privacy and view loss.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	As previously noted, the proposal has incorporated a stepped design and placed an emphasis on ensuring privacy within the adjoining school uses.
P3 Ensure through-site links for pedestrians are incorporated where applicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No site through link proposed.
Development controls				
D1 The built upon area shall not exceed 50% of the total site area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A – Refer to Local Centres Part
D2 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"/>	Any areas that are not built upon are suitably landscaped.
2.3 Building envelope				
Performance criteria				
P1 The height, bulk and scale of a residential flat building development is compatible with neighbouring development and the locality. Residential flat buildings:				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.
<input type="checkbox"/> addresses both streets on corner sites;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed development is not located on a corner site.
<input type="checkbox"/> align with the existing street frontages and/or proposed new streets; and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development has a strong presentation to Queen Street.
<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"/>	The development incorporates a 'T' Shape to facilitate the site configuration.
Note: The development control diagrams in section 10.0 illustrate building envelope controls.				
Development controls				
D1 Council may consider a site specific building envelope for certain sites, including: ■ double frontage sites; ■ sites facing parks; ■ sites adjoining higher density zones; and ■ isolated sites.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	A site specific building envelope is not considered to be necessary in this instance.
D2 The maximum building footprint dimensions, inclusive of balconies and building articulation but excluding architectural features, is 24m x 45m for sites up to 3,000m2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal is for a mixed use development. The building footprint is established to facilitate the commercial ground floor and associated residential uses. Given the site arrangement, the proposed massing and footprint is considered acceptable.
D3 The tower component of any building above the podium or street wall height is to have a maximum floor plate of 850m2.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

2.4 Setbacks					
Performance criteria					
P1	Impact on the streetscape is minimised by creating a sense of openness, providing opportunities for landscaping and semi-private areas, and providing visual continuity and building pattern.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The setbacks are considered to be appropriate in this instance.
P2	Integrate new development with the established setback character of the street.				
P3	Ensure adequate separation between buildings, consistent with the established character and rhythm of built elements in the street.				
P4	Ensure adequate separation between buildings for visual and acoustic privacy.				
P5	Maintain a reasonable level of amenity for neighbours with adequate access to sunlight.				
Development controls					
2.4.1 Front setback					
D1	The minimum front setback shall be between 4 to 6m (except for residential flat development in the B1 and B2 zones) to provide a buffer zone from the street where residential use occupies the ground level.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The subject site is located within the B4- Mixed use zone. The front setback is consistent with the requirements of Council's Local Centres DCP as addressed earlier in the report.
D2	Where a site has frontage to a lane, the minimum setback shall be 2m, however, this will vary depending on the width of the lane.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The development does not front a laneway.
D3	Where a new building is located on a corner, the main frontage shall be determined on the existing streetscape patterns. Where the elevation is determined as the 'secondary' frontage, the setback may be reduced to 3m except where it relates to a primary frontage on that street.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The development is not located on a corner site.
D4	Front setbacks shall ensure that the distance between the front of a new building to the front of the building on the opposite side of the street is a minimum of 10m for buildings up to 3 storeys high. For example, a 2m front setback is required where a 6m wide laneway is a shareway between the front of 2 buildings. Where a footpath is to be incorporated a greater setback shall be required.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suitable separation between the subject development and that approved under DA-370/2013 is provided. It is noted that the separation is as per the requirements of the RFBDC.
D5	All building facades shall be articulated by bay windows, verandahs, balconies and/or blade walls. Such articulation elements may be forward of the required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed front façade is heavily articulated with use of differing balcony depths and wall modulation.

building line up to 1m.				
D6 In all residential zones, levels above 4 storeys are to be setback for mid-block sites.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
2.4.2 Side setback				
D1 In all residential zones, buildings shall have a side setback of at least 3 metres.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal is located within the B4 mixed use development zone. The proposed side setbacks are consistent with the building separation requirements as per the Residential Flat Building Design Code and the Local Centres part of the ADCP2010 as detailed above. Suitable separation has been provided through heavy articulation within the side boundaries.
D2 Eaves may extend a distance of 700mm from the wall.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2.4.3 Rear setback				
D1 Rear setbacks shall be a minimum of 10m.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed rear setback is consistent with the building separation requirements as per the Residential Flat Building Design Code and the Local Centres part of the ADCP2010 as detailed above. It is noted that the development incorporates a varied rear setback of 3 to 5 metres. The development represents a 'T' shape given the allotment configuration. Suitable rear setbacks have been incorporated within the design to meet this requirement.
D2 Where there is a frontage to a street and a rear laneway the setback to the rear laneway shall be a minimum of 2m.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D3 Where a building is an L or T shape with the windows facing side courtyards the rear setback shall be a minimum of 2m.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.4.4 Haslam's creek setback				
D1 A minimum 10m setback from the top of the creek bank of Haslam's Creek and its tributaries shall be required. Refer to the Stormwater Drainage Part of this DCP for additional controls.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The development site is not in near vicinity of Haslam's Creek.
2.4.5 Setbacks at Olympic Drive, Lidcombe				
Performance criteria				The development is not located on Olympic Drive. This section of the DCP is not applicable.
P1 Sites with frontage to Olympic Drive, Lidcombe, address this road and provide an appropriately landscaped setback.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
P2 East-west streets maintain view corridors to Wyatt Park.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Development controls				
D1 For sites with frontage to Olympic Drive, buildings shall be designed to address Olympic Drive and provide a setback of 6m.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

D2	The setback area and verge shall be landscaped and planted with a double row of street trees.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D3	The setback to east-west streets shall be generally 4 to 6m and ensure view corridors to Wyatt Park are maintained.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2.5	Building depth				
	Performance criteria				
P1	A high level of amenity is provided for residents including solar and daylight access.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is considered to deliver an appropriate level of amenity to the residents of the building.
	Development controls				
D1	The maximum depth of a residential flat building shall be 24m (inclusive of balconies and building articulation but excluding architectural features).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The building depth for the building varies but reaches up to 45m if incorporating all nominated features.</p> <p>It is noted that the development is a 'T' type of configuration and as such suitable daylight and solar access is achievable.</p> <p>A variation is supported in this regard as it is not considered to adversely affect the residential amenity of the affected units.</p>
2.6	Floor to ceiling heights				
	Performance criteria				
P1	Floor to ceiling heights provide well proportioned rooms and spaces to allow for light and ventilation into the built form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Development controls				
D1	The minimum floor to ceiling height shall be 2.7m. This does not apply to mezzanines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.7 metres Floor to ceiling height is provided. Development is acceptable in this regard.
D2	Where there is a mezzanine configuration, the floor to ceiling height may be varied.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No mezzanine space proposed.
2.7	Floor to ceiling heights				
	Performance criteria				
P1	Window heights allow for light penetration into rooms and well proportioned elevations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window head heights are a minimum of 2.4 metres from floor level. The development is acceptable in this regard.
	Development controls				
D1	The head height of windows and the proportion of windows shall relate to the floor to ceiling heights of the dwelling.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D2	For storeys with a floor to ceiling height of 2.7 metres, the minimum head height of windows shall be 2.4 metres.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

D3	For storeys with a floor to ceiling height of 3 metres, the minimum head height of windows shall be 2.7 metres.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2.8	Heritage				
	Performance criteria				
P1	Development does not adversely affect the heritage significance of heritage items and heritage groups and archaeological sites as well as their settings, distinctive streetscape, landscape and architectural styles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development site is not an identified heritage item nor is the site directly adjacent to any identified heritage items.
	Development controls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D1	All development adjacent to and/or adjoining a heritage item shall be:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<ul style="list-style-type: none"> responsive in terms of the curtilage and design; accompanied by a Heritage Impact Statement; and 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"/>	
2.9	Building design				
	Performance criteria				
P1	Building design, detailing and finishes provide an appropriate scale to the street and add visual interest.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No objection is raised to the materials and colour scheme of the proposal which is considered to be of high quality and will make a positive contribution to the streetscape.
P2	The use of sympathetic materials, colour schemes and details of new residential development and associated structures ensures that the character of Auburn's residential areas is not diminished.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Development controls				
	2.9.1 Materials				
D1	All developments shall be constructed from durable, high 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"/>	
2.9.2	Building articulation				
D1	Windows and doors in all facades shall be provided in a balanced manner and respond to the orientation and internal uses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal offers an articulated facade with distinct horizontal and vertical elements.
D2	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"/>	The proposal separates both commercial and residential entries.
D3	Elevations shall provide for variation and depth rather than	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The facade provides recessed

	relying on front façade treatment only. Varied massing projections and recesses shall be used to create a sense of articulation and depth.				elements on every facade of the building.
2.9.3	Roof form				
D1	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.
2.9.4	Balustrades and balconies				
D1	Balustrades and balconies shall allow for views from the interior. Accordingly, balustrades shall be partly transparent and partly solid.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Partly transparent and partly solid balustrades proposed.
	The design of the underside of the balcony shall take into consideration the view of the underside from the street and shall avoid having exposed pipes and utilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Should the application be approved appropriate condition will be included in any consent to ensure compliance with this clause.
2.10	Dwelling size				
	Performance criteria				
P1	Internal dwelling sizes and shapes are suitable for a range of household types.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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.
P2	All rooms are adequate in dimension and accommodate their intended use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Development controls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	D1 The size of the dwelling shall determine the maximum number of bedrooms permitted.				No non compliance proposed.
	Number of bedrooms Dwelling size				
	Studio 50m ²				
	1 bedroom (cross through) 50m ²				
	1 bedroom (masionette) 62m ²				
	1 bedroom (single aspect) 63m ²				
	2 bedrooms (corner) 80m ²				
	2 bedrooms (cross through or over) 90m ²				
	3 bedrooms 115m ²				
	4 bedrooms 130m ²				
	D2 At least one living area shall be spacious and connect to private outdoor areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All balconies are accessible from the living rooms of every unit.
2.11	Apartment mix and flexibility				
	Performance criteria				
P1	A diversity of apartment types are provided, which cater for different household requirements now and in the future.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The residential component of the building will offer a variety of unit types of differing sizes and bedrooms.
P2	Housing designs meet the broadest range of the occupants' needs possible	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Development controls		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development has the following bedroom mix:-
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>				<p>1 bedroom apartments – 9 units (7%)</p> <p>2 bedroom apartments – 101 units (75%)</p> <p>3 bedroom apartments - 24 units (18%)</p> <p>The proposal incorporates 4 ground floor apartments. The ground floor apartments are inclusive of 1 x 1 bedroom apartments and 3 x 2 bedroom apartments.</p> <p>There are 14 adaptable units to be provided in the development.</p>
D2	<p>The appropriate apartment mix for a location shall be refined by:</p> <ul style="list-style-type: none"> ■ considering population trends in the future as well as present market demands; and ■ 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"/>	<p>The building is considered to offer an appropriate unit mix.</p> <p>The development has the benefit of being within close proximity to public transport.</p>
D3	<p>A mix of one (1) and three (3) bedroom apartments shall be located on the ground level where accessibility is more easily achieved for disabled, elderly people or families with children.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The ground floor incorporates 5 x commercial tenancies, 1 x 1 bedroom units and 3 x 2 bedrooms units in accordance with the mixed use zoning. The development is acceptable in this regard.</p>
D4	<p>The possibility of flexible apartment configurations, which support future change to optimise the building layout and to provide northern sunlight access for all apartments, shall be considered.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal incorporates open plan living and dining areas which are considered to be easily reconfigured.</p>
D5	<p>Robust building configurations which utilise multiple entries and circulation cores shall be provided especially in larger buildings over 15m long.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>2 lift cores are proposed for the development. The development is acceptable in this regard.</p>
D6	<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"> ■ windows in all habitable rooms and to the maximum number of non-habitable rooms; ■ adequate room sizes or open-plan apartments, which provide a variety of furniture layout opportunities; and ■ dual master bedroom apartments, which can support two independent adults living together or a live/work situation. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Unit floor sizes are considered to be of sufficient size to provide flexible furniture layouts.</p>
D7	<p>Structural systems that support a</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The design of the development is considered to be satisfactory in regards to this part.</p>

degree of future change in building use or configuration shall be used. Design solutions may include:				
<ul style="list-style-type: none">■ a structural grid, which accommodates car parking dimensions, retail, commercial and residential uses vertically throughout the building;■ the alignment of structural walls, columns and services cores between floor levels;■ the minimisation of internal structural walls;■ higher floor to ceiling dimensions on the ground floor and possibly the first floor; and■ knock-out panels between apartments to allow two adjacent apartments to be amalgamated.				
3.0 Open space and landscaping				
Objectives				
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 generally 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 provide sufficient areas for deep soil planting.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
d. To provide a mix of hard and soft landscape treatments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
e. To help provide a visual and acoustic buffer from the street without preventing passive surveillance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
f. To enhance the appearance and amenity of residential flat buildings through integrated landscape design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
g. To provide for the preservation of existing trees and other natural features on the site, where appropriate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
h. To provide low maintenance communal open space areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
i. 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"/>	
j. To conserve and enhance street tree planting.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a.				
3.1 Development application requirements				
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

P1	A deep soil zone allows adequate opportunities for tall trees to grow and spread. Note: Refer to the development control diagrams in section 10.0.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A – Refer to Local Centres part of the ADCP2010. Limited opportunity exists for deep soil provision given the locality and incorporating both commercial and residential uses.
Development controls					Note: 14% of deep soil areas have been provided.
D1	A minimum of 30% of the site area shall be a deep soil zone.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D2	The majority of the deep soil zone shall be provided as a consolidated area at the rear of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D3	Deep soil zones shall have minimum dimensions of 5m.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D4	Deep soil zones shall not include any impervious (hard) surfaces such as paving or concrete.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3.4 Landscape setting					
Performance criteria					
P1	Development does not unreasonably intrude upon the natural landscape, particularly on visually prominent sites or sites which contribute to the public domain.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suitable landscaping of the ste has been incorporated within the design.
P2	Residential flat buildings are adequately designed to reduce the bulk and scale of the development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P3	Landscaping assists with the integration of the site into the streetscape.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P4	Enhance the quality and amenity of the built form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P5	Provide privacy and shade in communal and private open space areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Common areas have suitable shade in regards to specific common space areas.
Development controls					
D1	Development on steeply sloping sites shall be stepped to minimise cut and fill.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The development is not on a steeply sloping site.
D2	Existing significant trees shall be retained within the development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No significant trees are evident on site.
D3	The minimum soil depth for terraces where tree planting is proposed is 800mm.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planters provided have minimum soil depth of 900mm
D4	Applicants shall demonstrate that the development will not impact adversely upon any adjoining public reserve or bushland.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal does not adjoin any public reserve or bushland.
D5	Residential flat buildings shall address and align with any public open space and/or bushland on their boundary.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal does not adjoin any public reserve or bushland.
D6	All podium areas and communal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suitable conditions can be imposed to ensure compliance with this

open space areas, which are planted, shall be provided with a water efficient irrigation system.					requirement.
3.5 Private open space					
Performance criteria					
P1	Private open space is clearly defined and screened for private use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Balconies Objectives as all apartments are provided with suitably sized private open spaces which integrate with the overall architectural form of the building and provide casual overlooking of communal and public areas.
P2	Private open space:				
	■ takes advantage of available outlooks or views and natural features of the site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	■ reduces adverse impacts of adjacent buildings on privacy and overshadowing; and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	■ resolves surveillance, privacy and security issues when private open space abuts public open space.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P3	Development should take advantage of opportunities to provide north facing private open space to achieve comfortable year round use.				
Development controls					
D1	Private open space shall be provided for each dwelling in the form of a balcony, roof terrace or, for dwellings on the ground floor, a courtyard.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All apartments have at least one balcony. Access is provided directly from living areas and where possible, secondary access is provided from primary bedrooms. It is noted that ground floor apartments are provided with courtyards.
D2	Dwellings on the ground floor shall be provided with a courtyard that has a minimum area of 9m ² and a minimum dimension of 2.5m.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Each ground floor apartment is serviced by a courtyard with suitable dimensions to meet this part.
D3	Dwellings located above ground level shall be provided with a balcony or roof terrace that has a minimum area of 8m ² and a minimum dimension of 2m.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All residential units have access to a balcony that has a depth of a minimum of 2 metres and an area of 10sqm.
D4	Balconies may be semi enclosed with louvres and screens.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suitable screening has been used between adjoining balconies to reduce any privacy concerns.
D5	Private open space shall have convenient access from the main living area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All private open spaces are accessible from a living area.
D6	Part of the private open space shall be capable of serving as an extension of the dwelling for relaxation, dining, recreation, entertainment and children's play.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All private open spaces are accessible from a living area.
D7	Additional small, screened service balconies may be provided for external clothes drying areas and storage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Balconies are adequately sized to cater for clothes drying if required.

D8	Private open space and balconies shall take advantage of mid to long distance views where privacy impacts will not arise.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Balconies are suitably orientated to reduce any likely privacy concerns. Emphasis on restricting views onto the adjoining school and church has been placed on all south facing units.
3.6	Communal open space				
	Performance criteria				
P1	The site layout provides communal open spaces which:				A communal open space and deep soil zone of 660.73sqm or 23% of the site is proposed for the development. The width of the deep soil zone allows for the planting of medium to large trees.
■	contribute to the character of the development;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
■	provide for a range of uses and activities;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The outdoor space provided at the western and eastern sides of the building provides:
■	allows cost-effective maintenance; and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> quality outdoor space for the residents, common room, Tangible improvement to the immediate microclimate and air quality of the site Provides an opportunity to contribute to biodiversity.
■	contributes to stormwater management.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Development controls				
D1	Communal open space shall be useable, have a northern aspect and contain a reasonable proportion of unbuilt upon (landscaped) area and paved recreation area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D2	The communal open space area shall have minimum dimensions of 10m.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The communal open space has general dimensions of 10 metres.
3.7	Protection of existing trees				
	Performance criteria				
P1	Major existing trees are retained where practicable through appropriate siting of buildings, access driveways and parking areas and appropriate landscaping.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No significant trees located within the subject site.
	Development controls				
D1	Building structures or disturbance to existing ground levels shall not be within the drip line of existing significant trees to be retained.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D2	Existing trees are to be retained and integrated into a new landscaping scheme, wherever possible. Suitable replacement trees are to be provided if existing trees cannot be retained.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Note: For additional requirements, applicants shall refer to the Tree Preservation Part of this DCP.				
3.8	Biodiversity				

Performance criteria					
P1	Existing and native flora at canopy and understorey levels is preserved and protected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	An appropriate mix of species is proposed.
P2	Plantings are a mix of native and exotic water-wise plant species.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development controls					
D1	The planting of indigenous species shall be encouraged.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A suitable landscape plan has been prepared to accompany the proposal.
3.9 Street trees					
Performance criteria					
P1	Existing street landscaping is maintained and where possible enhanced.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No significant existing tree observed on site.
Development controls					
D1	Driveways and services shall be located to preserve existing significant trees.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No significant existing tree observed on site.
D2	Additional street trees shall be planted at an average spacing of 1 per 10 lineal metres of street frontage. Note: 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"/>	The proposal introduces 4 street trees to be planted. These will be planted in accordance with Councils street tree masterplan.
4.0 Access and car parking					
Objectives					
4.1 Access and car parking requirements					
Note: Applicants shall consult the Parking and Loading Part of this DCP.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building as proposed provides sufficient onsite parking to service the need of the development in accordance with the needs of the Parking and Loading section of the DCP.
4.2 Basements					
Performance criteria					
P1	Basements allow for areas of deep soil planting.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Deep soil planting has been incorporated in areas that are not impacted upon by the basement underneath.
Development controls					
D1	Where possible, basement walls shall be located directly under building walls.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This requirement is a standard requirement for all construction involving the excavation for significant basements. Suitable conditions have been imposed under DA-215/2011.
D2	A dilapidation report shall be prepared for all development that is adjacent to sites which build to the boundary.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D3	Basement walls not located on the side boundary shall have minimum setback of 1.2m from the side boundary to allow planting.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Being a mixed use development, the basement can be provided to the boundary. The development is					

D4 Basement walls visible above ground level shall be appropriately finished (such as face brickwork and/or render) and appear as part of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	acceptable in this regard.
5.0 Privacy and security				
Objectives a. To ensure the siting and design of buildings provide visual and acoustic privacy for residents and neighbours in their dwellings and private open spaces. b. To provide personal and property security for residents and visitors and enhance perceptions of community safety.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	The proposal is considered to promote safety and security in the local area by increasing the opportunity for general pedestrian activity and passive surveillance in the locality.
5.1 Privacy Performance criteria P1 Private open spaces and living areas of adjacent dwellings are protected from overlooking. Development controls D1 Buildings shall be designed to form large external courtyards with a minimum distance of 10 to 12m between opposite windows of habitable rooms. D2 Windows to living rooms and main bedrooms shall be oriented to the street and to the rear, or to the side when buildings form an 'L' or 'T' shape. D3 Site layout and building design shall ensure that windows do not provide direct and close views into windows, balconies or private open spaces of adjoining dwellings. D4 Views onto adjoining private open space shall be obscured by: <ul style="list-style-type: none"> ■ Screening that has a maximum area of 25% openings, shall be permanently fixed and made of durable materials; or ■ Existing dense vegetation or new planting. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	The development has provided numerous privacy features to ensure adjoining development (existing and future) is not adversely impacted upon including proposed privacy screens, blank walls and smart windows/balcony locations. Sufficient building separation provided to minimise visual and acoustic overlooking onto adjoining private open spaces. The development is acceptable in this regard. The development has provided numerous privacy features to ensure adjoining development (existing and future) is not adversely impacted upon including proposed privacy screens, blank walls and smart windows/balcony locations. The proposal is considered to perform satisfactorily in maintaining privacy for residents within the development and on surrounding uses. Privacy screens and in some cases solid walls are proposed to the edges of balconies to minimise overlooking impacts. Additionally, suitable boundary landscaping has been introduced to further restrict views on adjoining developments.

5.2 Noise					
Performance criteria					
P1	The transmission of noise between adjoining properties is minimised.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development is not located in near vicinity of railway lines or arterial roads. The Auburn railway line is considered to be an acceptable distance away from the subject site to not create any significant concern. An acoustic report has been prepared to support the application and the mitigation measures within this report are recommended to be imposed as conditions of consent.
P2	New dwellings are protected from existing and likely future noise sources from adjoining residential properties and other high noise sources (such as busy roads, railway corridors and industries) and the transmission of intrusive noise to adjoining residential properties is minimised.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development controls					
D1	For acoustic privacy, buildings shall:				The proposed development has provided an Acoustic Report with the application which recommended measure to minimise potential noise impacts.
■	be designed to locate noise sensitive rooms and private open space away from the noise source or by use of solid barriers where dwellings are close to high noise sources;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
■	minimise transmission of sound through the building structure and in particular protect sleeping areas from noise intrusion; and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
■	all shared floors and walls between dwellings to be constructed in accordance with noise transmission and insulation requirements of the BCA.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Note: For development within or adjacent to a rail corridor, or major road corridor with an annual average daily traffic volume of more than 40,000 vehicles, applicants must consult <i>State Environmental Planning Policy (Infrastructure) 2007</i> and the NSW Department of Planning's Development Near Rail Corridors and Busy Roads – Interim Guidelines, 2008.					
5.3 Security					
Performance criteria					
P1	Provide personal and property security for residents and visitors.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A crime safety discussion was submitted with the application under the SEE, stating that the development had been designed in accordance with the CPTED principles.
P2	Site layout and design of the dwellings, including height of front fences and use of security lighting, minimises the potential for crime, vandalism and fear.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P3	Ensure a development is integrated with the public domain and contributes to an active pedestrian-orientated environment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P4	Ensure effective use of fencing or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

other means to delineate private and public areas.				
<p>Note: Consideration shall also be given to Council's Policy on Crime Prevention Through Environmental Design (CPTED).</p> <p>Development controls</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D1 Shared pedestrian entries to buildings shall be lockable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pedestrian residential entry lobby on the ground floor are separate and potentially lockable.
D2 Ensure lighting is provided to all pedestrian paths, shared areas, parking areas and building entries.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suitable conditions will be imposed on the development to ensure compliance with this part.
D3 High walls which obstruct surveillance are not permitted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No obstructive walls noted.
D4 The front door of a residential flat building shall be visible from the street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Identifiable entries are noted. Residential and commercial entries are separate.
D5 Buildings adjacent to public streets or public spaces should be designed so residents can observe the area and carry out visual surveillance. At least one window of a habitable room should face the street or public space.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Casual surveillance to all streets will be possible from the upper residential floors of the development.
D6 A council approved street number should be conspicuously displayed at the front of new development or the front fence of such development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suitable conditions will be imposed on the development to ensure compliance with this part.
D7 Fences higher than 900mm shall be of an open semitransparent design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suitable fences have been proposed.
D8 Balconies and windows shall be positioned to allow observation of entrances.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Casual surveillance to all streets will be possible from the upper residential floors of the development.
D9 Proposed planting must not obstruct the building entrance from the street or sightlines between the building and the street frontage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed planting is not considered to obstruct building entrance views.
D10 Blank walls facing a rear laneway should be avoided to discourage graffiti.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No laneway proposed/existing.
D11 Pedestrian and vehicular entrances must be designed so as to not be obstructed by existing or proposed plantings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed planting is not considered to obstruct building entrance views.
D12 If seating is provided in communal areas of a development it should generally only be located in areas of active use where it will be regularly used.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suitable furnishings have been provided in the communal open space.
D13 Buildings adjacent to streets or public spaces shall be designed to allow casual surveillance over the public area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Casual surveillance to all streets will be possible from the upper residential floors of the development.
D14 Ground floor apartments may have individual entries from the street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ground floor apartments are not located on the street frontage given the commercial tenancy. Suitable access to these units is proposed.

D15	Residential flat buildings adjoining a park or public open space shall be treated like a front entrance/garden for the length of the park. Refer to Figure 4 - Park frontage in section 10.0.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal does not adjoin a park or public open space.
5.4	Fences				
	Performance controls				
P1	Front fences and walls maintain the streetscape character and are consistent with the scale of development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Being a mixed use development there are no front fences specifically proposed.
P2	Ensure that views from streets are maintained and not obstructed by excessively high fences.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
P3	Reduce the impact of front fencing on the streetscape and encourage fencing which is sympathetic to the existing streetscape, general topography and the architectural style of the existing dwelling or new development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
P4	Ensure that materials used in front fencing are of high quality and are sympathetic to the exiting streetscape character.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Development controls				
D1	The front and side dividing fences, where located within the front yard area, shall not exceed 1.2m as measured above existing ground level and shall be a minimum of 50% transparent.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D2	Materials of construction will be considered on their merit, with regard being given to materials that are similar to other contributory fences in the vicinity, with a general prohibition on the following materials: <input type="checkbox"/> Cement block; <input type="checkbox"/> Metal sheeting, profiled, treated or pre-coated. <input type="checkbox"/> Fibro, flat or profile; <input type="checkbox"/> Brushwood; and <input type="checkbox"/> Barbed wire or other dangerous material.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The rear boundary fencing will be of suitable material.
D3	All fences forward of the building alignment shall be treated in a similar way.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D4	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"/>	
D5	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"/>	
D6	Fences located on side or rear boundaries of the premises, behind the main	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal incorporates 1.8m high fencing on rear and side boundaries

building line shall not exceed a maximum height of 1.8m.				
D7 Fencing and associated walls must be positioned so as not to interfere with any existing trees.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All fences are adequately located.
D8 Gates and doors are to be of a type which does not encroach over the street alignment during operation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any associated gates/doors do not overhang/encroach on street alignment.
6.0 Solar amenity and stormwater reuse				
Objectives				
a. To minimise overshadowing of adjoining residences and to achieve energy efficient housing in a passive solar design that provides residents with year round comfort and reduces energy consumption.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The siting of the building is such that surrounding buildings and private open space will receive adequate solar access. The development incorporates a suite of energy efficiency and water conservation measure and detailed in the submitted plans and BASIX certificate. The measures include: <ul style="list-style-type: none">• Energy efficient lighting• Water saving fixtures• Appropriate floor and wall insulation measures• Use of shading devices over windows• Installed appliances to meet minimum efficiency targets• Instantaneous hot water system
b. To create comfortable living environments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. To provide greater protection to the natural environment by reducing the amount of greenhouse gas emissions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
d. To reduce the consumption of non-renewable energy sources for the purposes heating water, lighting and temperature control.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
e. To encourage installation of energy efficient appliances that minimise green house gas generation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6.1 Solar amenity				
Performance criteria				
P1 Buildings are sited and designed to ensure daylight to living rooms in adjacent dwellings and neighbouring open space is not significantly decreased.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The siting of the building is such that surrounding buildings and private open space will receive adequate solar access either in the morning, daytime or afternoon depending on its positioning relative to the building. Apartment layouts are generally considered satisfactory in terms of orientating living areas and private open spaces to optimise solar access where possible.
P2 Buildings and private open space allow for the penetration of winter sun to ensure reasonable access to sunlight or daylight for living spaces within buildings and open space around buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development controls				
D1 Solar collectors proposed as part of a new development shall have unimpeded solar access between 9:00am to 3:00pm on June 21.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No solar collectors proposed as part of this development.
Solar collectors existing on the adjoining properties shall not have their solar access impeded between 9:00am to 3:00pm on June 21.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No solar collectors noted as part of the adjoining development.
Where adjoining properties do not	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Adjoining property is not a dwelling.

	have any solar collectors, a minimum of 3m ² of north facing roof space of the adjoining dwelling shall retain unimpeded solar access between 9:00am to 3:00pm on June 21.				
	Note: Where the proposed development is located on an adjacent northern boundary this may not be possible.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D2	Buildings shall be designed to ensure sunlight to at least 50% of the principal area of ground level private open space of adjoining properties for at least 3 hours between 9:00am and 3:00pm on June 21.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	As per the assessment under the Local Centres part of the ADCP 2010, it is noted that the adjoining play areas (Trinity College – opposing side of Queen Street) will have unimpeded solar access for at least 3 hours. The rear oval will have unimpeded solar access to 40% of its surface between 12 pm and 3pm, and the school playground will have unimpeded solar access from 9am to 12 pm.
D3	If the principal area of ground level private open space of adjoining properties does not currently receive at least this amount of sunlight, then the new building shall not further reduce solar access.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D4	Habitable living room windows shall be located to face an outdoor space.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D5	North-facing windows to living areas of neighbouring dwellings shall not have sunlight reduced to less than 3 hours between 9:00am and 3:00pm on June 21 over a portion of their surface.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal incorporates an open plan living/dining area which has access to an outdoor space in the form of a balcony or a courtyard.
D6	Where the proposed residential flat building is on an adjacent northern boundary or located within an area undergoing transition, compliance with D1, D2, D3 and D4 development controls may not be achievable.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The north facing windows of the school (Trinity College – opposite side of Queen Street) will have unimpeded solar access between 9am and 12pm.
D7	Internal living areas and external recreation areas shall have a north orientation for the majority of units in the development, where possible.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This has been achieved where possible. External recreation areas have a northerly aspect.
D8	The western walls of the residential flat building shall be appropriately shaded.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appropriate shading structures have been proposed over all balconies.
6.2	Ventilation				
	Performance criteria				
P1	The design of development is to utilise natural breezes for cooling and fresh air during summer and to avoid unfavourable winter winds.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Natural Ventilation objectives as all habitable rooms, and where possible non-habitable rooms, have sufficient
	Development controls				

Applicants shall refer to the stormwater drainage requirements in the Stormwater Drainage Part of this DCP.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Council's development engineer has raised no objections subject to recommended conditions of consent.
7.0 Ancillary site facilities				
Objectives				
a. To ensure that site facilities are effectively integrated into the development and are unobtrusive.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All service areas are located within the basement levels and do not impinge on commercial and residential circulation of vehicles. It is noted that a separate access for loading and garbage collection has been introduced.
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"/>	
7.1 Clothes washing and drying				
Performance criteria				
P1 Adequate open-air clothes drying facilities which are easily accessible to all residents and screened, are provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The balconies are of sufficient size and appropriate masonry and privacy screens are provided so that any balcony clothes drying will not be readily apparent when viewed from the public domain. Each unit has a laundry facility.
Development controls				
D1 Each dwelling shall be provided with individual laundry facilities located within the dwelling unit.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D2 Open air clothes drying facilities shall be provided in a sunny, ventilated and convenient location which is adequately screened from streets and other public places, where possible.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7.2 Storage				
Performance criteria				
P1 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. The proposal also incorporates sufficient storage areas within the basement levels for additional storage.
Development controls				
D1 Storage space of 8m ³ per dwelling shall be provided. This space may form part of a garage or be a lockable unit at the side of the garage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D2 Storage space shall not impinge on the minimum area to be provided for parking spaces.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7.3 Utility services				
Performance criteria				
P1 All proposed allotments are connected to appropriate public utility services including water, sewerage, power and telecommunications, in an orderly, efficient and economic manner.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is currently suitably serviced. Any augmentation required could be resolved by standard conditions should the proposal be recommended for approval.

Development controls						
D1	Where possible, services shall be underground.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
7.4 Other site facilities						
Performance criteria						
P1	Dwellings are supported by necessary utilities and services.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Development controls						
D1	A single TV/antenna shall be provided for each building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This requirement can be conditioned if the proposal is recommended for approval.	
D2	A mailbox structure that meets the relevant Australia Postal Service requirements shall be provided, located centrally and close to the major street entry to the site. All letterboxes shall be lockable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal incorporates suitable locations within the pedestrian entries where a mailbox structure can be located. Suitable conditions of consent will be imposed on the development to ensure this requirement is met.	
D3	Individual letterboxes can be provided where ground floor residential flat building units have direct access to the street.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7.5 Waste disposal						
	Applicants shall refer to the requirements held in the Waste Part of this DCP.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An acceptable waste management plan dealing with the demolition, construction and ongoing waste phase of the development has been submitted for the application. The development is acceptable in this regard.	
8.0 Subdivision						
Objectives						
a.	To ensure that subdivision and new development is sympathetic to the landscape setting and established character of the locality.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No subdivision is proposed however, should the application be recommended for approval, an appropriate condition shall be imposed for the applicant to consolidate the sites.	
b.	To provide allotments of sufficient size to satisfy user requirements and to facilitate development of the land at a density permissible within the zoning of the land having regard to site opportunities and constraints.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
8.1 Lot amalgamation						
Performance criteria						
P1	Lot amalgamations within development sites are undertaken to ensure better forms of housing development and design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Should the application be recommended for approval, an appropriate condition shall be imposed for the applicant to consolidate the sites.	
Development controls						
D1	Development sites involving more than one lot shall be consolidated.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
D2	Plans of Consolidation shall be submitted to, and registered with, the office of the NSW Land and Property Management Authority.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

	Proof of registration shall be produced prior to release of the Occupation Certificate.				
D3	Adjoining parcels of land not included in the development site shall be capable of being economically developed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8.2 Subdivision					
Development controls					
D1	The community title or strata title subdivision of a residential flat building shall be in accordance with the approved development application plans, particularly in regard to the allocation of private open space, communal open space and car parking spaces.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The applicant has not nominated to undertake a strata or community title subdivision of the development.
D2	Proposed allotments, which contain existing buildings and development, shall comply with site coverage and other controls contained within this Part.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8.3 Creation of new streets					
Performance criteria					
P1	On some sites, where appropriate, new streets are introduced.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No new streets are being proposed as part of the development. This clause is not applicable to the proposal.
P2	New proposed roads are designed to convey the primary residential functions of the street including:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	■ safe and efficient movement of vehicles and pedestrians;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	■ provision for parked vehicles;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	■ provision of landscaping;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	■ location, construction and maintenance of public utilities; and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	■ movement of service and delivery vehicles.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Development controls					
D1	Where a new street is to be created, the street shall be built to Council's standards and quality assurance requirements having regard to the circumstances of each proposal. Consideration shall be given to maintaining consistency and compatibility with the design of existing roads in the locality.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D2	A minimum width of 6m shall be provided for all carriageways on access roads. If parallel on-street parking is to be provided, an additional width of 2.5m is required per vehicle per side. For specific information detailing Council's road design specifications, refer to Table 1 – Development Standards for	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

	Road Widths in section 10.2.				
D3	For larger self-contained new residential areas, specific road design requirements shall be considered for site specific development controls.	<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.
b.	To encourage flexibility in design to allow people to adapt their home as their needs change due to age or disability.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9.1	Development requirements application				
	Note: Evidence of compliance with the Adaptable Housing Class C requirements of Australian Standard (AS) 4299 shall be submitted when lodging a development application to Council and certified by an experienced and qualified building professional.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9.2 Design guidelines					
Performance criteria					
P1	Residential flat building developments allow for dwelling adaptation that meets the changing needs of people.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Should the application be recommended for approval, appropriate condition shall be imposed to ensure compliance with the relevant BCA and Australian Standards regarding adaptable housing.
Development controls					
D1	The required standard for Adaptable Housing is AS 4299. Wherever the site permits, developments shall include adaptive housing features into the design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	External and internal considerations shall include:				
■	access from an adjoining road and footpath for people who use a wheel chair;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
■	doorways wide enough to provide unhindered access to a wheelchair;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
■	adequate circulation space in corridors and approaches to internal doorways;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
■	wheelchair access to bathroom and toilet;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
■	electrical circuits and lighting systems capable of producing adequate lighting for 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"/>	

<ul style="list-style-type: none">■ visual and tactile warning techniques;■ level or ramped well lit uncluttered approaches from pavement and parking areas;■ providing scope for ramp to AS 1428.1 at later stage, if necessary;■ providing easy to reach controls, taps, basins, sinks, cupboards, shelves, windows, fixtures and doors;■ internal staircase designs for adaptable housing units that ensure a staircase inclinator can be installed at any time in the future; and■ providing a disabled car space for each dwelling designated as adaptable. <p>Note: In the design of residential flat buildings, applicants shall consider the Access and Mobility Part of this DCP.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Each adaptable unit is provided with a disabled parking space.														
<p>D1 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>Number of dwellings</td><td>Number of units</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>Note: Adaptable Housing Class C incorporates all essential features listed in Appendix A – Schedule of Features for Adaptable Housing in AS 4299.</p>	Number of dwellings	Number of units	5-10		1	11-20	2	21 – 30	3	31- 40	4	41 - 50	5	Over 50	6	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
Number of dwellings	Number of units																	
5-10	1																	
11-20	2																	
21 – 30	3																	
31- 40	4																	
41 - 50	5																	
Over 50	6																	
<p>9.3 Lifts</p> <p>Development controls</p> <p>D1 Lifts are encouraged to be installed in four (4) storey residential flat buildings where adaptable housing units shall be required.</p> <p>D2 Where the development does not provide any lifts and includes adaptable housing units, the adaptable housing units shall be</p>	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>	The development proposed two lift cores within the building. The development is acceptable in this regard.														

located within the ground floor of the development.					
9.4 Physical barriers					
Development controls					
D1 Physical barriers, obstacles, steps and steep gradients within the development site shall be avoided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		The development is fully accessible from the pedestrian footpath to ground floor commercial tenancies and residential units, with all other levels accessible via lifts.

ADCP 2010 – Parking and Loading

The relevant requirements and objectives of the Parking and Loading part of the ADCP 2010 have been considered in the assessment of the development application. It is noted that the development as approved under DA-215/2011 has been significantly changed to service the additional units as part of this proposal. The development is to be serviceable by 210 parking spaces located within three and a half levels of basement inclusive of a dedicated loading/garbage area.

The design is to incorporate two separate access driveways, with one accessing parking levels for commercial, residential and visitor parking and the other access for dedicated loading/garbage area.

Given that the development is located within a B4 mixed Use zone and is within 1000m of a railway station in the Auburn town centre, the specific provisions of 5.1.5 of the this part applies.

The parking requirement is specified below;

Table 6A – Summary of car parking requirements for Local Centres

Component of Building	Minimum Car parking spaces required	Maximum car parking spaces required
No. of Bedrooms		
Studio/1 bedroom	1.0 parking space	1.0 parking space
2 bedrooms	1.2 parking spaces	3.0 parking spaces
3 bedrooms	1.5 parking spaces	4.0 parking spaces
4 or more bedrooms	2.0 parking spaces	6.0 parking spaces
Visitor car parking area		
0 - 50 units	4.0 parking spaces	10.0 parking spaces
51 - 100 units	8.0 parking spaces	25.0 parking spaces
101 - 250 units	12.0 parking spaces	55.0 parking spaces
251 or more units	16.0 parking spaces	65.0 parking spaces
Commercial/retail area		
Square metre of net leasable Commercial/retail area	1 parking space per 60 square metres	4 car parking spaces per 40 square metres

The calculation of the required parking for the development is demonstrated below;

Residential

Component of Building	Min. No. of Parking	Max. No. of Parking
1 bed	9 (1 space per dwelling)	9 (1 space per dwelling)
2 bed	121.2 (1.2 spaces per dwelling)	303 (3 spaces per dwelling)
3 bed	36 (1.5 spaces per dwelling)	96 (4 spaces per dwelling)
Visitor	12	55
Total	Min. 179	Max. 463

Commercial

Component of Building	Min. No. of Parking	Max. No. of Parking
Commercial	8 (1 space per 60sqm)	46 (1 space per 10sqm)

Required No. of parking spaces = **187 (minimum) – 509 (maximum)**
Provided No. of parking spaces = 210

The proposal is therefore compliant with the requirements of this part. It should be noted that 17 of the 210 spaces are designated accessible to cater for the post adaptability of nominated units and for a commercial and visitors space.

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.

ADCP2010 - Access and Mobility

The development is considered to be consistent with the objectives and requirements of this part of the ADCP 2010 as it provides equitable access to the development from the street/basement levels. It also provides disabled car parking spaces for each proposed post adaptable unit. 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.

ADCP2010 - Stormwater Drainage DCP

The relevant requirements and objectives of the Stormwater Drainage part of the ADCP 2010 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.

ADCP2010 - Waste DCP

The relevant requirements and objectives of the Waste part of the ADCP 2010 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 occupation certificate for the development.

The calculation is based on the following:

Residential component

9 x 1 bedroom Units
101 x 2 bedroom Units
24 x 3 bedroom Units

Commercial/retail component

Construction cost of commercial/retail component: **\$514,540.00**

As at 30 March 2015, the fee payable is **\$755,948.45**. This figure is subject to indexation as per the relevant plan.

It is noted that DA-215/2011 and subsequent modification introduced a condition, being Condition No. 107 which stated;

107. **Auburn DCP 2007: Section 94 Development Contributions**

Development Contributions are payable in accordance with Auburn Council Council's Section 94 Development Contribution Plan 2007, which has been prepared under Section 94 of the Environmental Planning and Assessment Act 1979.

The amounts payable will be adjusted in accordance with the section titled Review of Contribution rates and are generally indexed on a quarterly basis by the Consumer Price Index CPI (all Groups Sydney) unless otherwise stated in the plan. Contributions will be adjusted at the payment date in accordance with the plan.

Council's Development Contribution Plan 2007 is available for inspection at Council's Customer Services Centre, Civic Place, 1 Susan Street, Auburn or on line at www.auburn.nsw.gov.au.

*A sum of \$ **477,738.99** is to be paid to Council for the purpose of LGA Wide plans being the provision of open space and recreation facilities, community facilities, accessibility and traffic works, town centre upgrades, car parking and Council's administration of the development contributions framework.*

The above sum is broken down to the following items:

Item	Amount
Community Facilities	\$115,482.11
Public Domain	\$255,410.94
Accessibility and Traffic	\$70,398.48
Administration	\$27,006.10
Employment Generating Development	\$9,441.36
TOTAL	\$477,738.99

A certified bank guarantee (with no time limit) in respect of the Section 94 Contributions required above shall be remitted to and approved by Council prior to the issue of any Construction Certificate. The full payment of the Section 94 Contributions (including any indexation) shall be paid prior to the issue of any Occupation Certificate.

Reason: to provide open space and recreation facilities, community facilities, accessibility and traffic works, town centre upgrades, car parking and Council's administration of the development contributions framework.

Given that the development relates to significant changes to the development as approved under DA-215/2011, a revised figure of \$755,948.45 will be imposed under the subject application. It is noted that no s94 payments have been made under DA-215/2011. Additionally, Councils standard condition requiring the payment of Section 94 contributions, requires the payment to be made prior to the issuing of an Occupation Certificate and as will be consistent to the requirements as nominated under DA-215/2011.

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 amended proposal was publicly exhibited for a period of 14 days between 27 August 2014 and 11 September 2014 and five (5) submissions were received. A public meeting was also held on 14 October 2014 attended by eleven (11) people. The issues raised in the public submissions and meeting are summarised and commented on as follows:

- Concern is raised as to the development not being in accordance with the aims of the Auburn Local Environmental Plan 2010. Particular reference is made to the developments inability to meet Clause 1.2(2)(b) of the Auburn Local Environmental Plan 2010. Clause 1.2(2)(b) states;

(2) The particular aims of this Plan are as follows:

(b) to foster integrated, sustainable development that contributes to Auburn's environmental, social and physical well-being,

Comment: As discussed within the assessment report, the development meets all statutory requirements in that it is a permissible use within the B4 Mixed Use zone, it is within the height limitation as nominated under clause 4.3 of the ALEP 2010 and it is within the Floor Space Ratio requirements under clause 4.4 of the ALEP 2010. Additionally, the proposal is located within the Auburn Town Centre and as such this type of development, being mixed use in nature, is consistent with the future desired character of this area.

Notwithstanding this, Council officers acknowledge the position of the St. John of God Primary School. (wrapping around the western and northern boundaries of the development).

In this regard, the development has been designed so as to provide a significant setback from the adjoining uses (i.e. the prominent built element at the rear being setback 15.5m from the western boundary – school boundary). Further consideration has been made to incorporate suitable design elements to restrict views upon the adjoining uses through

extensive landscaping, window placement and use of privacy screens. The operation and function of the adjoining uses are not considered to be hindered by the proposed development and that the development has demonstrated that it can be integrated within the context of the locality given its design.

It is therefore considered that the development is appropriate for the site and that the development is in accordance with the aims of the Auburn Local Environmental Plan 2010.

- Concern is raised as to the Overdevelopment (height, bulk and scale) of the site in context with surrounding uses and its impact on the streetscape.

Comment: The proposal is located within the B4 mixed use development zone. The proposed side setbacks are consistent with the building separation requirements as per the Residential Flat Building Design Code and the Local Centres part of the ADCP2010 as detailed within the assessment. The proposal is considered acceptable in regards to its substantial setback from the educational use and its positioning on site which would allow adjoining developments to develop in a similar fashion.

- Concern is raised as to privacy impacts on the adjoining land uses.

Comment: The development has been designed so as to restrict views onto the adjoining educational and other residential uses. This has been achieved through articulation of the side and rear elevations, setback of balconies and incorporating privacy screens on balconies. It is therefore considered that adequate mitigation measures have been incorporated within the design so as to limit any overlooking onto the adjoining uses.

- Concern is raised as to overshadowing impacts on the adjoining land uses.

Comment: The subject site has a north to south orientation and as such generates shadowing to Queen Street and Park Road as demonstrated by the submitted shadow diagrams. It is noted that no shadow will fall upon the St John of God Primary School. However, some overshadowing of the play area (open field) of the Trinity College will occur during the morning. It is noted that the open field area will achieve solar access for at least 3 hours during the course of the day in mid winter, with a reduced impact through summer.

The property to the east (being a mechanical workshop) will experience shadow between 12pm and 3pm. Given its current use and future development potential, the affected site is not considered to be significantly impacted.

The overshadowing of the adjoining properties has been assessed in accordance with the requirements of Councils Development Control Plan 2010 and the impacts of the shadow are considered acceptable.

- Concern is raised as to the proposal not conforming to current height controls

Comment: The original proposal exceeded the maximum permissible height of 38m. The applicant has subsequently provided amended plans reducing the overall height of the development to 38m which conforms to the current Auburn Local Environmental Plan 2010 requirements.

- Concern is raised as to potential traffic impacts within the locality and reliance of on street parking for visitors.

Comment: The proposed development incorporates 169 residential car spaces, 12 commercial car spaces and 29 visitor car spaces. The provision of parking satisfies the parking requirements of Councils Development Control Plan and are sufficient to discourage illegal parking or parking on adjoining properties parking facilities. The development would therefore not be expected to create any significant reduction in the availability of street parking within the locality. The development was supported by a Traffic and Parking

Assessment carried out by Varga Traffic Planning P/L dated 18 June 2014, which concluded on the basis of the development that the “projected increase in traffic activity as a consequence of the development proposal is minimal and will clearly not have any unacceptable traffic implications in terms of road network capacity” and that “the proposed parking and loading facilities satisfy the relevant requirements specified in both Council’s Parking Code as well as the Australian Standards and it is therefore concluded that the proposed development will not have any unacceptable parking or loading implications”.

Given that the development adheres to Council’s Development controls in regards to parking/access, the proposal is considered acceptable.

- Concern is raised as to safety and security of children/care givers when accessing schools/traversing the frontage of the site.

Comment: It is noted that the Queen Street frontage has 1 hour limited parking and restricted parking during school peak periods. Additionally, Queen Street is speed limited to 40km/h (school zone) during school peak periods. It is therefore noted that Queen Street has been designed to accommodate the school use, restricting speed during these peak periods to further increase the safety of children. Concern is raised as to the proposed second driveway access, where pedestrians would require to traverse two crossovers if passing the site. It is noted that one driveway will be dedicated to commercial/residential/visitor parking and the second driveway dedicated to servicing. The driveway for servicing will therefore not be frequently used and as such not create a significant concern. It is to be noted that the Development engineers have not raised any objection to the design of the access driveways and the developments impact on the local road network.

- Issue as to no wind report submitted.

Comment: A Qualitative Wind Impact Assessment report, prepared by SLR Global and dated 6 December 2014 was submitted to Council on 17 December 2014. The recommendations of this report will form part of the conditions of consent if the development is approved.

The proposal was also the subject of a public meeting held on Tuesday 16 September 2014, 6pm - 7.30pm, where 11 people attended. 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 Primary School (St John of God) to the north and west of the site and the Catholic College (Trinity College) located on the opposing side of Queen Street, south of the site.

b. 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 and bus zones associated with the Primary School and Catholic College and concern that the current drop-off and pick-up traffic arrangements and bus services may not be able to be retained post development of the subject site.

c. Concern in relation to the proposed location of driveways, being on either side of the development and the impact of this on pedestrian and vehicular traffic.

d. Concern that the cumulative impacts of the pedestrian generation within the Auburn town centre have not been appropriately considered.

e. Concern as to the cumulative impact of traffic generation created by the current development and similar developments within the Auburn LGA and local environment.

f. Concern that there is a lack of available street parking in proximity to the site and that the current proposal will exacerbate this issue.

g. Concern is raised as to the waste collection of the site and if there would be any waste collection on the verge.

h. Suggestion that the developer should consider payment for road and footpath upgrades. Additionally, the developer should consider road dedication/widening to alleviate traffic concerns (an example was nominated within Burwood).

i. Suggestion that reduced amount of parking to be allocated to encourage public transport. Greater access to public transport should be investigated for developments in close proximity to the transport hubs. Additional consideration to potential 'car sharing spaces'.

j. Suggestion that conditions be imposed to incorporate a Construction Management Plan prior to any Construction Certificate being issued.

k. Suggestion that the Council undertake a comprehensive traffic report in the town centre.

l. 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 no objection has been raised by Council's Traffic Engineer. The amount of additional traffic generation is considered satisfactory to Council's Traffic Engineer and the provision of parking and loading facilities (including waste) being located wholly within the site, are sufficient to meet the requirements of the ADCP 2010.

Overlooking and privacy

m. Concern in relation to the potential for overlooking of the primary school. 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 development has been designed so as to restrict views onto the adjoining educational and other residential uses. This has been achieved through articulation of the side and rear elevations, setback of balconies and incorporating privacy screens on balconies. It is therefore considered that adequate mitigation measures have been incorporated within the design so as to limit any overlooking onto the adjoining uses.

Amenity and design

n. 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.

o. Concern that the proposed building is too large for the locality. Further consideration should be given to the design and architectural merit.

p. Concern that there will be increased traffic noise on the adjoining schools.

q. Concern is raised that potential noise complaints might be received by the school by residents. Consideration as to noise attenuation measures to be incorporated into the design so as to alleviate these concerns.

r. Concern is raised as to the additional overshadowing the development will cause which is increased by the breach in height.

s. Concern as to the limited provision of deep soil and the impacts on the drainage system and groundwater within the LGA.

t. Question as to the provision of open space areas to facilitate the increase in residents, businesses and visitors within the Auburn LGA.

Comment: The proposal is consistent with the objectives and statutory requirements of the ALEP 2010. Suitable building separation has been provided between the building and the adjoining educational and residential uses. Balconies are provided with a mix of solid and translucent glazing, and full height louvre screening, which will reduce the view of washing. The proposal has been supported by an acoustic report which recommends the installation of certain mitigation measures to reduce the impact of noise. This would form part of the consent. The development has sufficient deep soil areas and open space to facilitate a

functional area to be used by the residents. No objection is raised as to the stormwater management system proposed.

Statutory requirements

u. Concern is raised as to the breach in height to achieve the maximum FSR on site. The maximum FSR does not require to be realized to facilitate a development of this size.

v. Consideration of affordable housing should be provided in large scale developments without the need for additional FSR

Comment: The proposal is consistent with the FSR and height as established by the ALEP 2010. Affordable rental housing has not been pursued as part of this application.

Notification and application procedures

w. Concern as to the limited amount of consultation with larger stakeholders within the locality. Consideration should be given to holding further consultations at the school, within parks and within the town centre.

x. Concern that not enough weight is given to school submission (Prolonged impact on school – 8 hours per day)

y. Concern as to the minimal attendance by Councilors and potential conflict of interest with Councilors.

Comment: Notification and consultation has been undertaken in accordance with the ADCP 2010 and the Council adopted Community Consultation process. Significant consideration has been given to the educational use given its sensitive nature. The development is designed to separate the built form away from the shared boundary.

Miscellaneous

z. Concern is raised as to the ongoing impact the construction of the development would have on the adjoining uses (i.e the school).

za. Consideration should be given to restrict occupancy rates within the building which could be potentially facilitated within a Strata Plan at a later stage.

zb. Consideration to a Building Management Plan to be established to reduce the impact on Council services (i.e. rubbish collection) and to alleviate any anti social problems across this and other future developments.

Comment: Should the application be approved, it is recommended that conditions of consent be included to ensure that the amenity of surrounding land uses is suitably managed and controlled through suitable construction management and ongoing operation of the development. The applicant has not sort approval for strata subdivision at this stage.

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

The public interest is served by permitting the orderly and economic development of land, in a manner that is sensitive to the surrounding environment and has regard to the reasonable amenity expectations of surrounding land users. In view of the foregoing analysis it is considered that the development, if carried out subject to the conditions set out in the recommendation below, will have no significant adverse impacts on the public interest.

Operational Plan / Delivery Program

This assessment and report relates to the Auburn City Council Operational Plan and Delivery Program, Our Places – Attractive and Liveable theme, action “2a.1.1.3 Assess development applications, complying development and construction certificates”.

Conclusion

The development application has been assessed in accordance with the relevant requirements of the Environmental Planning and Assessment Act 1979.

It is noted that the development relates to the alteration and additions to an existing approval (being DA-215/2011) to facilitate an additional 4 storeys and accommodate 134 residential apartments over 3 ½ levels of basement. Given the changes proposed, a complete detailed assessment has been undertaken to address all relative legislative requirements and to review the impact of the modified development on the amenity of the adjoining land uses.

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 whilst providing sufficient distance from the adjoining school use to reduce privacy and security concerns..

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 conditions.