

## AUBURN COUNCIL

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JRPP Report

To the Joint Regional Planning Panel

### 61-71 Queen Street, AUBURN

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DA-251/2014 GF:\*\*

#### SUMMARY

<b>Applicant</b>	Simon Loulach
<b>Owner</b>	Loulach Steel Pty Limited
<b>Application No.</b>	DA-251/2014
<b>Description of Land</b>	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
<b>Proposed Development</b>	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
<b>Site Area</b>	2821m <sup>2</sup>
<b>Zoning</b>	<b>Zone B4 - Mixed Use</b>
<b>Disclosure of political donations and gifts</b>	Nil disclosure
<b>Issues</b>	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.

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### **Site and Locality Description**

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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.

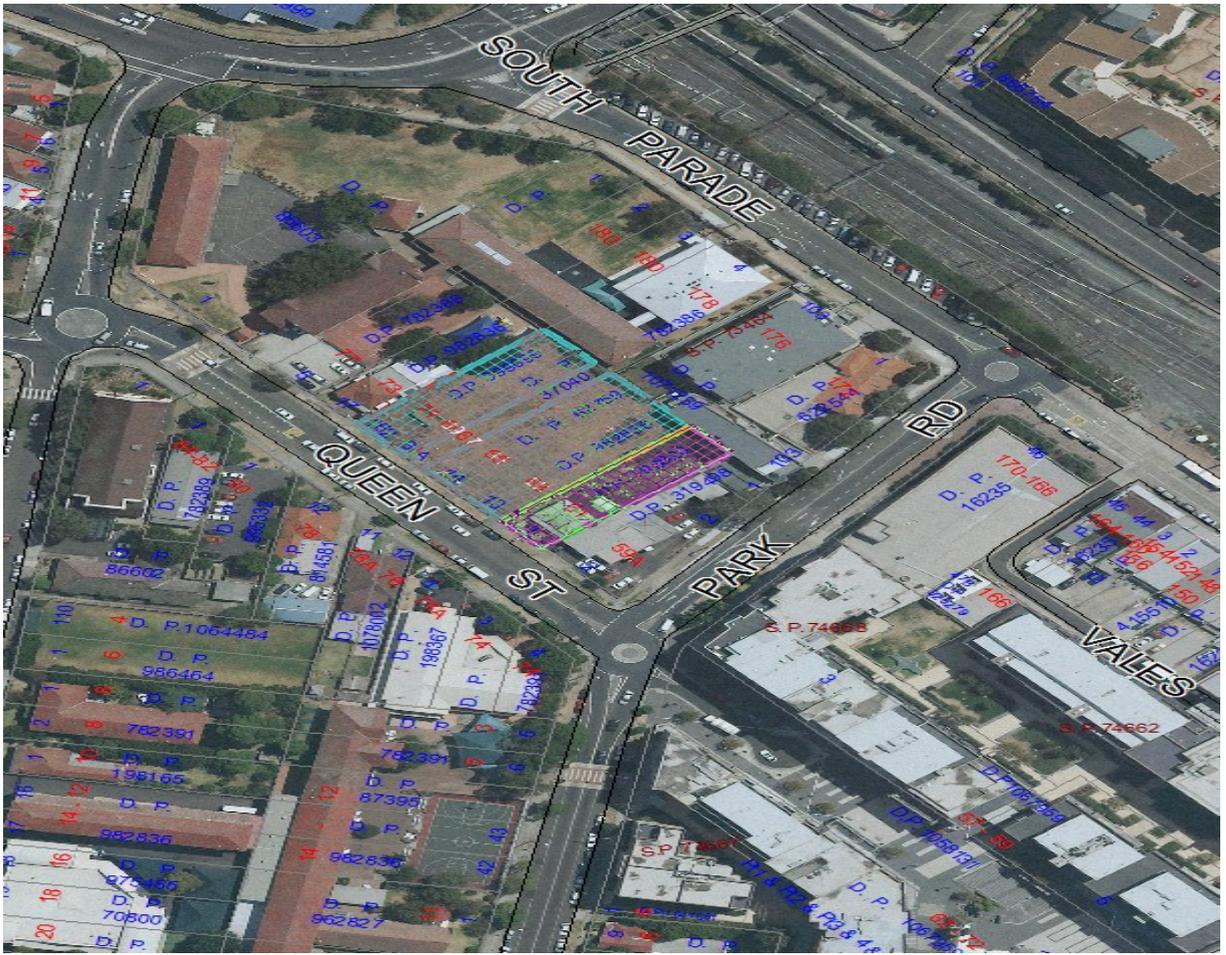
The site is located towards the north-west boundary of Auburn Town Centre and no structures exist on site, with demolition being undertaken through DA-215/2011. Access to the site is via Queen Street.

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.

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### **Description of Proposed Development**

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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
- 3<sup>1</sup>/<sub>2</sub> 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.

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## **Referrals**

### *Internal Referrals*

#### Development Engineer

The development application was referred to Council's Development Engineer for comment who has raised no objections to the proposed development subject to conditions 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.

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### **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><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 vales. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.</i>  <i>Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbour's amenity, and provide for practical establishment and long term management.</i></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>



Residential Flat Design Code

Requirement	Yes	No	N/A	Comment
<b>Part 1 - Local Context</b>				
<i>Building Type</i>				
<ul style="list-style-type: none"> <li>Residential Flat Building.</li> <li>Terrace.</li> <li>Townhouse.</li> <li>Mixed-use development.</li> <li>Hybrid.</li> </ul>	<input 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"> <li>Subdivision/amalgamation pattern arising from the development site suitable given surrounding local context and future desired context.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Should the application be approved appropriate condition shall be imposed requiring the applicant to amalgamate the sites prior to the issue of any Occupation Certificate.
<ul style="list-style-type: none"> <li>Isolated or disadvantaged sites avoided.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This matter has been discussed earlier in the report.
<i>Building Height</i>				
<u>Objectives</u>				
<ul style="list-style-type: none"> <li>To ensure future development responds to the desired scale and character of the street and local area.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building heights are found to be satisfactory and compliant with the Auburn Local Environmental Plan requirements.
<ul style="list-style-type: none"> <li>To allow reasonable daylight access to all developments and the public domain.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This is achieved where possible.
<i>Building Depth</i>				
<u>Objectives</u>				
<ul style="list-style-type: none"> <li>To ensure that the bulk of the development is in scale with the existing or desired future context.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No objection is raised regarding the general bulk and scale of the development.  62 (46%) of the 134 units are dual aspect apartments.
<ul style="list-style-type: none"> <li>To provide adequate amenity for building occupants in terms of sun access and natural ventilation.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>To provide for dual aspect apartments.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Requirement	Yes	No	N/A	Comment
<b>Controls</b>				
<ul style="list-style-type: none"> <li>• The maximum internal plan depth of a building should be 18 metres from glass line to glass line.</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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"> <li>• Freestanding buildings (the big house or tower building types) may have greater depth than 18 metres only if they still achieve satisfactory daylight and natural ventilation.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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"> <li>• Slim buildings facilitate dual aspect apartments, daylight access and natural ventilation.</li> </ul>	<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"> <li>• In general an apartment building depth of 10-18 metres is appropriate. Developments that propose wider than 18 metres must demonstrate how satisfactory day lighting and natural ventilation are to be achieved.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refer to detailed discussion regarding light and ventilation later in the report.
<b>Building Separation</b>				
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>• To ensure that new development is scaled to support the desired area character with appropriate massing and spaces between buildings.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building scale is appropriate to the desired future character of the area. The building will be the first in the immediate locality. Good separation is maintained between the building and the adjoining uses including the playground of adjoining school.
<ul style="list-style-type: none"> <li>• To provide visual and acoustic privacy for existing and new residents.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To control overshadowing of adjacent properties and private or shared open space.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To allow for the provision of open space with appropriate size and proportion for recreational activities for building occupants.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To provide deep soil zones for stormwater management and tree planting, where contextual and site conditions allow.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



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





Requirement	Yes	No	N/A	Comment
<i>Landscape Design</i>				
<u>Objectives</u>				
<ul style="list-style-type: none"> <li>• To add value to residents' quality of life within the development in the forms of privacy, outlook and views.</li> <li>• To provide habitat for native indigenous plants and animals.</li> <li>• To improve stormwater quality and reduce quantity.</li> <li>• To improve the microclimate and solar performance within the development.</li> <li>• To improve urban air quality.</li> <li>• To contribute to biodiversity.</li> </ul>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	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.
<u>Design Practice</u>				
<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• Improve the energy efficiency and solar efficiency of dwellings and the microclimate of private open spaces.</li> <li>• Design landscape which contributes to the site's particular and positive characteristics.</li> <li>• Contribute to water and stormwater efficiency by integrating landscape design with water and stormwater management.</li> <li>• Provide a sufficient depth of soil above paving slabs to enable growth of mature trees.</li> <li>• Minimise maintenance by using robust landscape elements.</li> </ul>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	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.
<i>Open Space</i>				
<u>Objectives</u>				
<ul style="list-style-type: none"> <li>• To provide residents with passive and active recreational opportunities.</li> <li>• To provide an area on site that enables soft landscaping and deep soil planting.</li> <li>• To ensure that communal open space is consolidated, configured and designed to be useable and attractive.</li> <li>• To provide a pleasant outlook.</li> </ul>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	The proposed development is considered to be consistent with the Open Space objectives. Communal open space is provided in the form of internal courtyard and common room allowing for passive and active recreation.

Requirement	Yes	No	N/A	Comment
<b>Design Practice</b>				
<ul style="list-style-type: none"> <li>• Provide communal open space with is appropriate and relevant to the building's setting.</li> <li>• Where communal open space is provided, facilitate its use for the desired range of activities by locating it in relation to buildings to optimise solar access to apartments; consolidating open space on the site into recognisable areas with reasonable space, facilities and landscape; designing its size and dimensions to allow for the program of uses it will contain; minimising overshadowing; carefully locating ventilation duct outlets from basement car parks.</li> <li>• Provide open space for each apartment capable of enhancing residential amenity in the form of balcony, deck, terrace, garden, yard, courtyard and/or roof terrace.</li> <li>• Locate open space to increase the potential for residential amenity by designing apartment buildings which: are sited to allow for landscape design; are sited to optimise daylight access in winter and shade in summer; have a pleasant outlook; have increased visual privacy between apartments.</li> <li>• Provide environmental benefits including habitat for native fauna, native vegetation and mature trees, a pleasant microclimate, rainwater percolation and outdoor drying area.</li> <li>• The area of communal open space required should generally be at least 25-30% of the site area. Larger sites and brown field sites may have potential for more than 30%.</li> <li>• Where developments are unable to achieve the recommended communal open space, they must demonstrate that residential amenity is provided in the form of increased private open space and/or a contribution to public open space.</li> <li>• <b>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.</b></li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Two communal open spaces are provided within the development site. 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.
	<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.
	<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.
	<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.
	<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.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>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.</b></p> <p><b>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.</b></p>
<b>Orientation</b>				
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>• To optimise solar access to residential apartments within the development and adjacent development.</li> <li>• To contribute positively to desired streetscape character.</li> <li>• To support landscape design of consolidated open space areas.</li> <li>• To protect the amenity of existing development.</li> <li>• To improve the amenity of existing development.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposed development is considered to be consistent with the Orientation objectives as the building is appropriately located to maximise solar access to the proposed building but also maintain solar access to adjoining buildings.</p> <p>The proposed building is also appropriately aligned to the street and provides an appropriate design response to the adjoining Primary School.</p>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



Requirement	Yes	No	N/A	Comment
<ul style="list-style-type: none"> <li>• Increase minimum soil depths in accordance with: the mix of plants in a planter; the level of landscape management; anchorage requirements of large and medium trees; soil type and quality.</li> <li>• Minimum standards: <ul style="list-style-type: none"> <li>○ Large trees such as figs (canopy diameter of up to 16 metres at maturity): <ul style="list-style-type: none"> <li>▪ Minimum soil volume 150cum;</li> <li>▪ Minimum soil depth 1.3 metres;</li> <li>▪ Minimum soil area 10 metres by 10 metres.</li> </ul> </li> <li>○ Medium trees (canopy diameter of up to 8 metres at maturity): <ul style="list-style-type: none"> <li>▪ Minimum soil volume 35cum;</li> <li>▪ Minimum soil depth 1 metre;</li> <li>▪ Approximate soil area 6 metres by 6 metres.</li> </ul> </li> <li>○ Small trees (canopy diameter of up to 4 metres at maturity): <ul style="list-style-type: none"> <li>▪ Minimum soil volume 9cum;</li> <li>▪ Minimum soil depth 800mm;</li> <li>▪ Approximate soil area 3.5 metres by 3.5 metres.</li> </ul> </li> <li>○ Shrubs: <ul style="list-style-type: none"> <li>▪ Minimum soil depths 500-600mm</li> </ul> </li> <li>○ Ground cover: <ul style="list-style-type: none"> <li>▪ Minimum soil depths 300-450mm</li> </ul> </li> <li>○ Turf: <ul style="list-style-type: none"> <li>▪ Minimum soil depth 100-300mm</li> <li>▪ Any subsurface drainage requirements are in addition to the minimum soil depths.</li> </ul> </li> </ul> </li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Stormwater Management</b>				
<u>Objectives</u>				
<ul style="list-style-type: none"> <li>• To minimise the impacts of residential flat development and associated infrastructure on the health and amenity of natural waterways.</li> <li>• To preserve existing topographic and natural features including waterways and wetlands.</li> <li>• To minimise the discharge of sediment and other pollutants to the urban stormwater drainage system during construction activity.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Design Practice</u>				
<ul style="list-style-type: none"> <li>• Reduce the volume impact of stormwater on infrastructure by retaining it on site.</li> <li>• Optimise deep soil zones. All development must address the potential for deep soil zones.</li> <li>• On dense urban sites where there is no potential for deep soil zones to contribute to stormwater management, seek alternative solutions.</li> <li>• Protect stormwater quality by providing for stormwater filters, traps or basins for hard surfaces, treatment of stormwater collected in sediment traps on soils containing dispersive clays.</li> <li>• Reduce the need for expensive sediment trapping techniques by controlling erosion.</li> <li>• Consider using grey water for site irrigation.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Safety</u>				
<u>Objectives</u>				
<ul style="list-style-type: none"> <li>• To ensure residential flat developments are safe and secure for residents and visitors.</li> <li>• To contribute to the safety of the public domain.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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"/>	<input type="checkbox"/>	
<u>Design Practice</u>				
<ul style="list-style-type: none"> <li>• Reinforce the development boundary to strengthen the distinction between public and private space. This can be actual or symbolic and</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The ground floor is proposed to be used for commercial purposes and built to the boundary which does not

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

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

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

Requirement	Yes	No	N/A	Comment
<b>Design Practice</b>				
<ul style="list-style-type: none"> <li>• Utilise the site and its planning to optimise accessibility to the development.</li> <li>• Provide high quality accessible routes to public and semi-public areas of the building and the site, including major entries, lobbies, communal open space, site facilities, parking areas, public streets and internal roads.</li> <li>• Promote equity by ensuring the main building entrance is accessible for all from the street and from car parking areas; integrating ramps into the overall building and landscape design.</li> <li>• Design ground floor apartments to be accessible from the street, where applicable, and to their associated private open space.</li> <li>• Maximise the number of accessible, visitable and adaptable apartments in a building.</li>   <li>• Separate and clearly distinguish between pedestrian access ways and vehicle access ways.</li> <li>• Consider the provision of public through site pedestrian access ways in large development sites.</li> <li>• Identify the access requirements from the street or car parking area to the apartment entrance.</li> <li>• Follow the accessibility standard set out in AS1428 as a minimum.</li> <li>• Provide barrier free access to at least 20% of dwellings in the development.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>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.</p> <p>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.</p> <p>There are 134 units in the development. Of that figure, 14 or 10% are to be designated as "Adaptable units".</p> <p>Vehicular and pedestrian entries are well separated</p>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Vehicle Access</b>				
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>• To integrate adequate car parking and servicing access without compromising street character, landscape or pedestrian amenity and safety.</li> <li>• To encourage the active use of street frontages.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>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.</p>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	







Requirement	Yes	No	N/A	Comment
<ul style="list-style-type: none"> <li>• Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.</li> <li>• Consider supplying a tap and gas point on primary balconies.</li> <li>• Provide primary balconies for all apartments with a minimum depth of 2 metres (2 chairs) and 2.4 metres (4 chairs).</li> <li>• 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.</li> <li>• Require scale plans of balcony with furniture layout to confirm adequate, useable space when an alternate balcony depth is proposed.</li> </ul>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<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>
<b>Ceiling Heights</b>				
<u>Objectives</u> <ul style="list-style-type: none"> <li>• To increase the sense of space in apartments and provide well proportioned rooms.</li> <li>• To promote the penetration of daylight into the depths of the apartment.</li> <li>• To contribute to flexibility of use.</li> <li>• To achieve quality interior spaces while considering the external building form requirements.</li> </ul>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The proposed development is considered to be consistent with the 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"> <li>• Design better quality spaces in apartments by using ceilings to define a spatial hierarchy between areas of an apartment using double height spaces, raked ceilings, changes in ceiling heights and/or the location of bulkheads; enable better proportioned rooms; maximise heights in habitable rooms by stacking wet areas from floor to floor; promote the use of ceiling fans for cooling/heating distribution.</li> <li>• Facilitate better access to natural light by using ceiling heights which enable the effectiveness of light shelves in enhancing daylight distribution into deep interiors; promote the use of taller windows, highlight windows and fan lights. This is particularly important for apartments with limited light access such as ground floor apartments and apartments with deep floor plans.</li> <li>• Design ceiling heights which promote building flexibility over time for a range of other uses, including retail or commercial, where appropriate.</li> <li>• Coordinate internal ceiling heights and slab levels with external height requirements and key datum lines.</li> <li>• Count double height spaces with mezzanines as two storeys.</li> <li>• Cross check ceiling heights with building height controls to ensure compatibility of dimensions, especially where multiple uses are proposed.</li> <li>• Minimum dimensions from finished floor level to finished ceiling level:</li> </ul>	<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 type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input 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> <p>The building does not consist of any double height apartments or commercial tenancies.</p> <p>Being a mixed use building ceiling heights to promote future flexibility of use is not necessary in this instance.</p>

Requirement	Yes	No	N/A	Comment
<ul style="list-style-type: none"> <li>o Mixed use buildings: 3.3 metres minimum for ground floor retail/commercial and for first floor residential, retail or commercial.</li> <li>o For RFBs in mixed use areas 3.3 metres minimum for ground floor;</li> <li>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;</li> </ul>	<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"> <li>o 2 storey units: 2.4 metres for second storey if 50% or more of the apartments has 2.7 metres minimum ceiling heights;</li> <li>o 2 storey units with a 2 storey void space: 2.4 metres minimum;</li> <li>o Attic spaces: 1.5 metres minimum wall height at edge of room with a 30° minimum ceiling slope.</li> <li>• Developments which seek to vary the recommended ceiling heights must demonstrate that apartments will receive satisfactory daylight.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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"/>	
<i>Flexibility</i>				
<u>Objectives</u>				
<ul style="list-style-type: none"> <li>• To encourage housing designs which meet the broadest range of the occupants' needs as possible.</li> <li>• To promote 'long life loose fit' buildings, which can accommodate whole or partial changes of use.</li> <li>• To encourage adaptive reuse.</li> <li>• To save the embodied energy expended in building demolition.</li> </ul>	<input checked="" type="checkbox"/>	<input 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"/>	
<u>Design Practice</u>				
<ul style="list-style-type: none"> <li>• Provide robust building configurations, which utilise multiple entries and circulation cores, especially in larger buildings over 15 metres long by: thin building cross sections, which are suitable for residential or commercial uses; a mix of apartment types; higher ceilings in particular on the ground floor and first floor; separate entries for the ground floor level and the upper levels; sliding and/or moveable wall systems.</li> <li>• Provide apartment layouts which accommodate the changing use of rooms.</li> <li>• Utilise structural systems which support a degree of future change in building use or configuration.</li> <li>• Promote accessibility and adaptability by ensuring: the number of accessible and visitable apartments is optimised; and adequate pedestrian mobility and access is provided.</li> </ul>	<input checked="" type="checkbox"/>	<input 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"/>	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.
<i>Ground Floor Apartments</i>				
<u>Objectives</u>				
<ul style="list-style-type: none"> <li>• To contribute to the desired streetscape of an area and to create active safe streets.</li> <li>• To increase the housing and lifestyle choices available in apartment buildings.</li> </ul>	<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
<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• To provide adequate storage for everyday household items within easy access of the apartment.</li> <li>• To provide storage for sporting, leisure, fitness and hobby equipment.</li> </ul>	<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.
<p><b>Design Practice</b></p> <ul style="list-style-type: none"> <li>• Locate storage conveniently for apartments including: at least 50% of the required storage within each apartment and accessible from either the hall or living area - best provided as cupboards accessible from entries and hallways and/or under internal stairs; dedicated storage rooms on each floor within the development, which can be leased by residents as required; providing dedicated and/or leasable storage in internal or basement car parks.</li> <li>• Provide storage which is suitable for the needs of residents in the local area and able to accommodate larger items such as sporting equipment and bicycles.</li> <li>• Ensure that storage separated from apartments is secure for individual use.</li> <li>• Where basement storage is provided: ensure that it does not compromise natural ventilation in car parks or create potential conflicts with fire regulations; exclude it from FSR calculations.</li> <li>• Consider providing additional storage in smaller apartments in the form of built-in cupboards to promote a more efficient use of small spaces.</li> <li>• In addition to kitchen cupboards and wardrobes, provide accessible storage facilities at the following rates: <ul style="list-style-type: none"> <li>o Studio = 6cum;</li> <li>o 1 bed = 6cum;</li> <li>o 2 bed = 8cum;</li> <li>o 3+ bed = 10cum.</li> </ul> </li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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>
<b>Acoustic Amenity</b>				
<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• To ensure a high level of amenity by protecting the privacy of residents within residential flat buildings both within the apartments and in private open spaces.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Acoustic Amenity objectives as acoustic intrusion is minimised through building separation and the grouping of like-use rooms in apartments together.





Requirement	Yes	No	N/A	Comment
<ul style="list-style-type: none"> <li>Limit the number of single aspect apartments with a southerly aspect (SW-SE) to a maximum of 10% of the total units proposed.</li> <li>Developments which seek to vary from the minimum standards must demonstrate how site constraints and orientation prohibits the achievement of these standards and how energy efficiency is addressed.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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>
<i>Natural Ventilation</i>				
<u>Objectives</u> <ul style="list-style-type: none"> <li>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.</li> <li>To provide natural ventilation in non-habitable rooms, where possible.</li> <li>To reduce energy consumption by minimising the use of mechanical ventilation, particularly air conditioning.</li> </ul>	<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"> <li>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.</li> <li>Utilise the building layout and section to increase the potential for natural ventilation.</li> <li>Design the internal apartment layout to promote natural ventilation by: minimising interruptions in air flow through an apartment; grouping rooms with similar usage together.</li> <li>Select doors and operable windows to maximise natural ventilation opportunities established by the apartment layout.</li> <li>Coordinate design for natural ventilation with passive solar design techniques.</li> <li>Explore innovative technologies to naturally ventilate internal building areas or rooms.</li> <li><b>Building depths which support natural ventilation typically range from 10-18 metres.</b></li> </ul>	<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"> <li>60% of residential units should be naturally cross ventilated.</li> </ul>	<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"> <li>25% of kitchens within a development should have access to natural ventilation.</li> </ul>	<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"> <li>Developments which seek to vary from the minimum standards must demonstrate how natural ventilation can be satisfactorily achieved particularly in relation to habitable rooms.</li> </ul>	<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.
<i>Awnings and Signage</i>				

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

Requirement	Yes	No	N/A	Comment
<u>Objectives</u> <ul style="list-style-type: none"> <li>• To provide quality roof designs, which contribute to the overall design and performance of residential flat buildings.</li> <li>• To integrate the design of the roof into the overall façade, building composition and desired contextual response.</li> <li>• To increase the longevity of the building through weather protection.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Roof Design objectives as a flat roof with no elements which detract from the overall building appearance is proposed.
<u>Design Practice</u> <ul style="list-style-type: none"> <li>• Relate roof design to the desired built form.</li> <li>• Design the roof to relate to the size and scale of the building, the building elevations and three dimensional building form. This includes the design of any parapet or terminating elements and the selection of roof materials.</li> <li>• Design roofs to respond to the orientation of the site.</li> <li>• Minimise the visual intrusiveness of service elements (lift overruns, service plants, chimneys, vent stacks, telecommunication infrastructure, gutters, downpipes, and signage) by integrating them into the design of the roof.</li> <li>• Support the use of roofs for quality open space in denser urban areas by: providing space and appropriate building systems to support the desired landscape design; incorporating shade structures and wind screens to encourage open space use; ensuring open space is accessible.</li> <li>• Facilitate the use or future use of the roof for sustainable functions e.g. rainwater tanks, photovoltaics, water features.</li> <li>• Where habitable space is provided within the roof optimise residential amenity in the form or attics or penthouse apartments.</li> </ul>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input 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"> <li>• To reduce the necessity for mechanical heating and cooling.</li> <li>• To reduce reliance on fossil fuels.</li> <li>• To minimise greenhouse gas emissions.</li> <li>• To support and promote renewable energy initiatives.</li> </ul>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	The proposed development is considered to be consistent with the Energy Efficiency objectives as a BASIX Certificate which achieves the relevant energy targets is provided and the relevant commitments shown on plans.
<u>Design Practice</u> Requirements superseded by BASIX.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The various BASIX Certificates for the buildings show that the development as a whole achieves the Pass Mark for energy and water conservation.
<u>Maintenance</u>				
<u>Objectives</u> <ul style="list-style-type: none"> <li>• To ensure long life and ease of maintenance for the development.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Maintenance objectives as relevant conditions shall be included in any consent to ensure the site is suitably maintained.

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

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
<b>Part 1 Preliminary</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>1.2 Aims of Plan</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(1) This Plan aims to make local environmental planning provisions for land in Auburn in accordance with the relevant standard environmental planning instrument under section 33A of the Act.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(2) The particular aims of this Plan are as follows:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal substantially complies with the stipulated development standards of the ALEP 2010.
(a) to establish planning standards that are clear, specific and flexible in their application,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is considered to establish an acceptable benchmark of future development in the immediate area.
(b) to foster integrated, sustainable development that contributes to Auburn's environmental, social and physical well-being,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development is not considered to be inappropriate for the area. The development substantially complies and will establish the future desired character for its immediate area.
(c) to protect areas from inappropriate development,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(d) to minimise risk to the community by restricting development in sensitive areas,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal has incorporated ESD principles with features such as passive design and BASIX. The development is acceptable in this regard.
(e) to integrate principles of ecologically sustainable development into land use controls,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(f) to protect, maintain and enhance the natural ecosystems, including watercourses, wetlands and riparian land,	<input 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"/>	The site is not within the vicinity of any heritage item.
(h) to identify and conserve the natural, built and cultural heritage,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(i) to provide recreational land, community facilities and land for public purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>1.8 Repeal of other local planning instruments applying to land</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(1) All local environmental plans and deemed environmental planning instruments applying only to the land to which this Plan applies are repealed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Noted
<b>Note.</b> The following local environmental plans are repealed under this provision: <i>Auburn Local Environmental Plan 2000</i>	<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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>1.9 Application of SEPPs and REPs</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(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>follows:</p> <p><b>Residential Zones</b></p> <p>R2 Low Density Residential</p> <p>R3 Medium Density Residential</p> <p>R4 High Density Residential</p> <p><b>Business Zones</b></p> <p>B1 Neighbourhood Centre</p> <p>B2 Local Centre</p> <p><b>B4 Mixed Use</b></p> <p>B6 Enterprise Corridor</p> <p>B7 Business Park</p> <p><b>Industrial Zones</b></p> <p>IN1 General Industrial</p> <p>IN2 Light Industrial</p> <p><b>Special Purpose Zones</b></p> <p>SP1 Special Activities</p> <p>SP2 Infrastructure</p> <p><b>Recreation Zones</b></p> <p>RE1 Public Recreation</p> <p>RE2 Private Recreation</p> <p><b>Environment Protection Zones</b></p> <p>E2 Environmental Conservation</p> <p><b>Waterway Zones</b></p> <p>W1 Natural Waterways</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The land is zoned B4 - Mixed use, which permits the type of development proposed.
<p><b>2.5 Additional permitted uses for particular land</b></p> <p>(1) Development on particular land that is described or referred to in Schedule 1 may be carried out:</p> <p>(a) with consent, or</p> <p>(b) if the Schedule so provides—without consent,</p> <p>in accordance with the conditions (if any) specified in that Schedule in relation to that development.</p> <p>(2) This clause has effect despite anything to the contrary in the Land Use Table or other provision of this Plan.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No additional uses in accordance with this clause are being applied for under this application.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p><b>2.6 Subdivision—consent requirements</b></p> <p>(1) Land to which this Plan applies may be subdivided, but only with consent.</p> <p>(2) However, consent is not required for a subdivision for the purpose only of any one or more of the following:</p> <p>(a) widening a public road,</p> <p>(b) a minor realignment of boundaries that does not create:</p> <p>(i) <i>additional lots or the opportunity for additional dwellings, or</i></p> <p>(ii) <i>lots that are smaller than the minimum size shown on the Lot Size Map in relation to the land</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No subdivision (Torrens or Strata) approval is being sought.
	<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"/>	

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><b>Note.</b> 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><b>2.6 AA Demolition requires consent</b></p> <p>The demolition of a building or work may be carried out only with consent.</p> <p><b>Note.</b> If the demolition of a building or work is identified in <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> as exempt development, the Act enables it to be carried out without consent.</p>	<input 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><b>Zone B4 Mixed Use</b></p> <p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>To provide a mixture of compatible land uses.</li> <li>To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.</li> <li>To encourage high density residential development.</li> <li>To encourage appropriate businesses which contribute to economic growth.</li> <li>To achieve an accessible, attractive and safe public domain.</li> </ul> <p><b>2 Permitted without consent</b></p> <p>Nil</p> <p><b>3 Permitted with consent</b></p> <p>Backpackers' accommodation; Boarding houses; <b>Business premises</b>; Child care centres; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels; Hotel or motel accommodation; Information and education facilities; <b>Office premises</b>; Passenger</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 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"/>	<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
transport facilities; Recreation facilities (indoor); Registered clubs; <b>Residential flat buildings; Retail premises;</b> Roads; Self-storage units; Seniors housing; Serviced apartments (but only as part of a mixed use development); Shop top housing; Warehouse or distribution centres; Any other development not specified in item 2 or 4				components of the proposed development are permissible with consent from Council.
<b>4 Prohibited</b>				
Agriculture; Air transport facilities; Boat repair facilities; Boat sheds; Bulky goods premises; Canal estate developments; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industries; Marinas; Mining; Moorings; Recreation facilities (major); Research stations; Residential accommodation; Rural industries; Rural supplies; Sewerage systems; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Waste or resource management facilities; Water recreation structures; Water supply systems; Wholesale supplies	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No prohibited development is proposed.

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

Clause	Yes	No	N/A	Comment
<p>(1) The objectives of this clause are as follows:</p> <p>(a) to establish a maximum building height to enable appropriate development density to be achieved, and</p> <p>(b) to ensure that the height of buildings is compatible with the character of the locality</p> <p>(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.</p> <p>(2A) Despite subclause (2), the maximum height of office premises and hotel or motel accommodation is:</p> <p>(a) if it is within the Parramatta Road Precinct, as shown edged orange on the Height of Buildings Map—27 metres,</p> <p>(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.</p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>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.</p> <p>Development not on Parramatta Road Precinct.</p> <p>Development not on land within zone B6 – Enterprise Corridor.</p>
<p><b>4.4 Floor space ratio</b></p> <p>(1) The objectives of this clause are as follows:</p> <p>(a) To establish a maximum floor space ratio to enable appropriate development density to be achieved, and</p> <p>(b) To ensure that development intensity reflects its locality.</p> <p>(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.</p> <p>(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:</p> <p>(a) for sites less than 1,300 square metres—0.75:1,</p> <p>(b) for sites that are 1,300 square metres or greater but less than 1,800</p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>A floor space ratio of 5:1 is specified for the site.</p> <p>The development will establish the desired future density of the B4 – Mixed use zone.</p> <p>The applicant has submitted a gross calculable floor area of 13194.93sqm.</p> <p>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.</p> <p>Not a multi dwelling development.</p>





Clause	Yes	No	N/A	Comment
<p>calculation.</p> <p><b>(6) Only significant development to be included</b></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><b>(7) Certain public land to be separately considered</b></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><b>(8) Existing buildings</b></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><b>(9) Covenants to prevent "double dipping"</b></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><b>(10) Covenants affect consolidated sites</b></p> <p>If:</p> <p>(a) a covenant of the kind referred to in subclause (9) applies to any land (<b>affected land</b>), 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><b>(11) Definition</b></p> <p>In this clause, <b>public place</b> has the same meaning as it has in the <i>Local Government Act 1993</i>.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>4.6 Exceptions to development standards</b>				

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"/>	
<b>Part 5 Miscellaneous provisions</b>				
<b>5.6 Architectural roof features</b>				
(1) The objectives of this clause are:				
(a) To ensure that any decorative roof element does not detract from the architectural design of the building, and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The roof parapet and lift overruns are not considered to be architectural roof features and accordingly do not receive a height concession in relation to this clause.
(b) To ensure that prominent architectural roof features are contained within the height limit.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(2) Development that includes an architectural roof feature that exceeds, or causes a building to exceed, the height limits set by clause 4.3 may be carried out, but only with consent.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(3) Development consent must not be granted to any such development unless the consent authority is satisfied that:				
(a) the architectural roof feature:				
(i) comprises a decorative element on the uppermost 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
<p><b>(3) When consent not required</b></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><b>Note.</b> For land known as Rookwood Cemetery zoned SP1 Cemetery, development consent from, and notification to, the consent authority is not required under this plan for the further use of an existing grave site or crypt within a graveyard that is a heritage item, provided the heritage significance of the item is not adversely affected.</p>				
<p><b>(4) Effect on heritage significance</b></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><b>(5) Heritage impact assessment</b></p> <p>The consent authority <i>may</i>, 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"/>	The land is not within the vicinity of any heritage item, heritage conservation area or archaeological site.

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>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p><b>(6) Heritage conservation management plans</b></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><b>(7) Archaeological sites</b></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>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p><b>(8) Places of Aboriginal heritage significance</b></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>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<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><b>(9) Demolition of item of State significance</b></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>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p><b>(10) Conservation incentives</b></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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

## Part 6 Additional local provisions

<b>6.1 Acid sulfate soils</b>					
(1)	The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site lies over Class 5 Acid Sulfate Soils and does not lie within 500 metres of an adjacent altered classification soil.  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.
(2)	Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.				
	<b>Class of land</b> <b>Works</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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
5 Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(3) Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(4) Despite subclause (2) Development consent is not required under this clause for the carrying out of works if:  (a) a preliminary assessment of the proposed works prepared in accordance with the Acid Sulfate Soils Manual indicates that an acid sulfate soils management plan is not required for the works, and  (b) the preliminary assessment has been provided to the consent authority and the consent authority has confirmed the assessment by notice in writing to the person proposing to carry out the works.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(5) Despite subclause (2), development consent is not required under this clause for the carrying out of any of the following works by a public authority (including ancillary work such as excavation, construction of access ways or the supply of power):  (a) emergency work, being the repair or replacement of the works of the public authority required to be carried out urgently because the works have been damaged, have ceased to function or pose a risk to the environment or to public health and safety,  (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),  (c) minor work, being work that costs less than \$20,000 (other than drainage work).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(6) Despite subclause (2), development consent is not required under this clause to carry out any works if:  (a) the works involve the disturbance of more than	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	





Clause	Yes	No	N/A	Comment
<b>6.3 Flood planning</b>				
(1) The objectives of this clause are:				The site is not identified as being flood prone as per the maps in the ALEP 2010. This clause is not applicable to the development.
(a) to minimise the flood risk to life and property associated with the use of land,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(c) to avoid significant adverse impacts on flood behaviour and the environment.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(2) This clause applies to:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(a) land that is shown as "Flood planning area" on the Flood Planning Map, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) other land at or below the flood planning level.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(3) Development consent must not be granted for development on land to which this clause applies unless the consent authority is satisfied that the development:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(a) is compatible with the flood hazard of the land, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(c) incorporates appropriate measures to manage risk to life from flood, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(d) is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(4) A word or expression used in this clause has the same meaning as it has in the NSW Government's <i>Floodplain Development Manual</i> published in 2005, unless it is otherwise defined in this clause.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(5) In this clause: <b>flood planning level</b> means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard. <b>Flood Planning Map</b> means the Auburn Local Environmental Plan 2010 Flood Planning Map.				
<b>6.4 Foreshore building line</b>				
(1) The objective of this clause is to ensure that development in the foreshore area will not impact on	<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.			<input checked="" type="checkbox"/>	
(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><b>6.5 Essential Services</b></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
<b>2.0 Built Form</b>				
<b>Objectives</b>				
a. To provide richness of detail and architectural interest, especially to visually prominent parts of buildings such as lower storeys and street facades.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed design is considered to be a high quality design of contemporary appearance and consistent with the desired future character of the zone and locality.

b. To establish the scale, dimensions, form and separation of buildings appropriate for local centre locations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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



<p><b>D7</b> 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><b>2.1 Number of storeys</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> To ensure an acceptable level of amenity and future flexibility is provided for new commercial and residential developments.</p> <p><b>Development Controls</b></p> <p><b>D1</b> The minimum finished floor level (FFL) to finished ceiling level (FCL) shall be as follows:</p> <ul style="list-style-type: none"> <li>• 3300mm for ground level (regardless of the type of development);</li> <li>• 3300mm for all commercial/retail levels: and</li> <li>• 2700mm for all residential levels above ground floor.</li> </ul>	<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><b>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.</b></p>
<p><b>2.2 Articulation and proportion</b></p> <p><b>Performance criteria</b></p> <p><b>P2</b> The bulk, scale and intensity of development is consistent with the scale of surrounding existing and planned developments.</p> <p><b>P3</b> Existing horizontal or vertical rhythms in a streetscape are complemented by new facades. Visual interest in a building is achieved by: articulation of facade into horizontal divisions of base, middle and top; balcony and fenestration details; and proportion, spacing and modelling of the surface through detail and relief.</p> <p><b>P4</b> New facades complement the predominant horizontal and vertical proportions in the street and are compatible with surrounding buildings.</p> <p><b>P5</b> 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.
<b>P6</b> 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.
<b>P7</b> 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.
<b>Development controls</b>				
<b>D1</b> 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.
<b>D2</b> The maximum width of blank walls for building exteriors along key retail streets shall be 5m or 20% of the street frontage, whichever is the lesser.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are no 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.
<b>D3</b> Articulation of the building exterior shall be achieved through recesses in the horizontal and vertical plane, adequate contrasts in materials, design features and the use of awnings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
<b>D4</b> Features such as windows and doors shall be in proportion with the scale and size of the new building and any adjoining buildings which contribute positively to the streetscape.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All windows and doors are considered to possess appropriate proportions.
<b>D5</b> 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.

development.				
<b>D6</b> Where development has two (2) street frontages the streetscape should be addressed by both facades.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal only has one street frontage.
<b>2.3 Materials</b> <b>Performance criteria</b> <b>P1</b> Materials enhance the quality and character of the business precinct. <b>Development controls</b> <b>D1</b> New buildings shall incorporate a mix of solid (i.e. masonry concrete) and glazed materials, consistent with the character of buildings in the locality. <b>D2</b> Building materials and finishes complement the finishes predominating in the area. Different materials, colours or textures may be used to emphasise certain features of the building. <b>D3</b> Building facades at street level along primary streets and public places consist of a minimum of 80% for windows/glazed areas and building and tenancy entries. <b>D4</b> Visible light reflectivity from building materials used on the facades of new buildings shall not exceed 20%.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed materials are considered to be of high quality and contemporary appearance. The development is acceptable in this regard.  The facade contains a mix of masonry concrete and glazing materials appropriate to the residential and commercial use of the building.  The facades of the commercial tenancies incorporate a minimum of 80% glazing.  Should the application be recommended for approval, appropriate condition could be imposed in this regards.
<b>2.4 Roofs</b> <b>Performance criteria</b> <b>P1</b> Roof design is integrated into the overall building design. <b>Development controls</b> <b>D1</b> Design of the roof shall achieve the following: <ul style="list-style-type: none"><li>• concealment of lift overruns and service plants;</li><li>• presentation of an interesting skyline;</li><li>• enhancing views from adjoining developments and public places; and</li><li>• complementing the scale of the building.</li></ul> <b>D2</b> Roof forms shall not be designed to add to the perceived height and bulk of the building. <b>D3</b> Where outdoor recreation areas are proposed on flat roofs, shade structures and wind screens shall be provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed parapet is a flat horizontal roof element to the building.  The roof overruns are not visible from the street.  The roof is appropriate in this instance.     The roof design is not considered to add to the perceived bulk and scale of the building.
<b>2.5 Balconies</b> <b>Performance criteria</b> <b>P1</b> Balconies contribute positively to the amenity of residents and the visual quality of the local centre. <b>Development controls</b> <b>D1</b> Balustrades and balconies shall be constructed from a balance of solid and transparent material to allow for views from the interior.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The facade and balconies present to the street in a coordinated balance of glass and masonry.  Balustrades consist of transparent



3.1 Streetscape Performance criteria				
<p><b>P1</b> New and infill development respects the integrity of the existing streetscape and is sympathetic in terms of scale, form, height, shopfront character, parapet, verandah design, and colours and materials, in a manner which interprets the traditional architecture, albeit in modern forms and materials.</p>	<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.
<p><b>P2</b> New development conserves and enhances the existing character of the street with particular reference to architectural themes.</p>	<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.
<p><b>P3</b> To ensure that a diversity of active street frontages is provided which are compatible with the scale, character and architectural treatment of Auburn's local area.</p>	<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.
<p><b>P4</b> To maintain the surviving examples of original whole shop frontages where the shop frontages contribute to the local character.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>P5</b> To encourage new or replacement shop fronts to be compatible with the architectural style or period of the building to which they belong and the overall character of the local centre.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p><b>Development controls</b></p>				
<p><b>D1</b> Applicants shall demonstrate how new development addresses the streetscape and surrounding built environment.</p>	<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.
<p><b>D2</b> New shopfronts shall be constructed in materials which match or complement materials used in the existing building.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal relates to the construction of an entire new building.
<p><b>D3</b> Development shall provide direct access between the footpath and the shop.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shopfront access is provided to the commercial tenancy.
<p><b>D4</b> Development shall avoid the excessive use of security bars.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suitable conditions can be imposed on any development to facilitate this requirement.
<p><b>D5</b> Block-out roller shutters are not permitted.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suitable conditions can be imposed on any development to facilitate this requirement.
<p><b>D6</b> Signage shall be minimised and coordinated to contribute to a more harmonious and pleasant character for the locality.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suitable conditions can be imposed on any development to facilitate this requirement.

<p><b>3.2 Setbacks</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> The setback of new buildings is consistent with the setback of adjoining buildings.</p> <p><b>P2</b> The built edge of development at the street frontage contributes to a sense of enclosure and scale within the centre.</p> <p><b>Development controls</b></p> <p><b>D1</b> New development or additions to existing development shall adopt front setbacks, as shown in Figure 2 (refer to section 14.2 Setbacks for Auburn Town Centre) and Figure 8 (refer to section 15.2 Setbacks for Lidcombe Town Centre).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Proposed setbacks considered appropriate and consistent with the setback requirements.</p> <p><b>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.</b></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><b>4.0 Mixed Use Developments</b></p>				
<p><b>Objectives</b></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><b>4.1 Building design</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> Mixed use developments are designed to architecturally express</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The development is considered to respond well in this regard.</p>







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









<b>D2</b> 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"/>	
<b>D3</b> 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"/>	
<b>D4</b> 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"/>	
<b>D5</b> A minimum width of 6m shall be provided for all carriageways on access roads. If parallel on-street parking is to be provided, an additional width of 2.5m is required per vehicle per side.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D6</b> New streets shall be dedicated to Council. The area of any land dedicated to Council shall be included in the site area for the purpose of calculating the floor space ratio.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

## 7.0 Landscaping

<b>Objectives</b>				
a. To create attractive buildings, public spaces and walkways.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Given:-</p> <ul style="list-style-type: none"> <li>- the location of the site within the Auburn Town Centre; and</li> <li>- the need to provide commercial uses on the ground floor,</li> </ul> <p>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)</p>
b. To improve visual quality and contribute to a more positive local centre experience.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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"/>	
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"/>	
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"/>	
<b>Performance criteria</b>				
<b>P1</b> Landscaping forms an integral part of the overall design concept.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>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.</p>
<b>P2</b> Landscape reinforces the architectural character of the street and positively contributes to maintaining a consistent and memorable character.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>P3</b> Landscaped areas are used to soften the impact of buildings and car parking areas as well as for screening purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>P4</b> Landscaped areas are provided for passive and recreational use of workers.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>P5</b> 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.
<b>P6</b> 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.
<b>Development controls</b>				
<b>D1</b> Development shall incorporate landscaping in the form of planter boxes to soften the upper level of buildings.	<input 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.
<b>D2</b> At grade car parking areas, particularly large areas, shall be landscaped so as to break up large expanses of paving. Landscaping shall be required around the perimeter and within large 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.
<b>D3</b> In open parking areas, one (1) shade tree per ten (10) spaces shall be planted within the parking area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<b>D4</b> Fencing shall be integrated as part of the landscaping theme so as to minimise visual impacts and to provide associated site security.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Standard 1.8m high boundary fencing will be incorporated within the design.
<b>D5</b> 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.
<b>7.1 Street trees</b>				
<b>D1</b> Street trees shall be planted at a rate of one (1) tree per lineal metre of street frontage, even in cases where a site has more than one street frontage, excluding frontage to laneways.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal introduces 4 street trees to be planted. These will be planted in accordance with Councils street tree masterplan.
<b>D2</b> Street tree planning shall be consistent with Council's Street Tree Masterplan or relevant Public Domain Plan or Infrastructure Manual.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No significant existing tree observed on site.
<b>D3</b> Significant existing street trees shall be conserved and, where possible, additional street trees shall be planted to ensure that the existing streetscape is maintained and enhanced.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D4</b> Where street trees and the provision of awnings are required, cut-outs shall be included in the awning design to 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.
<b>D5</b> Driveways and services shall be located to preserve significant trees.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D6</b> At the time of planting, street trees shall have a minimum container size of 200 litres and a minimum height of 3.5m, subject to species availability.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D7</b> Planter boxes (or similar) surrounding trees in the footpath shall be 1.2m x 1.2m, filled with approved gravel and located 200mm from the back of the kerb line.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>8.0 Energy Efficiency and Water Conservation</b>				
<b>Objectives</b>				
a. To achieve energy efficient				ABSA and BASIX Certificates have

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

<p>permitted non potable uses such as toilet flushing, irrigation, car washing, fire fighting and other suitable purposes.</p> <p><b>D3</b> Development shall install all water using fixtures that meet the WELS (Water Efficiency Labelling Scheme) rated industry standards.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>8.3 Stormwater drainage</b> Applicants shall consult the Stormwater Drainage Part of this DCP for requirements for stormwater management.</p>	<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.
<p><b>8.4 Rainwater tanks</b> <b>Performance criteria</b> <b>PI</b> Adequate measures are incorporated into new development to encourage the collection and reuse of stormwater and reduce stormwater runoff.</p> <p><b>Development controls</b> <b>DI</b> Rainwater tanks shall be installed as part of all new development in accordance with the following:</p> <ul style="list-style-type: none"> <li>• The rainwater tank shall comply with the relevant Australian Standards;</li> <li>• The rainwater tank shall be constructed, treated or finished in a non-reflective material that blends in with the overall tones and colours of the subject and surrounding development;</li> <li>• Rainwater tanks shall be permitted in basements provided that the tank meets applicable Australian Standards;</li> <li>• The suitability of any type of rainwater tanks erected within the setback area of development shall be assessed on an individual case by case basis. Rainwater tanks shall not be located within the front setback; and</li> <li>• The overflow from rainwater tanks shall discharge to the site stormwater disposal system. For details refer to the Stormwater Drainage Part of this DCP.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The 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.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p><b>8.5 Ventilation</b> <b>Performance criteria</b> <b>PI</b> Natural ventilation is incorporated into the building design.</p> <p><b>Development controls</b> <b>DI</b> The siting, orientation, use of openings and built form of the development shall maximise opportunities for natural cross ventilation for the purposes of cooling and fresh air during summer and to avoid unfavourable winter winds.</p>	<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.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>8.6 Solar amenity</b> <b>Performance criteria</b> <b>PI</b> New buildings are designed to</p>	<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><b>Development controls</b></p> <p><b>D1</b> Shadow diagrams shall accompany development applications for buildings which demonstrate that the proposal will not reduce sunlight to less than 3 hours between 9.00 am and 3.00 pm on 21 June for:</p> <ul style="list-style-type: none"> <li>● public places or open space;</li> <li>● 50% of private open space areas;</li> <li>● 40% of school playground areas; or</li> <li>● windows of adjoining residences.</li> </ul> <p><b>D2</b> 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 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"/>	<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>
<p><b>9.0 Ancillary Site Facilities</b></p>				
<p><b>9.1 Provision for goods and mail deliveries</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> New development incorporates adequate provision in its design for the delivery of goods and mail to both business and residential occupants.</p> <p><b>Development controls</b></p> <p><b>D1</b> Provision shall be made on-site for courier car parking spaces in a convenient and appropriately signposted location, preferably with access off the principal street frontage, for developments incorporating greater than 3,000m<sup>2</sup> of gross leasable floor area devoted to commercial premises.</p> <p><b>D2</b> Provision of mailboxes for residential units shall be incorporated within the foyer area of the entrance to the residential component of the</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.				
<b>10.0 Other Relevant Controls</b>				
<b>10.1 Waste</b> <b>DI</b> 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.
<b>10.2 Access and amenity</b> <b>DI</b> 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
<b>11.0 Public Domain</b>				
<b>Objectives</b>				
a. To ensure private development contributes to a safe, attractive and useable urban environment within the local centres of the Auburn local government area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
b. To ensure the public domain forms an integrated part of the urban fabric of commercial centres.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. To encourage both night and day pedestrian activity in the commercial centres.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
d. To ensure private development contributes to a positive pedestrian environment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
e. To ensure that outdoor dining areas do not interfere with pedestrian amenity.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
f. To encourage public art in new development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Development controls</b>				
<b>D1</b> Any works within the public domain or which present to the public domain shall be consistent with Council's Public Domain Manual and/or the Town Centre Infrastructure Manual and Council's Policy on Crime Prevention Through Environmental Design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b> New buildings shall contribute to the public domain through the provision of awnings, sheltered building entries, verandahs and canopies, safe pedestrian linkages to car parks, landscaping, and open space, where appropriate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D3</b> 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"/>	
<b>12.0 Subdivision</b>				
<b>Objectives</b>				
a. To ensure development sites are of a reasonable size to efficiently accommodate architecturally proportioned buildings and adequate car parking, loading facilities, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.				
<b>12.1 Size and dimensions</b>				
<b>Performance criteria</b>				
<b>PI</b> The size and dimension of proposed lots contribute to the orderly development of the commercial centres.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
<b>Development controls</b>				
<b>DI</b> Proposed lots shall be of sufficient area and dimension to allow a high standard of architectural design, the appropriate siting of buildings and the provision of required car parking, loading facilities, access and landscaping.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>12.2 Utility services</b>				
<b>Performance criteria</b>				
<b>PI</b> All essential public utility services are provided to the development to the satisfaction of relevant authorities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is currently suitably serviced. Any augmentation required could be resolved by standard conditions should the proposal be recommended for approval.
<b>Development controls</b>				
<b>DI</b> The applicant shall demonstrate that each proposed allotment can be connected to appropriate utility services including water, sewerage, power and telecommunications and (where available) gas. This may include advice from the relevant service authority or a suitably qualified consultant as to the availability and capacity of services.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b> Common trenching for gas, electricity and telecommunications shall be provided in accordance with agreements between the relevant servicing authorities in NSW.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>13.0 Residential Interface</b>				
<b>Objectives:</b>				
a. To ensure that commercial development does not have adverse impacts on the amenity of adjoining and nearby 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.
b. To ensure that commercial buildings are appropriately setback from nearby residential zones.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. To ensure that heavy vehicles associated with commercial development do not adversely impact upon the residential amenity.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suitable accommodation for loading/garbage removal is made within the split basement levels.
<b>Development controls</b>				
<b>D1</b> Buildings adjoining residential zones and/or open space shall be setback a minimum of 3 metres from that property boundary.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development does not adjoin a residential zone.
<b>D2</b> 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Suitable accommodation for loading/garbage removal is made within the split basement levels.
<b>D3</b> 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development does not adjoin a residential zone.

<p><b>D4</b> External lighting shall be positioned to avoid light spillage to adjoining residential zones.</p> <p><b>D5</b> 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>
<p><b>14.0 Auburn Town Centre</b></p>				
<p><b>14.1 Development to which this section applies</b></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"/>	<p>The subject site lies within the boundary of Figure 1.</p>
<p><b>14.2 Setbacks</b></p> <p><b>Development controls</b></p> <p><b>D1</b> Setbacks within the town centre shall be consistent with Figure 2.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>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.</b></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><b>14.3 Active frontages</b></p> <p><b>Development controls</b></p> <p><b>D1</b> As a minimum, buildings shall provide active street frontages consistent with Figure 4.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Not applicable to subject site.</p>
<p><b>14.4 Laneways</b></p> <p><b>Development controls</b></p> <p><b>D1</b> Redevelopment within the Auburn Town Centre shall make provision for the creation</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Not applicable to subject site.</p>







<p>infiltration of stormwater, deep soil tree planting, landscaping, footpaths, driveway areas and areas for outdoor recreation.</p> <p><b>P2</b> Minimise impacts in relation to overshadowing, privacy and view loss.</p> <p><b>P3</b> Ensure through-site links for pedestrians are incorporated where applicable.</p> <p><b>Development controls</b></p> <p><b>D1</b> The built upon area shall not exceed 50% of the total site area.</p> <p><b>D2</b> The non-built upon area shall be landscaped and consolidated into one communal open space and a series of courtyards.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>type.</p> <p>As previously noted, the proposal has incorporated a stepped design and placed an emphasis on ensuring privacy within the adjoining school uses.</p> <p>No site through link proposed.</p> <p>N/A – Refer to Local Centres Part</p> <p>Any areas that are not built upon are suitably landscaped.</p>
<p><b>2.3 Building envelope</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> The height, bulk and scale of a residential flat building development is compatible with neighbouring development and the locality. Residential flat buildings:</p> <p><input type="checkbox"/> addresses both streets on corner sites;</p> <p><input checked="" type="checkbox"/> align with the existing street frontages and/or proposed new streets; and</p> <p><input checked="" type="checkbox"/> form an L shape or a T shape where there is a wing at the rear.</p> <p><b>Note:</b> The development control diagrams in section 10.0 illustrate building envelope controls.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>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.</p> <p>The proposed development is not located on a corner site.</p> <p>The proposed development has a strong presentation to Queen Street.</p> <p>The development incorporates a 'T' Shape to facilitate the site configuration.</p>
<p><b>Development controls</b></p> <p><b>D1</b> Council may consider a site specific building envelope for certain sites, including:</p> <ul style="list-style-type: none"> <li>■ double frontage sites;</li> <li>■ sites facing parks;</li> <li>■ sites adjoining higher density zones; and</li> <li>■ isolated sites.</li> </ul> <p><b>D2</b> The maximum building footprint dimensions, inclusive of balconies and building articulation but excluding architectural features, is 24m x 45m for sites up to 3,000m<sup>2</sup></p> <p><b>D3</b> The tower component of any building above the podium or street wall height is to have a maximum floor plate of 850m<sup>2</sup>.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>A site specific building envelope is not considered to be necessary in this instance.</p> <p>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.</p>

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

building line up to 1m.			<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.
<b>2.4.2 Side setback</b>				
<b>D1</b> 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.
<b>D2</b> Eaves may extend a distance of 700mm from the wall.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>2.4.3 Rear setback</b>				
<b>D1</b> 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.
<b>D2</b> Where there is a frontage to a street and a rear laneway the setback to the rear laneway shall be a minimum of 2m.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D3</b> Where a building is an L or T shape with the windows facing side courtyards the rear setback shall be a minimum of 2m.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>2.4.4 Haslam's creek setback</b>				
<b>D1</b> A minimum 10m setback from the top of the creek bank of Haslam's Creek and its tributaries shall be required. Refer to the Stormwater Drainage Part of this DCP for additional controls.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The development site is not in near vicinity of Haslam's Creek.
<b>2.4.5 Setbacks at Olympic Drive, Lidcombe</b>				
<b>Performance criteria</b>				
<b>P1</b> Sites with frontage to Olympic Drive, Lidcombe, address this road and provide an appropriately landscaped setback.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The development is not located on Olympic Drive. This section of the DCP is not applicable.
<b>P2</b> East-west streets maintain view corridors to Wyatt Park.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Development controls</b>				
<b>D1</b> 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"/>	

<b>D2</b>	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"/>	
<b>D3</b>	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"/>	
<b>2.5</b>	<b>Building depth</b>				
	<b>Performance criteria</b>				
<b>P1</b>	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.
	<b>Development controls</b>				
<b>D1</b>	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"/>	<b>The building depth for the building varies but reaches up to 45m if incorporating all nominated features.</b>  It is noted that the development is a 'T' type of configuration and as such suitable daylight and solar access is achievable.  A variation is supported in this regard as it is not considered to adversely affect the residential amenity of the affected units.
<b>2.6</b>	<b>Floor to ceiling heights</b>				
	<b>Performance criteria</b>				
<b>P1</b>	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"/>	
	<b>Development controls</b>				
<b>D1</b>	The minimum floor to ceiling height shall be 2.7m. This does not apply to mezzanines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.7 metres Floor to ceiling height is provided. Development is acceptable in this regard.
<b>D2</b>	Where there is a mezzanine configuration, the floor to ceiling height may be varied.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No mezzanine space proposed.
<b>2.7</b>	<b>Floor to ceiling heights</b>				
	<b>Performance criteria</b>				
<b>P1</b>	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.
	<b>Development controls</b>				
<b>D1</b>	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"/>	
<b>D2</b>	For storeys with a floor to ceiling height of 2.7 metres, the minimum head height of windows shall be 2.4 metres.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<p><b>D3</b> For storeys with a floor to ceiling height of 3 metres, the minimum head height of windows shall be 2.7 metres.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p><b>2.8 Heritage</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> Development does not adversely affect the heritage significance of heritage items and heritage groups and archaeological sites as well as their settings, distinctive streetscape, landscape and architectural styles.</p> <p><b>Development controls</b></p> <p><b>D1</b> All development adjacent to and/or adjoining a heritage item shall be:</p> <ul style="list-style-type: none"> <li>• responsive in terms of the curtilage and design;</li> <li>• accompanied by a Heritage Impact Statement; and</li> <li>• respectful of the building's heritage significance in terms of the form, massing, roof shapes, pitch, height and setbacks.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The development site is not an identified heritage item nor is the site directly adjacent to any identified heritage items.</p>
<p><b>2.9 Building design</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> Building design, detailing and finishes provide an appropriate scale to the street and add visual interest.</p> <p><b>P2</b> 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.</p> <p><b>Development controls</b></p> <p><b>2.9.1 Materials</b></p> <p><b>D1</b> 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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>No objection is raised to the materials and colour scheme of the proposal which is considered to be of high quality and will make a positive contribution to the streetscape.</p>
<p><b>2.9.2 Building articulation</b></p> <p><b>D1</b> Windows and doors in all facades shall be provided in a balanced manner and respond to the orientation and internal uses.</p> <p><b>D2</b> Dwelling entrances shall create a sense of individuality and act as a transitional space between private and communal spaces.</p> <p><b>D3</b> Elevations shall provide for variation and depth rather than</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal offers an articulated facade with distinct horizontal and vertical elements.</p> <p>The proposal separates both commercial and residential entries.</p> <p>The facade provides recessed</p>

	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.
<b>2.9.3</b>	<b>Roof form</b>				
<b>D1</b>	Roof forms shall be designed in a way that the total form does not add to height and bulk of the building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flat roof and low horizontal parapet proposed. The roof form is in accordance with this clause.
<b>2.9.4</b>	<b>Balustrades and balconies</b>				
<b>D1</b>	Balustrades and balconies shall allow for views from the interior. Accordingly, balustrades shall be partly transparent and partly solid.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Partly transparent and partly solid balustrades proposed.
	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.
<b>2.10</b>	<b>Dwelling size</b>				
	<b>Performance criteria</b>				
<b>P1</b>	Internal dwelling sizes and shapes are suitable for a range of household types.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
<b>P2</b>	All rooms are adequate in dimension and accommodate their intended use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<b>Development controls</b>				
<b>D1</b>	The size of the dwelling shall determine the maximum number of bedrooms permitted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No non compliance proposed.
	<b>Number of bedrooms</b> <b>Dwelling size</b>				
	Studio                                      50m <sup>2</sup>				
	1 bedroom (cross through)          50m <sup>2</sup>				
	1 bedroom (masionette)              62m <sup>2</sup>				
	1 bedroom (single aspect)          63m <sup>2</sup>				
	2 bedrooms (corner)                  80m <sup>2</sup>				
	2 bedrooms (cross through or over) 90m <sup>2</sup>				
	3 bedrooms                                115m <sup>2</sup>				
	4 bedrooms                                130m <sup>2</sup>				
<b>D2</b>	At least one living area shall be spacious and connect to private outdoor areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All balconies are accessible from the living rooms of every unit.
<b>2.11</b>	<b>Apartment mix and flexibility</b>				
	<b>Performance criteria</b>				
<b>P1</b>	A diversity of apartment types are provided, which cater for different household requirements now and in the future.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The residential component of the building will offer a variety of unit types of differing sizes and bedrooms.
<b>P2</b>	Housing designs meet the broadest range of the occupants' needs possible	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<b>Development controls</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D1</b>	<p>A variety of apartment types between studio, one, two, three and three plus-bedroom apartments shall be provided, particularly in large apartment buildings.</p> <p>Variety may not be possible in smaller buildings, for example, up to six units.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The development has the following bedroom mix:-</p> <p>1 bedroom apartments – 9 units (7%)  2 bedroom apartments – 101 units (75%)  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>
<b>D2</b>	<p>The appropriate apartment mix for a location shall be refined by:</p> <ul style="list-style-type: none"> <li>■ considering population trends in the future as well as present market demands; and</li> <li>■ noting the apartment's location in relation to public transport, public facilities, employment areas, schools and universities and retail centres.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The building is considered to offer an appropriate unit mix.</p> <p>The development has the benefit of being within close proximity to public transport.</p>
<b>D3</b>	<p>A mix of one (1) and three (3) bedroom apartments shall be located on the ground level where accessibility is more easily achieved for disabled, elderly people or families with children.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The 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>
<b>D4</b>	<p>The possibility of flexible apartment configurations, which support future change to optimise the building layout and to provide northern sunlight access for all apartments, shall be considered.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal incorporates open plan living and dining areas which are considered to be easily reconfigured.</p>
<b>D5</b>	<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>
<b>D6</b>	<p>Apartment layouts which accommodate the changing use of rooms shall be provided.</p> <p>Design solutions may include:</p> <ul style="list-style-type: none"> <li>■ windows in all habitable rooms and to the maximum number of non-habitable rooms;</li> <li>■ adequate room sizes or open-plan apartments, which provide a variety of furniture layout opportunities; and</li> <li>■ dual master bedroom apartments, which can support two independent adults living together or a live/work situation.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Unit floor sizes are considered to be of sufficient size to provide flexible furniture layouts.</p>
<b>D7</b>	<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>



<p>landscape themes, vegetation (location and species), paving and lighting that provide a safe, attractive and functional environment for residents, integrates the development with the neighbourhood and contributes to energy efficiency and water management.</p> <p>A landscape plan prepared by a professionally qualified landscape architect or designer shall be submitted with the development application which shows:</p> <ul style="list-style-type: none"> <li>■ proposed site contours and reduced levels at embankments, retaining walls and other critical locations;</li> <li>■ existing vegetation and the proposed planting and landscaping (including proposed species);</li> <li>■ general arrangement of hard landscaping elements on and adjoining the site;</li> <li>■ location of communal facilities;</li> <li>■ proposed lighting arrangements;</li> <li>■ proposed maintenance and irrigation systems; and</li> <li>■ proposed street tree planting.</li> </ul>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	
<p><b>3.2 Landscaping</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> Paving may be used to:</p> <ul style="list-style-type: none"> <li>■ ensure access for people with limited mobility;</li> <li>■ add visual interest and variety;</li> <li>■ differentiate the access driveway from the public street; and</li> <li>■ encourage shared use of access driveways between pedestrians, cyclists and vehicles.</li> </ul> <p><b>Development controls</b></p> <p><b>D1</b> If an area is to be paved, consideration shall be given to selecting materials that will reduce glare and minimise surface run-off.</p> <p><b>D2</b> All landscaped podium areas shall maintain a minimum soil planting depth of 600mm for tree provision and 300mm for turf provision.</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"/>	<p>The proposal incorporates both soft and hard surface landscaping.</p> <p>Planters provided have minimum soil depth of 300mm and 900mm.</p>
<p><b>3.3 Deep soil zone</b></p> <p><b>Performance criteria</b></p>				

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

<p>open space areas, which are planted, shall be provided with a water efficient irrigation system.</p>				<p>requirement.</p>
<p><b>3.5 Private open space</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> Private open space is clearly defined and screened for private use.</p> <p><b>P2</b> Private open space:</p> <ul style="list-style-type: none"> <li>■ takes advantage of available outlooks or views and natural features of the site;</li> <li>■ reduces adverse impacts of adjacent buildings on privacy and overshadowing; and</li> <li>■ resolves surveillance, privacy and security issues when private open space abuts public open space.</li> </ul> <p><b>P3</b> Development should take advantage of opportunities to provide north facing private open space to achieve comfortable year round use.</p> <p><b>Development controls</b></p> <p><b>D1</b> Private open space shall be provided for each dwelling in the form of a balcony, roof terrace or, for dwellings on the ground floor, a courtyard.</p> <p><b>D2</b> Dwellings on the ground floor shall be provided with a courtyard that has a minimum area of 9m<sup>2</sup> and a minimum dimension of 2.5m.</p> <p><b>D3</b> Dwellings located above ground level shall be provided with a balcony or roof terrace that has a minimum area of 8m<sup>2</sup> and a minimum dimension of 2m.</p> <p><b>D4</b> Balconies may be semi enclosed with louvres and screens.</p> <p><b>D5</b> Private open space shall have convenient access from the main living area.</p> <p><b>D6</b> Part of the private open space shall be capable of serving as an extension of the dwelling for relaxation, dining, recreation, entertainment and children's play.</p> <p><b>D7</b> Additional small, screened service balconies may be provided for external clothes drying areas and storage.</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<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> <p>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.</p> <p>Each ground floor apartment is serviced by a courtyard with suitable dimensions to meet this part.</p> <p>All residential units have access to a balcony that has a depth of a minimum of 2 metres and an area of 10sqm.</p> <p>Suitable screening has been used between adjoining balconies to reduce any privacy concerns.</p> <p>All private open spaces are accessible from a living area.</p> <p>All private open spaces are accessible from a living area.</p> <p>Balconies are adequately sized to cater for clothes drying if required.</p>



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

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

<b>5.2 Noise</b>				
<b>Performance criteria</b>				
<b>P1</b> The transmission of noise between adjoining properties is minimised.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development is not located in 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.
<b>P2</b> New dwellings are protected from existing and likely future noise sources from adjoining residential properties and other high noise sources (such as busy roads, 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"/>	
<b>Development controls</b>				
<b>D1</b> 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"/>	
<b>Note:</b> 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 <i>Development Near Rail Corridors and Busy Roads – Interim Guidelines, 2008</i> .				
<b>5.3 Security</b>				
<b>Performance criteria</b>				
<b>P1</b> 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.
<b>P2</b> 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"/>	
<b>P3</b> 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"/>	
<b>P4</b> Ensure effective use of fencing or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<p>other means to delineate private and public areas.</p> <p><b>Note:</b> Consideration shall also be given to Council's Policy on Crime Prevention Through Environmental Design (CPTED).</p> <p><b>Development controls</b></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D1</b> 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.
<b>D2</b> 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.
<b>D3</b> High walls which obstruct surveillance are not permitted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No obstructive walls noted.
<b>D4</b> 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.
<b>D5</b> 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.
<b>D6</b> 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.
<b>D7</b> 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.
<b>D8</b> 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.
<b>D9</b> 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.
<b>D10</b> 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.
<b>D11</b> 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.
<b>D12</b> 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.
<b>D13</b> Buildings adjacent to streets or public spaces shall be designed to allow casual surveillance over the public area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Casual surveillance to all streets will be possible from the upper residential floors of the development.
<b>D14</b> 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.



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

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



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

<b>Development controls</b>						
<b>D1</b>	Where possible, services shall be underground.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<b>7.4 Other site facilities</b>						
<b>Performance criteria</b>						
<b>P1</b>	Dwellings are supported by necessary utilities and services.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<b>Development controls</b>						
<b>D1</b>	A single TV/antenna shall be provided for each building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This requirement can be conditioned if the proposal is recommended for approval.	
<b>D2</b>	A mailbox structure that meets the relevant Australia Postal Service requirements shall be provided, located centrally and close to the major street entry to the site. All letterboxes shall be lockable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	
<b>D3</b>	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"/>		
<b>7.5 Waste disposal</b>						
	Applicants shall refer to the requirements held in the Waste Part of this DCP.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An acceptable waste management plan dealing with the demolition, construction and ongoing waste phase of the development has been submitted for the application. The development is acceptable in this regard.	
<b>8.0 Subdivision</b>						
<b>Objectives</b>						
a.	To ensure that subdivision and new development is sympathetic to the landscape setting and established character of the locality.	<input 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"/>		
<b>8.1 Lot amalgamation</b>						
<b>Performance criteria</b>						
<b>P1</b>	Lot amalgamations within development sites are undertaken to ensure better forms of housing development and design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Should the application be recommended for approval, an appropriate condition shall be imposed for the applicant to consolidate the sites.	
<b>Development controls</b>						
<b>D1</b>	Development sites involving more than one lot shall be consolidated.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
<b>D2</b>	Plans of Consolidation shall be submitted to, and registered with, the office of the NSW Land and Property Management Authority.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

<p>Proof of registration shall be produced prior to release of the Occupation Certificate.</p> <p><b>D3</b> Adjoining parcels of land not included in the development site shall be capable of being economically developed.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>8.2 Subdivision</b></p> <p><b>Development controls</b></p> <p><b>D1</b> The community title or strata title subdivision of a residential flat building shall be in accordance with the approved development application plans, particularly in regard to the allocation of private open space, communal open space and car parking spaces.</p> <p><b>D2</b> Proposed allotments, which contain existing buildings and development, shall comply with site coverage and other controls contained within this Part.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The applicant has not nominated to undertake a strata or community title subdivision of the development.</p>
<p><b>8.3 Creation of new streets</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> On some sites, where appropriate, new streets are introduced.</p> <p><b>P2</b> New proposed roads are designed to convey the primary residential functions of the street including:</p> <ul style="list-style-type: none"> <li>■ safe and efficient movement of vehicles and pedestrians;</li> <li>■ provision for parked vehicles;</li> <li>■ provision of landscaping;</li> <li>■ location, construction and maintenance of public utilities; and</li> <li>■ movement of service and delivery vehicles.</li> </ul> <p><b>Development controls</b></p> <p><b>D1</b> Where a new street is to be created, the street shall be built to Council's standards and quality assurance requirements having regard to the circumstances of each proposal. Consideration shall be given to maintaining consistency and compatibility with the design of existing roads in the locality.</p> <p><b>D2</b> A minimum width of 6m shall be provided for all carriageways on access roads. If parallel on-street parking is to be provided, an additional width of 2.5m is required per vehicle per side. For specific information detailing Council's road design specifications, refer to Table 1 – Development Standards for</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>No new streets are being proposed as part of the development. This clause is not applicable to the proposal.</p>

<p>Road Widths in section 10.2.</p> <p><b>D3</b> For larger self-contained new residential areas, specific road design requirements shall be considered for site specific development controls.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p><b>9.0 Adaptable housing</b></p>				
<p><b>Objectives</b></p>				
<p>a. To ensure a sufficient proportion of dwellings include accessible layouts and features to accommodate changing requirements of residents.</p> <p>b. To encourage flexibility in design to allow people to adapt their home as their needs change due to age or disability.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The development is fully accessible from the basement levels via lifts to residential levels above and from the street to commercial and residential levels.</p>
<p><b>9.1 Development application requirements</b></p>				
<p><b>Note:</b> Evidence of compliance with the Adaptable Housing Class C requirements of Australian Standard (AS) 4299 shall be submitted when lodging a development application to Council and certified by an experienced and qualified building professional.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>9.2 Design guidelines</b></p>				
<p><b>Performance criteria</b></p>				
<p><b>P1</b> Residential flat building developments allow for dwelling adaptation that meets the changing needs of people.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>Development controls</b></p>				
<p><b>D1</b> The required standard for Adaptable Housing is AS 4299. Wherever the site permits, developments shall include adaptive housing features into the design.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>External and internal considerations shall include:</p> <ul style="list-style-type: none"> <li>■ access from an adjoining road and footpath for people who use a wheel chair;</li> <li>■ doorways wide enough to provide unhindered access to a wheelchair;</li> <li>■ adequate circulation space in corridors and approaches to internal doorways;</li> <li>■ wheelchair access to bathroom and toilet;</li> <li>■ electrical circuits and lighting systems capable of producing adequate lighting for people with poor vision;</li> <li>■ avoiding physical barriers and obstacles;</li> <li>■ avoiding steps and steep end gradients;</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>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.</p>

<ul style="list-style-type: none"> <li>■ visual and tactile warning techniques;</li> <li>■ level or ramped well lit uncluttered approaches from pavement and parking areas;</li> <li>■ providing scope for ramp to AS 1428.1 at later stage, if necessary;</li> <li>■ providing easy to reach controls, taps, basins, sinks, cupboards, shelves, windows, fixtures and doors;</li> <li>■ internal staircase designs for adaptable housing units that ensure a staircase inclinor can be installed at any time in the future; and</li> <li>■ providing a disabled car space for each dwelling designated as adaptable.</li> </ul> <p><b>Note:</b> In the design of residential flat buildings, applicants shall consider the Access and Mobility Part of this DCP.</p>	<input checked="" type="checkbox"/>  <input 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"/>	<p>Each adaptable unit is provided with a disabled parking space.</p>														
<p><b>D1</b> All development proposals with five or more housing units shall be capable of being adapted (Class C) under AS 4299. The minimum number of adaptable housing units is set out below.</p> <p><b>Number of dwellings    Number of adaptable units</b></p> <table border="1" data-bbox="229 1151 719 1518"> <thead> <tr> <th>Number of dwellings</th> <th>Number of units</th> </tr> </thead> <tbody> <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> </tbody> </table> <p>(Plus 10% of additional dwellings beyond 60, rounded up to the nearest whole number)</p> <p><b>Note:</b> Adaptable Housing Class C incorporates all essential features listed in Appendix A – Schedule of Features for Adaptable Housing in AS 4299.</p>	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"/>	<p>The development proposes 134 units with 14 units identified as being adaptable. This represent 10.5% of the units and therefore compliant with this clause.</p> <p>The proposal only incorporates 14 adaptable units as required for a development proposing 134 residential units. It is noted that 14 accessible parking spaces have also been provided to service these units.</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																	
<p><b>9.3 Lifts</b></p> <p><b>Development controls</b></p> <p><b>D1</b> Lifts are encouraged to be installed in four (4) storey residential flat buildings where adaptable housing units shall be required.</p> <p><b>D2</b> Where the development does not provide any lifts and includes adaptable housing units, the adaptable housing units shall be</p>	<input checked="" type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input checked="" type="checkbox"/>	<p>The development proposed two lift cores within the building. The development is acceptable in this regard.</p>														

located within the ground floor of the development.				
<b>9.4 Physical barriers</b>				
<b>Development controls</b>				
<b>D1</b> Physical barriers, obstacles, steps and steep gradients within the development site shall be avoided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development is fully accessible from the pedestrian footpath to ground floor 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**

<b>Component of Building</b>	<b>Minimum Car parking spaces required</b>	<b>Maximum car parking spaces required</b>
<b>No. of Bedrooms</b>		
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
<b>Visitor car parking area</b>		
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
<b>Commercial/retail area</b>		
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

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

#### Commercial

<b>Component of Building</b>	<b>Min. No. of Parking</b>	<b>Max. No. of Parking</b>
<b>Commercial</b>	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](http://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:*

<b>Item</b>	<b>Amount</b>
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
<b>TOTAL</b>	<b>\$477,738.99</b>

***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.

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**The provisions of the Regulations (EP& A Act s79C(1)(a)(iv))**

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The proposed development raises no concerns as to the relevant matters arising from the EP& A Regulations 2000.

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**The Likely Environmental, Social or Economic Impacts (EP& A Act s79C(1)(b))**

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It is considered that the proposed development will have no significant adverse environmental, social or economic impacts in the locality.

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**The suitability of the site for the development (EP&A Act s79C(1)(c))**

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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.

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**Submissions made in accordance with the Act or Regulation (EP&A Act s79C(1)(d))**

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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.

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

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

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### **Operational Plan / Delivery Program**

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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”.

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## **Conclusion**

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

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.