

DA no. : JRPP-14-1907

Proposal: 6 x 5 storey residential flat buildings

Location: Proposed lot 16B within the subdivision of Lot 16 DP 31797, Pelican Road, Schofields

Compliance with BCC Growth Centre Precincts DCP 2010**Part 4.0 - Development in the Residential Zones (from main body of DCP)****SPECIFIC RESIDENTIAL FLAT BUILDING CONTROLS****Key controls for residential flat buildings (Table 4-10)**

Element/Control	Proposal	Complies
Site coverage ➤ Max. 50%	40.3% (5,519 sqm)	Yes
Landscaped area ➤ Min. 30% of site area	33% (4,560 sqm)	Yes
Communal open space ➤ 15% of site area	22% (3,095 sqm)	Yes
Principal private open space (PPOS) ➤ Min. 10m ² per dwelling ➤ Min. dimension of 2.5m	Units provided with balcony areas of at least 10 sqm, however, 35 dwellings have balcony dimensions of 2m, not the required 2.5m. These units are C002, A102, E102, E105, D102, C102, B203, B204, B202, A202, F103, F105, F106, F101, D202, C202, B303, B304, B302, A302, E305, E302, D302, C302, B404, B403, B402, A402, F406, F401, F405, E402, E405, D402, C402.	No – variation discussed in report. Variation is reasonable.
Front setback ➤ Min. 6m ➤ Balconies and other articulation may encroach into setback to a maximum of 4.5m from the boundary for the first 3 storeys, and for a maximum of 50% of the façade length.	Site plan should show setbacks 5m proposed. Discussed in report.	No – variation discussed in report. Variation is reasonable
Corner lots secondary setback ➤ Min. 6m	5m proposed.	No – variation discussed in report. Variation is reasonable
Side setback ➤ Buildings up to 3 storeys: min. 3m ➤ Buildings above 3 storeys: min 6m	7m proposed.	Yes
Rear setback ➤ Min. 6m	7m proposed.	Yes
Zero lot line ➤ Not permitted	Not proposed.	Yes
Habitable room/balcony separation distance for buildings 3 storeys and above ➤ Min. 12m	12m – 22m	Yes
Car parking spaces ➤ 1 space per dwelling, plus 0.5 spaces per 3 or more bed dwelling. ➤ May be in a 'stack parking' configuration. ➤ Spaces to be located below ground or behind building line	26 x 1 bed 82 x 2 bed 108 x 3 bed Total units - 216 Requirement – 270 cars Visitor @ 1 space per 5 = 44 spaces required	Yes

➤ 1 visitor car parking space per 5 units	Total required – 314 spaces Total provided – 320 spaces	
Bicycle parking ➤ 1 space per 3 dwellings	72 spaces required. 72 spaces provided.	Yes
Garage dominance ➤ Max. 2 garage doors per 20m of lot frontage facing any one street frontage.	Single access per street.	Yes
Garages and car parking dimensions ➤ Covered: min. 3m x 5.5m ➤ Uncovered: min. 2.5m x 5.2m ➤ Aisle widths must comply with AS 2890.1	Compliant with AS 2890.1	Yes

Additional controls for certain dwelling types (Section 4.3)

(Sub section 4.3.5 Controls for residential flat buildings)

Element/Control	Proposal	Complies
Street frontage ➤ Minimum 30m	Min. 80m.	Yes
Access ➤ Direct frontage to street or public park	Direct access through public roads created by DA-14-912.	Yes
Amenity ➤ Must not adversely impact upon the amenity (i.e. overshadowing, privacy or visual impact) of existing or future adjoining residential development.	Compliant with solar access controls.	Yes
Adaptable Housing ➤ Min 10% of dwellings (where 10 or more proposed). ➤ Designed in accordance with the <i>Australian Adaptable Housing Standard (AS 4299-1995)</i> ➤ Preferably on ground floor or access via a lift, including access to basement. ➤ DA to be accompanied by certification from an accredited Access Consultant confirming that the adaptable dwellings are capable of being modified, when required by the occupant, to comply with the <i>Australian Adaptable Housing Standard (AS 4299-1995)</i> .	Access Report provided. 22 units to be adaptable, with 22 accessible spaces provided.	Yes
Accessible parking ➤ Car parking and garages to comply with the requirements of AS for disabled parking spaces.	22 accessible parking spaces proposed.	Yes
Landscape Plan ➤ Landscape plan to be submitted.	Landscape plan has been submitted.	Yes

CONTROLS FOR ALL RESIDENTIAL DEVELOPMENT

Site Responsive Design (Section 4.1)

Control/Requirement	Proposal	Complies
4.1.1 Site analysis plan	Submitted.	Yes
4.1.2 Cut and fill	500mm internal retaining walls	Yes

<ul style="list-style-type: none"> ➤ Max. 500mm cut/fill ➤ Validation Report for imported fill ➤ Where cut on the boundary, retaining walls must be integrated with its construction, otherwise minimum 450mm from boundary ➤ Max. 600mm high walls ➤ Max. 1200mm combined wall height ➤ Min 0.5m between each step 	proposed. Bulk earthworks approved as part of DA-14-912.	
4.1.3 Sustainable building design <ul style="list-style-type: none"> ➤ BASIX Certificate ➤ Indigenous species to make up more than 50% of plant mix on landscape plan ➤ Plant species to be selected from Appendix D ➤ Outdoor clothes lines/drying areas required 	BASIX Certificate submitted.	Yes
4.1.4 Salinity, sodicity & aggressivity <ul style="list-style-type: none"> ➤ To comply with Salinity Management Plan developed at subdivision phase 	Addressed on subdivision DA-14-912.	Yes
Dwelling design controls (Section 4.2)		
Control/Requirement	Proposal	Complies
4.2.1 Summary of Key Controls	N/A – tables do not relate to RFB's	N/A
4.2.2 Streetscape & design	N/A – no specific controls for RFB's	N/A
4.2.3 Front setbacks	N/A - no specific controls for RFB's	N/A
4.2.4 Side and rear setbacks	N/A - no specific controls for RFB's	N/A
4.2.5 Height, massing and siting	N/A - no specific controls for RFB's	N/A
4.2.6 Landscaped area	N/A - no specific controls for RFB's	N/A
4.2.7 Private open space <ul style="list-style-type: none"> ➤ Principle POS to be accessible from the main living area and have a maximum gradient of 1:10. 	Noted – Level balconies proposed.	Yes
4.2.8 Garages, access & parking <ul style="list-style-type: none"> ➤ Driveways not to be within 1m of drainage facilities on gutter. ➤ Planting/walls adjacent to driveways must not block sight lines. ➤ Driveways to have soft landscaped areas on either side. 	Noted.	Yes
4.2.9 Visual and acoustic privacy <ul style="list-style-type: none"> ➤ Acoustic report required if adjacent to railway line or major road, or impacted upon by nearby industrial/commercial area. ➤ No equipment or plant to generate noise level > 5dBA measured during the hours 7.00am to 10.00pm. ➤ Internal layout of residential buildings, window openings, location of courtyards and balconies, and building plant to be designed to minimise noise impacts ➤ Noise walls are not permitted. ➤ Development effected by rail or traffic noise is to comply with AS2107-2000 Acoustics: Recommended Design Sound Levels and Reverberation Times for Building Interiors. ➤ Development shall aim to comply with the criteria in Table 4-7. 	Noted.	Yes

4.2.10 Fencing <ul style="list-style-type: none"> ➤ Front fencing max. 1m. ➤ Front fences not to impede sight lines. ➤ Side and rear fences max. 1.8m. ➤ Side fences not on a street frontage to be a max. 1m high to a point 2m behind the primary building façade. ➤ Corner lots or lots with side boundary adjoining open space/ drainage, the front fencing style and height is to be continued to at least 4m behind the building line. ➤ On boundaries adjoining open space/drainage, fencing to be of high quality material and finish. Design to permit casual surveillance with max. height 1m or see-through materials for portion above 1m. ➤ Pre-painted steel or timber paling or lapped/capped boundary fencing not permitted adjacent to open space or drainage land or on front boundaries. ➤ Fencing adjoining rear access ways to permit casual surveillance. 	Fencing discussed in report.	Yes
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**Compliance with BCC Growth Centre Precincts DCP 2010
Schedule 1 – Alex Avenue Precinct (precinct specific controls)**

Section 2 – Relevant figures

Control	Comment
Figure 2.3 Flood Prone Land	Site is not flood prone.
Figure 2.4 Salinity	A salinity assessment has been undertaken on subdivision DA. Compliance with any recommendations of the Salinity Report will be included as a condition .
Figure 2.5 Aboriginal heritage	Addressed on subdivision and additional condition imposed regarding any discoveries during construction.
Figure 2.6 Bushfire prone land	A bushfire safety authority has been provided by RFS.

Section 3 – N/A (relates to the town centre area only)