COMPLIANCE TABLE:

RESIDENTIAL FLAT DESIGN CODE

The below compliance table provides an assessment of the proposed apartment buildings against the relevant controls contained within the Residential Flat Design Code.

RESIDENTIAL FLAT DESIGN CODE		
Standards / Topic	**Compliance**	**Comment**
Part 01 – Local Context		
Building Depth 10-18m recommended	Yes	The depth of individual apartment is within the recommended building depth of 10-18m.
Part 02 - Site Design		
Deep Soil Zones Minimum 25% of the open space area should be a deep soil zone, except in urban areas where sites are built out and there is no capacity for water infiltration. In this instance, stormwater treatment measures must be integrated with the design of the residential flat building.	Yes	In excess of 27.8% of the open spare area is devoted to deep soil zone.
Building Separation **5 - 8 storeys/up to 25m** - 18m between habitable rooms/balconies - 13m between habitable/balconies and non-habitable rooms - 9m between non-habitable rooms **9 storeys and above/over 25metres** - 24m between habitable rooms/balconies - 18m between habitable rooms/balconies and non-habitable rooms - 12m between non-	Yes	As amended, the building separation between buildings generally complies with the rules of thumb, as follows: - Block A (8-storeys) is separated from Block B (12-storeys) between 13m and 16m. This is acceptable as there are only habitable rooms facing non-habitable rooms. - Block B (12-storeys) is separated from Block C (12-storeys) by 18m for the first 8 levels and this separation increases to 24m above the 8th level. - Block C (12-storeys) is separated from Block D (8-storeys) by 9m – 13m. This is acceptable as there are only habitable rooms facing non-habitable rooms. The separation between buildings is acceptable and unlikely to result in visual/acoustic and overshadowing problems within the development and to adjoining sites.

RESIDENTIAL FLAT DESIGN CODE		
Standards / Topic	**Compliance**	**Comment**
habitable rooms		
Fences & Walls Provide definition between private and public, improve privacy and contribute positively to the public domain	Yes	The proposed buildings define the boundaries of the site. The podium common area is defined by masonry fencing. The north and southern boundaries are defined by boundary fence, to be conditioned as lapped/capped timber paling or colourbond fence.
Landscape Design Add value to the quality of live through outlook, privacy and views, habitat for native plants and animals, improve microclimate.	Yes	The landscape plan is considered satisfactory.
Open Space 25 – 30% of the site to be communal open space; Minimum private open spaces areas of 25m², with a dimension of 4m on the podium level	Yes	Communal open space makes up 46.8% of the site and is located along the perimeter of the site and on the podium level. Subject development fully complies with Council's DCP 2013 Controls for private open space. Private open space areas located within balconies are a minimum of 10m².
Orientation	Yes	Solar access is acceptable, having regard to the constraints imposed by the northern adjoining multi-storey buildings.
Stormwater Management	Yes	The stormwater system for the development is considered to be satisfactory by Council's Development Engineer.
Safety	Yes	The design of the apartment buildings is considered to be consistent with safer-by-design principles.
Visual Privacy	Yes	Window placement has been carefully considered to maximise visual privacy between what is proposed and adjoining sites and within the development.
Building Entry	Yes	A functional lobby area is provided at the ground floor level along The Horsley Drive and Court Road frontages of the site.
Pedestrian Access	Yes	Internal access to the building can be achieved via the basement level car park as well as ground floor access via Court Rd and The Horsley Drive. Central lobby is provided for all apartments above ground level.

RESIDENTIAL FLAT DESIGN CODE		
Standards / Topic	**Compliance**	**Comment**
Vehicle Access	Yes	Vehicular access to the car parking spaces is considered satisfactory. Car park entry is accessed via an 11m wide service lane off Court Road.
Part 03 - Building Design		
Apartment Layout Single-aspect apartments to be limited in depth to 8m from a window. Back of a kitchen to be less than 8m from a window. Min apartment sizes: 1 bed – 50m² 2 bed – 70m² 3 bed – 95m²	Yes	The amended application has significantly reduced the number of single aspect apartments. This is particularly the case in respect to Block D where an additional vertical core has been added that allowed the replacement of single aspect apartments with cross-through apartments with dual aspects. In respect to Block B and Block C, the amended application has added strategically placed windows, which have resulted in the bulk of the apartments being made into dual aspect apartments. Apartments meet the minimum dimensions to kitchen and minimum apartment sizes. The majority of the kitchens have access to a window.
Balconies Provide all apartments with private open space, ensure functional and integrated into the overall architectural form, and allow for casual overlooking and address.	Yes	Each apartment is provided with a private open space in the form of a balcony. The balconies have been orientated to maximise solar access – north, north-east and north west elevations, and integrate into the architectural form.
Ceiling Heights	Yes	Proposal provides ceiling heights of 2700mm.
Flexibility	Yes	21 apartments are provided as adaptable housing. All apartments are serviced by a lift, except ground floor apartments.
Ground Floor Apartments Optimise ground floor apartments with separate entries and access to private open space as a terrace or garden.	Yes	The amended application provides for 5 ground floor apartments. These apartments are provided with separate entries and access to private open spaces.
Internal Circulation	Yes	Block A – provided with 2 lobbies that serve up to 7 apartments each – cross-over type units. Block B – provided with 1 lobby that serves 8

RESIDENTIAL FLAT DESIGN CODE		
Standards / Topic	**Compliance**	**Comment**
		apartments. Block C – provided with 1 lobby that serves 8 apartments. Block D – provided with 2 lobbies that serve between 2 and 3 units per lobby. The internal circulation of the development is considered efficient and would add to the amenity of the residential apartments.
Storage In addition to kitchen cupboards and bedroom wardrobes, accessible storage facilities should be provided at the following rate: Studio – 6m³ One-bedroom – 6m³ Two-bedroom – 8m³ Three-bedroom – 10m³	Yes	Storage area provided within each unit exceeds the minimum space of $6m^3$ - 10m³. It is to be conditioned that the minimum required storage area be provided for each apartment as follows: 1-bedroom – 6m³, 2-bedroom – 8m³ & 3-bedroom – 10m³.
Acoustic Privacy Ensure high level of amenity by protecting the privacy of residents within residential flat buildings both within the apartments and in private open spaces	Yes	The development, as amended, provides adequate building separation within the development and from neighbouring buildings to maximise the potential for acoustic privacy. The amendments made to Block D has significantly improved its acoustic performance given that the previously proposed single sided apartments facing The Horsley Drive (busy arterial road) have now been replaced with dual aspect apartments.
Daylight Access Living areas and private open spaces of at least 70% of apartments should receive a minimum of 3 hours of direct sunlight between 9am & 3pm in mid-winter. In dense urban areas, a minimum of 2 hours is acceptable. Single aspect apartments with a southerly aspect (SW-SE) to be limited to 10%.	Yes	The apartment buildings are designed to maximise access to northern sunlight. All apartments provided with the minimum solar access requirements, as demonstrated in the submitted shadow diagrams
Natural ventilation	Yes	90% of apartments are cross-ventilated. The

RESIDENTIAL FLAT DESIGN CODE		
Standards / Topic	**Compliance**	**Comment**
60% of residential units should be naturally cross ventilated. 25% of kitchens within a development should have access to natural ventilation.		majority of the kitchens have access to natural ventilation (i.e., provided with a window).
Awning & Signage	Yes	Awnings are provided to the Court Road frontage of the development.
Facades Promotes high quality architecture, ensure facades define and enhance public domain and desired street character, and ensure building elements are integrated into building form and façade design.	Yes	The apartment building employs modern architectural design, the facades are adequately articulated, and there is a variety of building materials and colours. The design of the apartment buildings is considered satisfactory.
Roof Design Contribute to the overall quality of the building, integrate it into the design of the building composition and contextual response	Yes	The modern roof design integrates well into the design of the building and the adjoining commercial and residential flat buildings in the area.
Energy Efficiency Reduces the requirement for heating and cooling, reliance on fossil fuels, minimize greenhouse emissions and promote renewable energy initiatives.	Yes	The proposal complies with BASIX requirements.
Maintenance	Yes	The building and landscaping is of a design that facilitates future maintenance by a Body Corporate.
Waste Management	Yes	The proposal provides adequate storage for waste bins within the ground level car park. A condition is to be added to any consent requiring the employment of a caretaker to maintain and care for the building including the transfer of bins to the street for emptying and the cleaning of empty bins before returning them to the waste bay.

The above table indicates that the proposed design of the apartment building complies with the design parameters contained within the Residential Flat Design Code.

FAIRFIELD CITY CENTRE DEVELOPMENT CONTROL PLAN 2013

The below compliance table provides an assessment of the proposed development against the relevant controls contained within the Fairfield City Centre DCP 2013.

CRITERIA	DEVELOPMENT CONTROL	PROPOSED	COMPLIANCE
4.5 Periphery Precincts			
Land Use	**Objectives** • To provide for mixed use developments including residential development that supports the retail/commercial core; • To ensure that development in this area is flexible so as to accommodate future retail commercial growth in a manner that is compatible with residential development; • To maintain interesting, vibrant and safe public domain areas with active frontages along key pedestrian routes around the periphery of the City centre; and • To minimise potential land – use conflicts that arise in mixed-use retail/ commercial/ residential areas relating to noise, access and servicing.	Proposal is considered consistent with the objectives of the Land Use for the Periphery Precincts	**Yes**
Building Envelopes	**Objectives** • To ensure development at ground level reinforces the existing street pattern; • To ensure uniform building frontages are achieved in the precinct; • To ensure the building sites are developed in an appropriate manner taking into account the development	The proposal is generally consistent with the building envelope highlighted in the DCP. However, the spatial separation between the 12-storey towers is	**Yes**

	potential of adjoining sites and in particular solar access to adjoining sites; • To protect and enhance the amenity of all public domain areas; • To ensure the development visually prominent when viewed from primary streets is at a scale appropriate to the pedestrian environment; • To ensure the development along rear lanes allows sufficient space for safe and efficient movement by pedestrians, cyclists and vehicles; • To provide spatial separation between differing land uses which have the potential to generate land – use conflicts; and • To ensure development recognises and protects the significance of Heritage items located in the City centre. **Note:** The controls for the Periphery Precincts are broken up into 3 parts. The periphery areas that adjoin residential zoned land have a common approach which seeks a transition from the central precincts to the adjoining residential. However, specific alternate controls for the land east of Court Road (**Court Road Sub-Precinct**) are provided because this area does not involve a transition to adjoining residential and this is reflected in a different building form. Lastly specific controls for sites adjoining Heritage items are included to ensure Council satisfies Heritage issues relevant to these sites.	less than the minimum required outlined in the DCP. Also, the spatial separation between the 12-storey towers and the 2 perimeter buildings is less than those shown in the DCP. Notwithstanding the strict non-compliance with building separation, the amended application has adequately illustrated that there is acceptable amenity impacts within and to adjoining sites.	

GENERAL CONTROLS			
Land Uses	Ground Floor – retail/commercial with an active frontage to the street for primary Streets identified in Figure 4.1. Residential uses are permitted in other locations but it must be capable of conversion to commercial use in the future. First Floor – retail/ commercial or residential permitted but if used for residential it must designed so as to be capable of conversion to a commercial use in future Car parking - 1 level of car parking must be provided below ground level (See to Section 5.2.4)	The Court Rd frontage of the site provides for an active retail frontage on the ground floor. The ground floor of The Horsley Drive frontage on the site has been amended to now provide commercial suites. Proposal provides for 3 levels of basement car park and an at-grade car park.	**Yes**
Site Coverage	Minimum Landscape Area : 50% of the total site area Minimum Deep Soil Zone: 25% of the total site.	The landscape area for the development is 46.8% of the site, below the minimum required of 50% (shortfall of 299m²) The deep soil zone makes up 27.8% of the site.	**No**
Building Envelope	Depending on the orientation of the lot, the built forms identified to the right may be appropriate subject to the following controls. In all cases a perimeter form building located parallel to the primary street frontage is required but the nature of the building behind this perimeter building can vary depending on the dimensions and orientation of the	Proposal is generally consistent with the building envelope identified in the DCP.	**Yes**

	development site. There are three sub-precincts described in the pages that follow where the controls vary from those described below:		
Height	Any building or part of a building within 21m of the primary street frontage can be up to 20m high. Any other building or part of the building beyond 21m may be no higher than 12m. Except in Heritage Sub-precincts and the Court Road Precinct. Refer to details overleaf.	As amended, the proposal complies with the allowable building heights identified in the DCP.	**Yes**
Setbacks	**Setback - primary street frontage** – minimum 3m except where retail/commercial frontage is required. In this case a nil setback is permitted for the ground floor only. **Setback – secondary lane frontage –** 3m **Setback - rear boundary (where it is not a lane)** - 6m **Setback - side boundary** - zero if within 21m of primary street otherwise 6m **Minimum Separation between facing buildings**:- 12m **Depth** - Between 10m and 18m **Floor to Ceiling Height** – Minimum 3.2m ground floor - Minimum 2.7m for other level	Proposal is generally consistent with the required setbacks.	**Yes**
No 3. 48-54 Court Road & 356-358 The Horsley Drive	A consent has been issued for construction of a mixed use development on this site DA 799/2003. If this consent is not taken up the development will need to comply with the building heights, massing and setbacks set out in Fig 4.7-3. In addition an access lane providing access to the development and all of the	Proposal does not strictly comply with Fig 4.7-3 in that the required building separation of 24m not provided between the 12-storey towers below the 8th levels.	**No – the applicant has sufficiently demonstrated that proposed reduction of spatial separation between buildings is acceptable.**

	properties to the south that front onto Alan Street as indicated in Fig 4.7-3. The access lane is required to minimise the impact of multiple driveways from Alan Street to retain a good pedestrian environment along Alan Street.	Also, the required spatial separation between the tower building and the 8-storey perimeter building fronting Court Rd not provided and the required 18m separation between the tower building and The Horsley Drive perimeter building is not provided. A service laneway is proposed by the development.	
5 Design Controls			
5.1.1 Private open space	(a) Each dwelling shall have the following minimum primary private open space area in the form of a balcony/terrace or courtyard and horizontal dimensions - Dwelling less than or equal to 85m²: 10m² with minimum 2m horizontal dimension. - Dwelling greater than 85m²: 15m² with minimum 2.4m horizontal dimension. (c) All primary balconies shall be no deeper than 4m to ensure sunlight penetration into all dwellings. (d) Balconies shall be recessed and partially enclosed. All balconies must be entirely contained within the building envelopes as shown in Section 4 except, balconies on elevations directly fronting a primary street where the	Units less than 85m² are provided with a minimum 10m² of balcony space. Units greater than 85m² are provided with a minimum 15m² of balcony space. It is noted that some units are provided with 2 balconies. Balconies are less than 4m deep. Noise attenuation measure provided to balconies	The required balcony space is provided per unit.

	balcony may extend a maximum of 1metre outside the envelope. (f) The use of balconies for storage and clothes drying uses often impacts on views from the public domain and other units. Where balconies are clearly visible from the street or other properties the design of the balcony must address the following issues:- i. A screened drying cupboard area should be provided as part of the balcony, ideally with good access to natural light, ii. The balustrade design and materials should be a mix of solid and opaque elements. The more prominent the balcony is in views from the public domain and adjoining resident the greater the proportion of solid materials in the balustrade to filter views of anything stored on the balcony. Council will require any balcony located on the first five floors of a building to be made from a mix of materials so that 75% of the balustrade is solid (not opaque), iii. Where the balcony is on an elevation facing a primary street frontage this requirement will be applied to all balcony balustrades on all levels unless the designer can demonstrate that the impact has been addressed using alternate means. (g) Mechanisms to reduce noise impacts from the	facing The Horsley Drive in order to reduce noise impact.	

	railway line and Horsley Drive such as glass shutters to balconies etc. are required to be provided. Similar measures to assist in controlling extremes in wind, rain and temperature should also be considered. (h) Provide water and gas outlets on the primary balconies and terraces.		
5.1.2 Communal open space	(a) A Communal Open Space with an area equivalent to 30% of the site area or 200m^2 (whichever is the greater) must be provided in all developments involving the development of 2 or more residential dwellings. All the communal open space must be provided on ground level or upon the podium to ensure there are sufficient levels of access and surveillance. Any additional communal open space provided on roof tops above the podium level will not be discouraged where it contributes positively to the amenity of residents but it will not be included as part of the calculation to determine the required communal open space. (b) The communal open space must include a principal courtyard with a minimum area of 100m^2 of the required communal open space which:- i. is rectangular in shape with no dimension less than 8m ii. has a northerly orientation to promote solar access with no	The development provides a total of 4318m² of communal open space (ground level - 2022m² & podium level - 2296m²), equivalent to 46.8% of the site. The proposed communal open space on the podium level has an area that is greater than 100m² with dimensions greater than 8m. The ground level communal open space would receive minimal solar access. The amended shadow diagrams show that the proposal would allow the required 3 hours of solar access to be achieved to 50% of the communal	The required communal open space is provided for the development. However, due to overshadowing by the northern adjoining multi-storey buildings, the communal open space would not be able to achieve the required 3 hours of direct sunlight between 9am and 3pm in mid-winter. This is an existing situation and is one that is considered difficult to resolve. As such, the non-compliance with solar access to the communal open space is

	less than 3 hours of direct sunlight between 9am and 3pm on 21 June available to 50% of this courtyard. The remaining communal open space not provided as part of the principal courtyard can be spread out across the remainder of the podium/site but any area with a dimension less than 3m will not be accepted as part of the communal open space area. (c) Communal Open Space and the buildings surrounding it shall be designed to achieve the following:- i. Communal open spaces should form a focus of the development and provide a landscape buffer between buildings. ii. Ensure communal open space meets the needs of all occupants and provides places and equipment for children's play, areas for outdoor dining and seating in areas of active use. iii. Ensure passive surveillance of the communal open space from surrounding units without impacting on the privacy of the dwellings. iv. The design and landscaping should not limit sunlight penetration into	open space of the development. However, the shadows cast by the northern adjoining multi-storey buildings would prevent the required solar access to be achieved. Given that this is an existing situation that would be difficult to overcome, the inability of the communal open space to be achieve the required solar access is not considered unreasonable.	considered acceptable under the circumstances.

	dwellings.		
5.1.3 Landscape design	(a) A landscape plan, prepared by a qualified landscape architect must be submitted with each application. (b) Use plant material and pavements that integrate the development with the adjoining area. Endemic plant species should be used. (c) Provide sufficient soil depth (min 1.0m) over roofs of underground garages and landscaped roof areas/podiums to support the growth of medium size species of 2.0 metres or more. (d) Use the landscape design as part of the environmental strategy for improving the microclimate around the	The submitted landscape plan is satisfactory as advised by Council's landscape officer. The Place Manager for Fairfield has requested that the trees along the Court Road frontage of the site be replaced Tuckeroo species and the Street trees proposed along The Horsley Drive be replaced with Pyrus	Yes

	dwellings. Examples include: i. Use deciduous plant material for shade in the summertime and to allow solar access to all open space areas as well as living dining and bedrooms in the winter. ii. Locate evergreen plants away from the building to ensure solar access is maximised to all open space areas, as well as living, dining and bedrooms. iii. Use evergreen material to enhance visual privacy between buildings. iv. Use the landscape design as part of the stormwater management system. v. Use porous paving wherever possible. (e) Use such features as a change in levels, design elements or landscaping to highlight boundaries and transitions between public, communal and private open space, parking and service areas. (f) Trees with dense low growth foliage should be spaced or crown raised to avoid a continuous barrier. (g) Use low ground cover or high canopied trees, clean trunks, to a height of 2m around children's play areas, car parks and along pedestrian pathways.	'Chantlicleer' or 'Capital'.	

5.1.4 Fences and walls	a) Continuous blank walls/fences must be avoided and will not be permitted along street frontages; (b) Fence and wall design is required to respond to the architectural character of the street /area and relate to, and be integrated with, the design of the building whilst avoiding blank/canvas walls that attract graffiti; (c) Fence heights alongside and rear boundaries at ground or podium level shall be a minimum of 1.5m high; (d) Any fence located in a front setback area shall be a maximum of 1.2 m high and must be constructed from a mix of materials so that 60% of the fence is constructed from opaque material to facilitate surveillance of the street; (e) The design should minimize the length and height of retaining walls along the street frontages and property boundaries; (f) Walls along the boundary should be constructed from durable materials, which are easily cleaned and graffiti resistant; (g) Incorporate other uses within fences and walls in communal and private open spaces such as: i. Benches and seats, ii. Planter boxes, iii. Barbeques etc. iv. Public Art Installations (h) Open type fences to be constructed within flood prone or overland flow areas.	The development proposes a podium building form to the two central towers. The buildings define the property boundaries at The Horsley Drive and Court Road frontages. The proposed fencing on the podium level is satisfactory and consistent with the DCP. In terms of the southern boundary fence, a lapped/capped timber or colourbond is to be provided as conditions of consent.	Yes
5.2	Comply with the *Australian*	Applicant advised	Yes

Site Access, Parking and Servicing	*Standards 1428 (Parts 1 and 2),* the *BCA,* and the *Disability Discrimination Act (DDA)*. The following list includes some (but not a complete list) of the design issues that will need to be addressed in complying with the relevant standards and legislation:- i. Provide at least one main entry with convenient barrier free access in all developments or redevelopment to at least the ground floor. ii. Provide continuous access paths of travel from all public roads and public spaces as well as unimpeded internal access. iii. Provide the required number of adaptable dwellings in accordance with the BCA. iv. Provide adequate and convenient seating. v. Provide toilet facilities in accordance with Australian Standards and BCA. vi. Provide adequate parking facilities. vii. Use appropriate gradients on pathways and ramps etc. viii. Use appropriate material such as slip resistant materials, tactile surfaces and contrasting colours.	that the development complies with all the requirements in respect to site access, parking and servicing.	
5.2.2 Pedestrian Links/Arcades	Any pedestrian/link replacing an existing pedestrian link/arcade or any new link/arcade must satisfy the following criteria: i. The link/arcade must have a minimum width of 3m. ii. It must have at least one active frontage (preferably both sides should have active frontages) with adequate levels of natural	Does not apply to the subject site.	N/A

	surveillance; iii. The link/arcade must pass through the site in a straight line (no kinks or bends will be permitted); and iv. The links must be well lit and open to the general public between 8am and 8pm each day.		
5.2.3 Bicycle Facilities	In any development involving residential units a bicycle parking rack (or racks) which can accommodate 1 bicycle for every 3 residential units must be provided. The rack or racks must be in locations that are easily accessible from the public domain and which are well lit with adequate levels of natural surveillance. The bicycle parking area must be capable of being made secure to protect the security of cyclists and their belongings. This requirement will be waived if the applicant can demonstrate that each residential unit has sufficient storage within the garage for a bicycle and the required number of vehicles and that there is a safe path for cyclists to leave the garage area.	The development proposes a total of 290 residential units and thus requires 97 bicycle parking spaces on site. The proposal provides bicycle parking spaces on the ground floor and a bicycle change room. It is noted that 50 bicycle racks are proposed and applicant advised these can cater for 97 bicycles. This is to be conditioned in any consent that 97 bicycle parking spaces be provided.	**Yes**
5.2.4 Street Network and Vehicular Access	Driveway access should be designed and located so: i. In accordance with Fairfield City Wide DCP 2013– Chapter 12 – Car Parking, Vehicle and Access ii. as to minimise the visual prominence of the driveway when viewed from the public domain or adjoining sites	Vehicular access to the development is via a combined entry/exit driveway off Court Road. This driveway will become a service lane for the site	Yes

	iii. as to minimise transfer of noise and/or vehicle emissions into residential units in the subject and adjoining sites iv. that it is in accordance with Australian Standard 2890 (Part 1 & 11), and the RMS Guidelines for Traffic Generating Developments. Service vehicles must be able to enter and exit the site in a forward direction. In order to reduce impact of people using primary streets for vehicle access, developments relying on vehicle access from the primary street must allow trucks to enter and exit in a forward direction (Note: The minimum size truck to service any development should be a medium rigid truck). All vehicular access to the site (including all service vehicles) should be limited to one point along the site boundary.	as well as the properties to the south facing Alan Street, should they re-developed in the future. The proposal shows a future road along the southern boundary of the site. This half road should be constructed as part of the development, as opposed to just set aside to be constructed as a later date. The development has been designed to cater for a medium rigid truck that is capable to enter, turn and exit the site in a forward direction.	
5.2.5 On-site parking	(a) All car parking shall be provided on site at the rate specified in Appendix 5 of this DCP. However Council may consider entering into a Voluntary Planning Agreement (VPA) for a shortfall of on-site car parking for non-residential uses only where the VPA meets the Voluntary Planning Agreement Policy requirements. <u>Retail</u> 1 space per 25m² of gross leasable area	The development proposes 1009m² of retail/commercial space and as such, 40 car spaces are required. The development provides for 233 x 1 and 2 bedroom dwellings, and at rate of 1 space per dwelling, 233 car spaces are	Yes

	Residential 1 space per 1 and 2-bedroom dwelling (less than 110m²) 1.5 spaces per 3 or more bedroom dwelling (greater than 110m²) 0.25 visitors per dwelling (b) At least one level of car parking must be provided below existing natural ground level in a basement arrangement unless:- i. The water table below the subject site is at a level that will impact upon the construction of the basement level (this must be supported by a detailed study which indicates the watertable levels) and the applicant can demonstrate that the provision of a basement will impact on the viability of the development; or ii. The assessment of the impact on acid sulphate soils required by Clause 27A of the Fairfield Local Environmental Plan 1994 identifies the provision of a basement as inappropriate; iii. The applicant can demonstrate that the provision of a basement is not feasible because of the size or dimensions of the development site.	required. The development provides for 58 x 3 bedroom dwellings, and at a rate of 1.5 spaces per dwelling, 87 car spaces are required. A minimum of 73 visitor car spaces are required. Overall, a minimum of 433 car spaces are required. A total of 457 car spaces over 3 levels of basement and at grade carpark are proposed.	

	(d) The design and layout of car parking areas must be in accordance with Chapter 12 of the Fairfield City Wide Development Control Plan 2013. (e) The design of parking areas must include suitable pedestrian paths that ensure pedestrian safety. (f) Disabled car parking spaces shall be allocated as communal car parking spaces. (g) Adaptable dwellings shall be provided with car parking spaces with dimensions equivalent to a disabled parking space.		
5.2.6 **Site Servicing**	(c) Garbage storage areas must not be visually prominent from the street. Any storage areas located in proximity to any street or lane must be screened. (d) Where a development site contains a frontage that, according to the Site Specific DCP, requires an active retail/commercial frontage, a service area for the retail/commercial functions must be provided on site. Ideally this service area should also be available for loading/unloading of furniture. Access to this service area and the garbage storage area required in (c) above should be shared. Ideally this service area should be available for use by furniture trucks etc servicing residential development with a suitable travel path from	Garbage room cannot be seen from the street, and the proposed development complies with site servicing requirements.	Yes

	this area to the lift cores and all residential units. (e) Access for service vehicles to the garbage collection point, and any service area is restricted to one point along the sites street frontage, which must be shared with other vehicles accessing the site. (g) Utilise ventilation stacks wherever possible to vent shops and basements. (h) Provide individual laundries for every unit. Should be considered but in the core area must not be provided in a location that will be visually prominent from the public domain or adjoining residential sites. (i) Appropriate conditions will be inserted in any development consents granted requiring certification on the availability of suitable telecommunications, electricity, water and sewer services for the development (j) Any service closets, fire hose cupboards, electricity base stations etc required as part of any servicing arrangement or system must not be visible from a primary street. (k) Loading/ unloading zones shall be designed to accommodate at a minimum, medium rigid trucks and should be designed to allow trucks to enter and leave in a forward direction.		

5.3 Environmental Management	BASIX is a mandatory part of the development approval process for residential development in New South Wales.	Application is accompanied by BASIX Certificate.	Yes
5.3.1 Solar access, overshadowing and natural daylight	(a) Certified shadow diagrams prepared by a suitably qualified person such as an Architect, Engineer, or a City Planner that accurately describe the overshadowing impact of built form proposals must be submitted indicating the extent of overshadowing including any overshadowing of public domain areas. (b) Access to sunlight is to be substantially maintained so that existing private and public open spaces and the existing windows of all habitable rooms in adjoining buildings receives at least 3 hours of sunlight between 9am and 3pm on 21 June as the result of the construction of any proposed building or structure. (c) Ensure that living spaces of at least 70% of apartments in new developments receives a minimum of 3 hours of sunlight between 9 am and 3.00 pm on 21 June. (d) Locate living spaces and open spaces to maximise access to sunlight. (e) Provide adjustable shading devices for shading and glare control. (f) Ensure windows are of adequate size and proportion. (g) Use reflected light from light coloured walls and ceilings.	The required 3 hours of solar access to the 70% of the apartments achieved.	Yes

5.3.2 Energy Conservation	(a) A BASIX assessment must be submitted with any application involving residential development; relevant design issues that need to be considered as part of the assessment include: i. Energy efficiency of the hot water, cooking, heating, cooling and lighting systems as well as appliances used for clothes washing and refrigeration; ii. method for clothes drying; iii. method of construction i.e. slab on ground or framed floors and brick veneer, double brick, timber or weatherboard construction; iv. The amount, orientation and treatment of any glazing; and v. Use of insulation (b) Orientate all the buildings to maximise solar gain in the wintertime and to minimise solar gain in the summer time into living and dining rooms and balconies. (c) Face balconies, living rooms, dining rooms to the north and northeast if the orientation allows. (d) Locate non-habitable rooms such as laundries, bathrooms and kitchens in the southern parts of the buildings. (e) Single aspect units with a southerly orientation will not	Applicant advised that the development includes design elements that would increase energy efficiency and reduce the consumption of natural resources. A complying BASIX certificate is submitted.	Yes

	be permitted. (f) Group wet areas such as bathrooms, kitchens and laundries to minimize pipe runs. (g) Orientate the unit doors and windows to allow natural ventilation and utilise cooling breezes in the summer time. (h) Shade windows to minimise solar gain in the summertime and to allow solar gain during the winter months. (i) Locate openings to facilitate cross ventilation. (j) Provide non-mechanical clothes drying facilities as discussed in other sections of this DCP.		
5.3.3 Water conservation	(a) A BASIX assessment must be submitted with any application involving residential development; relevant design issues that need to be considered as part of the assessment include:- i. Toilet, tap and shower fittings; ii. Water use of appliances such as clothes washers and dishwashers; iii. Use of water re-use/recycling systems; and iv. Use of water efficient irrigation methods for landscaped areas. (b) To ensure that water consumption is minimized for commercial and retail development the relevant controls shall be considered and complied with under the	A Basix Certificate accompanies the application.	Yes

	Water Efficiency Labelling and Standards scheme known as the WELS scheme being that: i. New or replacement bathroom and kitchen taps must be rated at least 3 stars under the WELS scheme for water efficient appliances; ii. New or replacement toilet (s) being dual flush must be rated at least 3 stars under the WELS scheme for water efficient appliances; iii. New or replacement urinals must be rated at least 3 stars under the WELS scheme; iv. Clothes washing machines must be rated at least 3 stars under the WELS scheme for water efficient appliances; and v. Any dishwasher must be rated at least 3 stars under the WELS scheme for water efficient appliances.		

5.3.4 Natural ventilation	a) Ensure each dwelling can be naturally ventilated: i. By siting and through the layout of rooms, ii. Through the arrangement and selection of windows, doorways and other openings to allow free internal air movements and which allow residents to control and manipulate the movement of air through a unit, and iii. By avoiding double loaded corridor apartment layouts. b) All habitable rooms must meet the requirements of natural ventilation in the BCA. c) A minimum of 60% of the units must achieve natural cross flow ventilation.	Over 90% of the apartments achieve natural cross-flow ventilation.	Yes
5.3.5 Stormwater management	(a) Submit a storm water concept plan in accordance with Council's On-Site Detention Policy and/or Floodplain Risk Management Study and Plan with each Development Application. (b) Ensure the development does not impact on existing overland flow paths, flood storage, or flood levels on adjoining properties. (c) In the periphery precinct a minimum landscape area equal to 50% of the site area must be provided as landscaping zone to assist in minimising the run-off and a deep root zone equal to 25% of the site area must be provided which will assist with recharge of existing groundwater. WSUD design	Council's Development Engineers have advised that the proposed drainage plan and flood report have been prepared having regard to the Council's stormwater drainage policy and are satisfactory. Accordingly, conditions of consent have been provided.	Yes

	elements such as bioswales to capture first flush contaminants; porous pavers where applicable etc. However, the use of permeable paving should also be considered to achieve these objectives but areas of permeable paving will not be included when calculating Landscaping and Deep Soil Zones. (d) Provide on-site detention to mitigate flow into the existing stormwater system. Design of an integrated system that performs on-site detention functions and permits re-use of stormwater in ways that will minimise the use of potable water is encouraged and is part of the BASIX Assessment. (e) Some sites in the City centre may be flood affected and a flood study may be required to be submitted with your application. (Note: Council has exhibited a Draft DCP for all flood liable land and any development will be required to comply with this Council DCP). (f) Set floor levels with freeboard of at least 300 mm above the 1 in 100 year water surface levels of the basin. The properties affected by overland flow paths and creek flooding require a different freeboard subject to further investigations/ calculations which need to be submitted with the Development Application, whilst still		

	maintaining accessibility for all users. (g) Use gravity drainage connections to storm water system wherever possible. (h) Stormwater drains/pits on the site are to be stencilled with the message: This pit drains to the Georges River. Lettering shall be 100 mm high block bold yellow painted lettering. Paints used shall be of road line marking standard. (i) Use silt and trash arrestors in the stormwater drainage system where appropriate. (j) Loading and unloading areas shall be isolated from the stormwater drainage system where appropriate to prevent the entry of contaminants into the system.		
5.3.6 Material selection	(a) Plantation, recycled or Australian regrowth timbers should be used instead of rainforest and old growth forest timber. (b) Materials should be selected on the basis of the following criteria: i. Have a low-embodied energy; ii. Do not pollute during the manufacturing process; iii. Are sourced from renewable sources; iv. Are recycled, or can be recycled after it's "life"; v. Are durable, low maintenance, and non-toxic to the building's occupants; and vi. Embodied water-use.	Applicant advised all materials have been selected to increase energy efficiency and reduce the consumption of natural resources. Conditions to be incorporated into any consent reflecting these requirements.	Yes
5.3.7 Visual privacy,	**Visual Amenity**	The spatial separation	No.

acoustic and vibration amenity, and stray currents from Rail operations	(a) Where residential development is involved, adequate distances must be provided between opposite windows and private open spaces. The building envelopes in Section 4 have been formulated using the guidelines published in the Residential Flat Design Code which supports SEPP65. The guidelines provide for increasing separation as the building height increases. The guidelines suggest the following minimum separation should be provided: i. metres between non habitable rooms in adjoining buildings; ii. metres between a habitable room and a non-habitable room in adjoining buildings; iii. 12 metres between two habitable rooms in adjoining buildings. The building separation guidelines do not supersede the building envelopes specified in Section 4, which are the major determinants of the building separation in the City Centre. Where the building envelope requires a greater separation the building envelope supersedes the guidelines. (b) Ensure adequate screening between balconies to protect the privacy of residents. (c) Offset windows from one	stipulated in the DCP not provided. However, the variations in respect to spatial separation is considered acceptable, given the required spatial separation between buildings complies with RFDC and there are minimal amenity impact (visual/acoustic privacy and overshadowing). The submitted acoustic report is considered satisfactory by Council's Environmental Management Section in addressing acoustic and vibration amenity.	

	building to another building to minimise overlooking. (d) Orientate the main living spaces within apartments to the street and/or communal open space (in designing the layouts this will need to be balanced against other criteria such as solar access). (e) With regard to lighting the development should ensure the following criteria are satisfied: i. Use diffused lights and/or movement sensitive lights. ii. Direct these lights towards access/egress routes to illuminate potential offenders, rather than towards buildings or resident observation points. iii. Lighting should have a wide beam of illumination, which reaches to the beam of the next light, or the perimeter of the site or area being traversed. iv. Avoid lighting spillage onto neighbouring properties as this can cause nuisance and reduce opportunities for natural surveillance. v. As a guide areas should be lit to enable users to identify a face 15 metres away. vi. Illuminate possible		

	places for intruders to hide. vii. Use energy efficient lamps/fittings/switches to save energy **Acoustic and Vibration Amenity** (f) Provide a noise impact assessment with each Development Application submission. (g) Design the internal layouts of apartments and the location of courtyards, terraces / balconies, and openings to minimise noise transmission. (h) The development must comply with the requirements of the Building Code of Australia 2004 in relation to noise transmission issues. (i) Incorporate noise attenuation measures in all new development along major roads, The Horsley Drive, Railway Street, Lawson Road and properties in proximity to the Railway line. The RMS requires developments located within 100m of a major arterial road or transit way provide a noise and vibration assessment. This is to provide an assessment of the existing and expected future noise and vibration levels together with a mitigation strategy. (j) Development within 60m of a railway line will be required to submit a noise and vibration assessment in accordance with RailCorp's	No applicable.	

	Interim Guidelines for Councils – consideration of rail noise and vibration in the planning process. This is to ensure that the resulting development will not be adversely affected by noise and vibration impacts stemming from developing sites in close proximity to the rail way line (**Note:** More information can be attained from the *Interim Guidelines for Applicants – consideration of rail noise and vibration* which can be downloaded from RailCorp's website, www.railcorp.info). (k) Air conditioning units are to be approved and installed in accordance with the requirements of Council. (l) In mixed-use developments the design should seek to minimise the transfer of noise between business/commercial/City centre activities and residential development by maximising the distance between conflicting uses or via noise mitigation measures. Land uses/activities that can result in nuisance conflicts include:- i. Noise associated with goods and service deliveries as well as waste and garbage collections, particularly if this is occurring early in the morning; ii. Noise associated with restaurants and cafes particularly		

	those operating at night or those with outdoor seating; and iii. Noise associated with extraction fans and air conditioning units. **Stray Currents from Rail Operations** (m) Stray currents as a result of rail operations can impact on the structure of future development in the vicinity of a rail corridor. Electric current from overhead wires can pass through the trains motor and return to the power substation via the rail tracks. Occasionally, these currents may stray from the tracks and into the ground. Depending on the type and condition of the ground, these may be passed to the nearest conductive material (concrete reinforcement, piling, conduits, pipework, and earthing rods) accelerating corrosion of metals and leading to concrete cancer. As such, Council upon RailCorp's advice may require an Electrolysis Risk report to be prepared by a suitably qualified consultant on developments in close proximity to the rail corridor.		
5.3.8 Waste management	a. **A Waste Management Plan** must be submitted as part of the approval process and shall incorporate the following:	Council's Waste Management Section is satisfied with the	Yes

	i **Garbage compartment areas** shall: i. be provided for each level containing residential units being not less than 1.5m^2 in area for each 6 residential units or part of each additional 6 residential units on that level, ii. display posters providing educational material on how to use the system, iii. be provided with a loading opening to the garbage chute connected directly to a main garbage room, and iv. be located within a shaft and the shaft shall be maintained under a negative air pressure and ventilated to outside atmosphere of sufficient distance from air intake locations. ii **Garbage chutes** shall: i. have a minimum diameter of 500mm and be constructed to comply with the relevant requirements of the Building Code of Australia, ii. be provided with manual access for clearing blockages, and iii. discharge directly to a suitably constructed main garbage room	submitted Waste Management Plan and has provided conditions of consent to be incorporated into any approval.	

	housing a bulk waste container or mobile garbage bins carousel. iii **Garbage rooms** shall: i. be accessible and cause minimal visual impact, noise, vermin or odour to public and adjoining private spaces, ii. include adequate space for separation of waste material for recycling, iii. include separation facilities for waste to be divided into separate waste streams in order to recycle materials, iv. be secured to prevent unauthorised access, and v. utilise ventilation stacks wherever possible to vent the area. iv **All garbage compartments and garbage rooms** shall: i. be constructed using materials impervious to water, capable of being washed out to maintain them clean, and ii. be supplied with a fresh supply of water and provided with a drain connected to the sewer. v **Waste separation facilities** must be provided in all kitchens to separate waste at its source.		

	vi **Management and cleaning of waste services** including all compartments, garbage rooms and associated equipment shall be incorporated into the duty statement of the building caretaker. b. **For the commercial and retail component** of mixed use development: i. Air handling systems in Commercial / Retail premises - Commercial / Retail premises that require an air handling system such as a cooling tower are required to obtain Development Approval from Council. The installation and operation of the cooling tower is to be conducted in accordance with the Public Health Act and Public Health (Microbial) Regulation. An approved air handling system is to be installed to the cooking appliances in accordance with AS/NZS 1668.2 – 2002 The Use of Mechanical Ventilation and Air Conditioning in Buildings. ii. Odour Impact Assessments - Commercial / Retail premises that generate odour from their activity may be required to submit an Odour Impact Assessment to Council conducted in accordance with The Assessment and		

	Management of Odour from Stationary Sources in NSW (November 2006), Department of Environment and Conservation NSW. iii. An approved air handling system is to be installed to the cooking appliances in accordance with applicable Australian Standards (AS1668 the use of mechanical ventilation and air conditioners in buildings). iv. Utilise ventilation stacks wherever possible to vent shops and basements. v. Liquid waste storage areas shall be covered and bundled to prevent external spillage. c. The collection of waste materials from the site shall be in accordance with the NSW Environment Protection Authority, Industrial Noise Policy (2000), so as not to generate excessive noise.		

5.4 Building Design	(a) The requirements of SEPP 65 regarding the design of building and the certification of the design process must be satisfied. (c) Buildings should express internal functions. (d) Building should have a clear expression of its different parts, to avoid monotone single plane façades. (e) Provide predominately glazed shop fronts to all ground floor retail areas except in The Crescent and Dale Street where the style of the shopfront should be dictated by the heritage assessment. (f) Opaque or blank walls on the ground floor will not be permitted along primary streets. (g) Highly reflective finishes and curtain wall glazing is not permitted above the ground floor.	The proposal is considered to be satisfactory and would positively contribute to the character of the Fairfield Town Centre.	Yes
5.4.2 Awnings	(a) On all primary street frontages in the Core Area an awning must be provided. In the periphery area only those frontages identified in Fig.4.1 as an active frontage must have an awning provided. (b) Provide awnings in modules to match building frontages. Breaks in a continuous run of awnings will not be permitted. (c) Wrap awnings around corners on street corner buildings. (d) Awnings shall cover as much of the footpath as possible so the awning is	Awnings are proposed along the Court Road frontage of the site as required by Figure 4.1 of the DCP. The proposed awnings are considered to be appropriately integrated into the building.	Yes

	setback 600mm from the kerb. The only exception to this is where a greater setback from the kerb is required to protect existing or proposed street trees. (e) All awnings shall be cantilevered from the buildings with a minimum height from the footpath to its underside of 3.3 metres. (f) Awnings should be complimentary to other awnings within the development and any adjoining sites. (g) Provide under awning lighting to facilitate night use as well as improve public safety. (h) Ensure all awnings are structurally sound and safe and comply with relevant BCA requirements. (i) Carry out regular maintenance or repair work to awnings and their stormwater disposal systems e.g. painting, repairing any leaks, etc. (j) An Awnings Maintenance Plan is required to be submitted with all Development Application for the construction of a building proposing an awning or occupation of a building that already contains an awning. i. The Maintenance Plan for development including the construction of a new building will include maintenance details		

	that cover the life of the awnings ii. The Maintenance Plan for awnings that are on existing buildings will provide details of repair that will be carried out. (k) Awnings associated with Heritage Items as specified in Schedule 5 of the Fairfield Local Environmental Plan 2013 must comply with the Heritage Provisions of the Fairfield LEP 2013.		
5.4.3 Active street frontages	**Active Retail/Commercial Street Frontages** - The façade treatment and design of the ground floors of all buildings in the core area must ensure an active frontage is provided. In the periphery area the ground floor areas, which must have an active frontage, are identified in Fig. 4.1. Active frontages must satisfy the following criteria:- (a) The design/treatment of the ground floor facades: i. Must avoid blank or solid walls and the use of dark or obscured glass on street frontages. It should maximise glazing for retail uses, with the glazing being broken into sections to avoid large expanses of glass; ii. Must not include roller shutters that obscure windows; iii. Must provide direct access from the footpath to the shop; iv. Corner sites must wrap the shopfronts around the corner;	Subject site is required to provide an active street frontage on the ground floor of the Court Road frontage of the site, as identified by Figure 4.1 of the DCP. The proposal provides retail/commercial tenancies along the Court Road and The Horsley Drive frontage of the site, hence would contribute toward activating these roads. Glazing for the ground floor retail/commercial tenancies seems to have been maximised by the proposal with direct access provided to the	Yes

	v. Must not include recessed shop fronts; vi. Should avoid manually sliding glass doors; vii. Should provide opportunities for table seating along the shop frontage; and viii. Should ensure all commercial uses are located near the street and orientated to the street to provide casual surveillance. (b) On ground floor elevations fronting primary streets the width of the building facade used for entrances/foyers (including service areas for mail, intercom systems or service cupboards and the like) must be no more than 3.5metres wide. **Residential Street Frontages**: The buildings in the periphery area, where residential is permitted at ground level fronting the street, must satisfy the following criteria:- (c) Ground floor apartments should incorporate sills and balustrades located a minimum of 1.5 metres above the finished footpath level. (d) Minimise high opaque fences. Front fences should be low and translucent and designed in accordance with the requirements of Section 5.1.4; and (e) Orientate residential uses to the street to provide casual surveillance	tenancies in Court Road and The Horsley Drive.	

		The previously proposed residential apartments on the ground floor facing The Horsley Drive have been replaced with commercial suites.	
5.4.4 Entrances	(a) Separate the street address for retail uses from residential and commercial uses within each building. (b) Entries to shopfronts must not be recessed but entry spaces to residential and commercial activities and foyers may be recessed. (c) Entrances should be visible from the street and well lit. (d) Given the built form encourages buildings that define the street edge pick up or set downs are not permitted within front setback areas. (e) Entry to the building should provide for movement of furniture into and out of the building. Where the building has a secondary street frontage use of the primary street frontage for furniture movement should be discouraged. The design should encourage use of the service area (Refer to Section 5.2.6) for loading/unloading. A suitable path from this area to all residential units should also be provided.	The proposed entrances to the buildings are considered satisfactory and controlled.	Yes

	(f)	Ground floor units, (only permitted in certain locations in the periphery precincts) should have direct separate entrances from the street.		
	(g)	Entrances should be easily recognisable through design features and directional signage.		
	(h)	Minimise the number of entry points – no more than 6 to 8 dwellings should share a common building entry.		
	(i)	Each building entry should clearly state the address of the property and the unit numbers accessed from that entry and each individual dwelling should be clearly numbered and unit numbers should be clearly provided on each level.		
5.4.5 Materials and Finishes	(a)	When identifying materials and colours to be used the following issues must be considered:- i. Avoid expanses of any single material; ii. Utilise high quality and durable materials and finishes that are low maintenance; iii. Use limited colour palette for each building; iv. Avoid corporate colour schemes; and v. Paint the ceiling and walls of car parks in light colour to enhance	The proposed materials and finishes of the development are considered appropriate.	Yes

<table>
<tr><td></td><td>brightness.</td><td></td><td></td></tr>
<tr><td>5.4.6 Residential unit mix, area and room size</td><td>(a) Developments comprising residential uses must provide a variety of residential units mix, sizes, and layouts within each residential development. In developments exceeding 6 units the mix of units must satisfy the following criteria:

<table><tr><td>Unit Type</td><td>Minimum Proportion of total number of units on site</td></tr><tr><td>Studios/1 bedroom</td><td>10%</td></tr><tr><td>2 bedroom</td><td>20%</td></tr><tr><td>3 bedroom</td><td>20%</td></tr></table>
(b) Provide apartments especially in the perimeter building open to the podium that are flexible enough to support a change in their use.
(c) The Residential Flat Design Code provides examples of appropriate unit sizes which will be used to assess the appropriateness of unit size proposed in any development.
(d) Provide dwellings that are able to be adapted for disabled or elderly users at the following rates:
i. 0-10 dwellings – 1 adaptable dwelling
ii. 11 + dwellings – 5% of total number of dwellings (to the nearest whole number)
(e) In the periphery area, locate dwellings that are adaptable on the ground floor for ease of access and ensure a simple</td><td>Proposal provides the following mix of residential apartments:

Studio/1bedroom: 97 (33%)
2 bedroom: 156 (53.7%)
3 bedroom: 37 (12.8%)

The proposal provides a variety of unit types and sizes to provide a diversity of choice and affordability.

The DCP requires 5% of the apartments to be adaptable units, which equates to 15 units. The proposal provides 21 adaptable units.

Applicant advised that the proposed adaptable units are consistent with AS 1428 Parts 1, 2 and 4 and As 4299 Adaptable Housing.</td><td>Whilst the number of 3 bedroom apartments are less than the minimum required 20% of the total number of units on site, the mix of units is considered acceptable.</td></tr>
</table>

	accessible path is provided to these units. (f) Adaptable housing should be designed in compliance with AS 1428 Parts 1, 2 and 4, and AS 4299 Adaptable Housing.		
5.4.7 Storage	(a) Storage space must be provided for each unit at the following rate:- i. Studios – 6m³ ii. 1-bed apartments - 8m³ iii. 2-bed apartments - 10m³ iv. 3+bed apartments - 12m³ (b) At least 50% of this storage must be provided within the dwelling. (c) Where some of the required storage space is provided in the car park or other common areas it must be safely secured and linked in any strata subdivision to the parent unit so it cannot be allocated to other units.	Applicant advised that proposal provides 8m³ to 12m³ of storage space.	Yes
5.4.8 Safety and Security	(a) The development boundary should clearly define public and private space through one or more of the following: i. A level change at the site and/or building threshold; ii. Signs; iii. Entry awnings; iv. Fences, walls and gates; and v. Changes of material in paving between the street and the development. (b) Casual surveillance opportunities should be provided by:	Appropriate safety and security measures incorporated into the development, as outlined the SEE.	Yes

	i. Orienting retail/ commercial activities and living areas with views over public or communal open spaces; ii. Providing clear lines of sight between building entrances, foyers and the street; iii. Using corner windows, which provide oblique views of the street; and iv. Providing casual views of common internal areas, such as lobbies and foyers; hallways, recreation areas and car parks. (c) Opportunities for concealment are to be minimised by: ii. Avoiding blind or dark alcoves near lifts and stairwells at the entrance and within indoor car parks; along corridors and walkways; iii. Providing well-lit routes throughout the development; iv. Providing appropriate levels of illumination for all common areas; and v. Providing graded illumination to car parks and illuminating entrances higher than the minimum acceptable standard. (d) Access to the development is to be controlled by: i. Making apartments inaccessible from the balconies, roofs and windows of neighbouring		

	buildings; ii. Separating the residential car parking component from any other building use; iii. Providing direct access from car parks to apartment lobbies for residents; iv. Providing separate access for residents in mixed use buildings; and v. Controlling car park access from public and common areas. (e) A formal **crime risk assessment**, consistent with the Department of Infrastructure, Planning and Natural Resources (DIPNR) *Crime Prevention and the Assessment of Development Applications* guidelines, is to be carried out for all residential developments of 20 or more new dwellings.		
5.4.9 Signage	(a) All signage must comply with the Fairfield City Wide DCP 2013 Chapter 8A 1.3 and 8B1.3.	No signage is proposed as part of the application.	N/A