

## AUBURN COUNCIL

JRPP Report

To the Joint Regional Planning Panel

### 1 32-40 Kerr Parade, Auburn

#### SUMMARY

<b>Applicant</b>	Zhinar Architects
<b>Owner</b>	Mr R Oueik
<b>Application No.</b>	DA-406/2013
<b>Description of Land</b>	Pt Lot 19 DP 3854, Pt Lot 19 DP 3854, Lot 1 DP 505016, Lot 2 DP 505016, Lot 14 DP 56637, 32 - 40 Kerr Parade, AUBURN
<b>Proposed Development</b>	Construction of five additional residential levels and two additional basement levels and modification of certain aspects of existing approval (DA-406/2013).
<b>Site Area</b>	2,457.88sqm
<b>Zoning</b>	Zone B4 - Mixed Use
<b>Disclosure of political donations and gifts</b>	Nil disclosure
<b>Issues</b>	Internal amenity Solar access Landscaping Public submissions

#### Recommendation

***That Development Application No. DA-406/2013 for the construction of 5 x additional residential levels and 2 x additional basement levels and modification of certain aspects of existing approval (DA-406/2013) resulting in a twelve storey residential flat building comprising 3 x 1 bedroom residential unit, 149 x 2 bedroom residential units, 4 x 3 bedroom residential unit and 1 x 4 bedroom residential unit and 5 levels of basement car parking at 32 – 40 Kerr Parade, Auburn be granted development consent subject to standard conditions of consent that are described in the schedule.***

#### History/Consultations

On 24 April 2014 approval was granted to DA-406/2013 for “demolition of existing dwellings and construction of 7 storey residential flat building comprising 94 units with 3 levels of basement parking for 114 vehicles including landscaping and civil works”.

The current proposed development was the subject of a formal pre-application meeting with Council officers on 1 August 2014. Council provided a Pre-Da letter dated 15 August 2014 in which a number of issues were identified regarding compliance with the State Environmental Planning Policy No. 65 and associated Residential Flat Design Code; and Auburn Development Control Plan.

On 2 December 2014, the current development application DA-415/2014 was lodged in response to the recently gazetted height and density increases under the Auburn LEP 2010 (Amendment 8).

The applicant was notified in writing by letter requesting clarification on a number of matters and a response was received on 19 February 2015.

#### Site and Locality Description

The subject site is identified as Lot 19 DP 3854, Pt Lot 19 DP 3854, Lot 1 DP 505016, Lot 2 DP 505016, Lot 14 DP 56637, 32 - 40 Kerr Parade, AUBURN. The site is located on the north western side of Kerr Parade, between intersections with Civic Road to the north west and Marion Street to the south east. The site is generally rectangular with site area of approximately 2,457.88sqm. The site has a street frontage of approximately 48.87m to Kerr Parade and north western and south eastern (side) boundaries are 50.29 m in length.

The site has a fall of approximately 3m from the north-western corner to the south-eastern corner. The site has an approximate cross fall 1m along its street front boundary north to south.

The site comprises of 2 semi detached brick duplexes at 32-34 & 36-38 Kerr Parade and a detached two storey dwelling at 40 Kerr Parade, Auburn. The respective dwellings are positioned towards the street frontage of each property. The combined subject site contains a few pine and palm trees within the front setbacks and along parts of boundaries, but lots are devoid of significant trees or vegetation. Access to the site is via Kerr Parade.

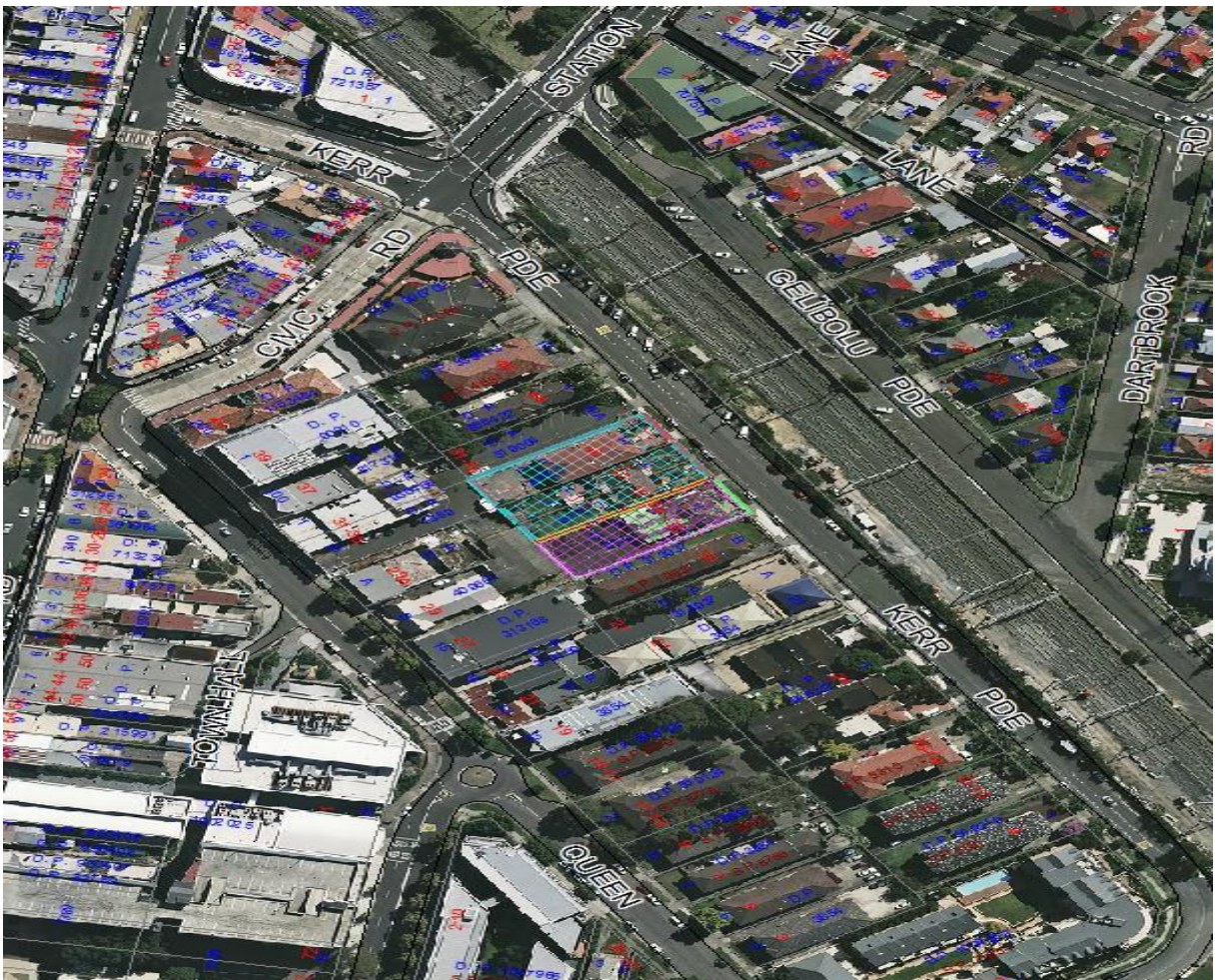
The site is located within the high density residential and commercial area of Auburn, approximately 300m from the Auburn railway station and the Auburn commercial centre. Given the proximity of the site to the commercial centre there are various high density residential, mixed use and non-residential uses in the immediate vicinity.

The immediate precinct surrounding the site is made up of mixed use buildings, flat buildings, dwelling houses, school, childcare and commercial uses built in a variety of architectural styles. To the north and north west of the site is a carpark that services the two storey Gima Supermarket located to the rear.

A three storey brick residential flat building is to the south-east of the site, containing 8 units. The rear of the site is bounded by a mix of commercial buildings and St Andrews church which front Queen Street.

The site runs adjacent to the railway line and offers on street parking for commuters to the nearby railway station.

The site is identified on the maps below:



## Description of Proposed Development

Council has previously approved the demolition of the existing dwellings and construction of a 7 storey residential flat building comprising of 94 units with 3 levels of basement parking for 114 vehicles including landscaping and civil works. This application is for the construction of an additional 5 residential levels and 2 basement levels and modifications of certain aspects of the existing approval. The alterations and additions will result in a twelve storey residential flat building comprising 157 apartments with 5 levels of basement parking for 330 vehicles. Communal open space is accommodated on the ground level podium to the north-west of the building and roof terrace.

The resulting development comprises the following:

- Twelve storey residential flat building measuring 37.95m in height;
- A total of 157 residential units divided into 3 x 1 bedroom apartment; 149 x 2 bedroom apartments; 4 x 3 bedroom apartments and 1 x 4 bedroom apartment, including 16 adaptable units;
- 5 levels of basement car parking for 330 vehicles;
- Strata subdivision.

The detailed breakdown of the development is provided below:

### *Basement level 5 (new)*

- 75 car parking spaces
- Communal toilet
- Storage areas
- Pump Holding Tank
- Associated lifts and stairs

### *Basement level 4 (new)*

- 67 car parking spaces including 4 disabled spaces
- Communal toilet
- Storage areas
- Associated lifts and stairs

### *Basement level 3 (modified)*

- 67 car parking spaces including 5 disabled spaces
- Communal toilet
- Storage areas
- Associated lifts and stairs

### *Basement level 2 (modified)*

- 67 car parking spaces including 5 disabled spaces
- Communal toilet
- Storage areas
- Associated lifts and stairs

### *Basement 1 (modified)*

- 54 car parking spaces, including 6 disabled spaces and 12 visitor spaces
- Loading Bay
- Bicycle racks
- Communal toilet

- Storage areas
- OSD Tank
- Associated lifts and stairs

*Ground floor (modified)*

- Existing Unit 09 will be divided into 1 x 2 bedroom and 1 x 1 bedroom units (Units 09 & 10, remaining units will be renumbered accordingly).
- Waste management room to be expanded with corresponding adjustments to Units 01 and 02
- Relocation of fire escape passageway from south-eastern boundary to adjacent to the waste room. Minor changes to stairwells, door ways and paving/garden beds.
- Level will provide; 2 x 1 bedroom unit, 8 x 2 bedroom units and 1 x 4 bedroom units
- Internal substation
- Communal open space / landscaping
- Driveway
- Associated lifts and stairs

*Levels 1-6: (modified)*

- Provision of additional privacy louvres to windows and balconies.
- Minor changes to fire stairs, balustrades and balcony projections to aid architectural relief

*Levels 7-11: (new)*

- Addition of new levels with a consistent floorplate for the street facing portion and a reduced floorplate for the rear portion of the building.
- Levels will each provide; 11 x 2 bedroom units and 1 x 3 bedroom unit

*Roof:*

- Alteration to roof structure to provide a communal roof terrace. The terrace is to be provided with a shaded/covered seating area and access provided via a stair and lift.

## **Referrals**

### ***Internal Referrals***

#### Development Engineer

The development application was referred to Council's Development Engineer for comment who has raised no objections to the proposed development subject to conditions to be incorporated into any consent that may be issued.

#### Building Surveyor

The development application was referred to Council's Building Surveyor for comment who has raised no objections to the proposed development subject to conditions to be incorporated into any consent that may be issued.

#### Environmental Health

The development application was referred to Council's Environmental Health Officer for comment who has raised no objections to the proposed development subject to conditions to be incorporated into any consent that may be issued.



### External Referrals

#### *Roads and Maritime Services*

The development application was referred to Roads and Maritime Services. No objection to the proposal was received from this Department, subject to recommended conditions to be included on any consent.

#### *NSW Police Force*

The development application was referred to NSW Police Force. No objection to the proposal was received, subject to recommended conditions to be included on any consent.

#### *Ausgrid*

The development application was referred to Ausgrid. No objection to the proposal was received, subject to recommended conditions to be included on any consent.

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

#### State Environmental Planning Policies

#### **State Environmental Planning Policy No.55 – Remediation of Land**

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

<b>Matter for Consideration</b>	<b>Yes/No</b>
Does the application involve re-development of the site or a change of land use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
In the development going to be used for a sensitive land use (e.g. residential, educational, recreational, childcare or hospital)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does information available to you indicate that an activity listed below has ever been approved, or occurred at the site? 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
A environmental assessment has been submitted by the applicant. The report has been assessed by Council Officers and appropriate conditions are included in the recommendation.	
Has the appropriate level of investigation been carried out in respect of contamination matters for Council to be satisfied that the site is suitable to accommodate the proposed development or can be made suitable to accommodate the proposed development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

#### **State Environmental Planning Policy (BASIX)**

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

Requirement	Yes	No	N/A	Comment
<b>PROJECT DETAILS</b> Street address, postcode and LGA shown on BASIX Certificate match rest of DA package. Dwelling type is correctly identified based on BASIX definitions. Number of bedrooms shown on BASIX Certificate is consistent with plans. Site area shown on BASIX Certificate matches rest of DA package. Roof area shown on BASIX Certificate matches rest of DA package. Conditioned and Unconditioned floor areas are in accordance with the BASIX Definitions. (These are for BASIX compliance only; they do not replace any other definitions of floor area.) Total area of garden and lawn indicated on submitted plans is consistent with BASIX Certificate.	<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"/>	All relevant details are correctly identified on the BASIX Certificate and corresponding plans.
<b>WATER</b> Landscape plan indicates areas and species to be planted (where indigenous or low-water use plant species are nominated). Rainwater tank(s) shown on plans, tank(s) size stated and tank(s) drawn to scale. If underground tank proposed, then this is clearly stated. Plans show and state roof area draining to rain tank(s), and match the BASIX Certificate. Rainwater tank(s) meet all other consent authority requirements e.g. height limits at boundary, pump noise standards, insect screens. Size of swimming pool on plan consistent with volume indicated in BASIX Certificate.	<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"/>	All details are correctly identified.
<b>THERMAL COMFORT – RAPID</b> Floor construction, eaves, insulation and glazed areas are marked on plans. <b>THERMAL COMFORT – DO-IT-YOURSELF</b> Floor/wall/ceiling/roof insulation commitments and roof colour are marked on plans. Wall, floor, ceiling and roof construction types are marked on plans. Glazing is indicated on plans in accordance with BASIX Certificate and if performance glazing is nominated, check that it is clearly labelled. All shading devices and overshadowing objects are clearly marked on the plans in accordance with the BASIX Certificate. If floor concession is claimed, check that 'site slope' or 'flood prone' claim is valid.	<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"/>	All details are correctly identified.
<b>THERMAL COMFORT – SIMULATION</b> Assessor Certificate and ABSA-stamped plans are provided. ABSA Specification block is physically attached to plan. Assessor and Certificate numbers in DA package match those on BASIX Certificate. Floor/wall/ceiling/roof insulation commitments and roof colour in BASIX Certificate are marked on plans. If suspended floor concession is claimed on BASIX Certificate, check this has been approved by Assessor on Assessor Certificate.	<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"/>	All details are correctly identified.

Requirement	Yes	No	N/A	Comment
<b>ENERGY</b>				
Star rating of any proposed gas hot water system is marked on plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All details are correctly identified.
If solar hot water (SHW), check that system is drawn to scale (typical two panel SHW system is 4sqm) and that panels are located with a northerly aspect. Ensure SHW panels will not be significantly overshadowed by neighbouring buildings/trees.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Any external air conditioning unit is marked on plans and is located such that it does not impact onsite or neighbour's amenity (avoid noise source near bedrooms) and complies with any other consent authority requirements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Any BASIX energy efficient lighting commitment is annotated on plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Any pool or spa heating system and timer control is annotated on plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Photovoltaic panels are not going to be significantly overshadowed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Panel area is approximately drawn to scale: surface area of a 1kWh photovoltaic system is approximately 8sqm.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

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

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

Requirement	Yes	No	N/A	Comment
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Requirement	Yes	No	N/A	Comment
<p><b>Principle 3: Built form</b>  <i>Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.</i>  <i>Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposed built form responds appropriately to the site constraints and results in a development that is suitably sited so to ensure adequate building setbacks and privacy to adjoining developments. The proportions and presentation of the building is contemporary and the façade elements create visual interest within the streetscape.</p>
<p><b>Principle 4: Density</b>  <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 development will contribute 157 apartments in mid rise building form that will contribute to the redevelopment of the area. The proposal will be within the permissible total FSR allowable. No objection is raised to the development in relation to density objectives.</p>
<p><b>Principle 5: Resource, energy and water efficiency</b>  <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><b>Principle 6: Landscape</b>  <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 builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.</i>  <i>Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbour's amenity, and provide for practical establishment and long term management.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The landscape details 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>No deep soil areas are provided as per the last approval DA-406/2013. The proposal does provide planters with adequate deep soil planting (to 600mm).</p>

Requirement	Yes	No	N/A	Comment
<b>Principle 7: Amenity</b> <i>Good design provides amenity through the physical, spatial and environmental quality of a development.</i> <i>Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal will deliver sufficient amenity to residents of the building. The proposal achieves compliance with the Residential Flat Design Code in this regard which contains many amenity controls.</p> <p>Overall, based on the outcome of the BASIX assessment residential amenity is considered satisfactory.</p>
<b>Principal 8: Safety and security</b> <i>Good design optimises safety and security, both internal to the development and for the public domain.</i> <i>This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Passive surveillance of public and communal open space is maximised through orientation of units.</p> <p>The position and orientation of the various building elements allow balconies and habitable rooms of apartments to overlook the streets. The design also permits passive surveillance of the internal common courtyard areas.</p>
<b>Principal 9: Social dimensions</b> <i>Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.</i> <i>New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood, or in the case of precincts undergoing transition, provide for the desired future community.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal predominantly provides two bedroom apartments, in response to the demands of the emerging neighbourhood.</p>
<b>Principle 10: Aesthetics</b> <i>Quality aesthetics reflect the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development.</i> <i>Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The residential flat building has an attractive contemporary appearance and utilises building elements that provide individuality to the development without compromising the streetscape or detracting from the appearance of existing surrounding development. The simple finishes and treatment to the building provide an appropriate response to the existing and likely future character of the locality.</p>
<b>Clause 30 Determination of DAs</b> <i>After receipt of a DA, the advice of the relevant design review panel (if any) is to be obtained concerning the design quality of the residential flat development.</i> <i>In determining a DA, the following is to be considered:</i> <ul style="list-style-type: none"> <li><i>The advice of the design review panel (if any);</i></li> <li><i>The design quality of the residential flat development when evaluated in accordance with the design quality principles;</i></li> </ul> <i>The publication "Residential Flat Design Code" – Department of Planning, September 2002.</i>	<input type="checkbox"/>   <input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>   <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/>   <input checked="" type="checkbox"/> <input type="checkbox"/>	<p>Auburn City Council does not employ a formal design review panel.</p> <p>The design quality principles are considered above and the Residential Flat Design Code is considered in the assessment table immediately below.</p>

### Residential Flat Design Code

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

Requirement	Yes	No	N/A	Comment
<ul style="list-style-type: none"> <li>Residential Flat Building.</li> <li>Terrace.</li> <li>Townhouse.</li> <li>Mixed-use development.</li> <li>Hybrid.</li> </ul>	<input 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 checked="" type="checkbox"/> <input checked="" type="checkbox"/>	The proposed development consists of a residential flat building.
<i>Subdivision and Amalgamation</i>				
<u>Objectives</u> <ul style="list-style-type: none"> <li>Subdivision/amalgamation pattern arising from the development site suitable given surrounding local context and future desired context.</li> <li>Isolated or disadvantaged sites avoided.</li> </ul>	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>	<p>Should the application be approved appropriate condition shall be imposed requiring the applicant to amalgamate the sites prior to the issue of any Occupation Certificate.</p> <p>This matter has been discussed earlier in the report.</p>
<i>Building Height</i>				
<u>Objectives</u> <ul style="list-style-type: none"> <li>To ensure future development responds to the desired scale and character of the street and local area.</li> <li>To allow reasonable daylight access to all developments and the public domain.</li> </ul>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<p>The building heights are found to be satisfactory and compliant with the Auburn Local Environmental Plan requirements.</p> <p>This is achieved where possible.</p>
<i>Building Depth</i>				
<u>Objectives</u> <ul style="list-style-type: none"> <li>To ensure that the bulk of the development is in scale with the existing or desired future context.</li> <li>To provide adequate amenity for building occupants in terms of sun access and natural ventilation.</li> <li>To provide for dual aspect apartments.</li> </ul>	<input checked="" type="checkbox"/> <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>No objection is raised regarding the general bulk and scale of the development.</p> <p>Some dual aspect apartments are provided providing good levels of natural ventilation and sun access.</p>
<u>Controls</u> <ul style="list-style-type: none"> <li>The maximum internal plan depth of a building should be 18 metres from glass line to glass line.</li> <li>Freestanding buildings (the big house or tower building types) may have greater depth than 18 metres only if they still achieve satisfactory daylight and natural ventilation.</li> <li>Slim buildings facilitate dual aspect apartments, daylight access and natural ventilation.</li> <li>In general an apartment building depth of 10-18 metres is appropriate. Developments that propose wider than 18 metres must demonstrate how satisfactory day lighting and natural ventilation are to be achieved.</li> </ul>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input 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"/>	<p><b>The 'glass line to glass line' depth of the additional five storeys is between 17.5m and 23m. The extent of the variation is generally occupied by circulation space, service areas, non-habitable rooms and some study spaces, thereby limiting impacts on solar access and natural ventilation.</b></p> <p><b>The building depth of the additional storeys is equal to or less than the previously approved levels, which also has the effect of increasing building separation with adjoining sites.</b></p> <p>Notwithstanding the building depth, the residential building achieves satisfactory daylight and natural ventilation given the orientation of the site.</p> <p>Dual aspect apartments have been included within the development.</p> <p>Refer to detailed discussion regarding light and ventilation later in the report.</p>
<i>Building Separation</i>				



Requirement	Yes	No	N/A	Comment
<b>Controls</b> <ul style="list-style-type: none"> <li>For buildings over three storeys, building separation should increase in proportion to building height:             <ul style="list-style-type: none"> <li>Up to 4 storeys/12 metres:                 <ul style="list-style-type: none"> <li>12m between habitable rooms/balconies <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></li> <li>9m between habitable rooms/balconies and non habitable rooms <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></li> <li>6m between non habitable rooms <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></li> </ul> </li> <li>5-8 storeys/up to 25 metres:                 <ul style="list-style-type: none"> <li>18m between habitable rooms/balconies <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></li> <li>13m between habitable rooms/balconies and non habitable rooms <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></li> <li>9m between non habitable rooms <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></li> </ul> </li> <li>9 storeys and above/over 25 metres:                 <ul style="list-style-type: none"> <li>24m between habitable rooms/balconies <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></li> <li>18m between habitable rooms/balconies and non habitable rooms <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></li> <li>12m between non habitable rooms <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></li> </ul> </li> </ul> </li> <li>Allow zero separation in appropriate contexts, such as in urban areas between street wall building types (party walls) <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></li> <li>Where a building step back creates a terrace, the building separation distance for the floor below applies. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></li> <li>Coordinate building separation controls with side and rear setback controls – in a suburban area where a strong rhythm has been established between buildings, smaller building separations may be appropriate. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></li> <li>Coordinate building separation controls with controls for daylight access, visual privacy and acoustic privacy. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></li> <li>Protect the privacy of neighbours who share a building entry and whose apartments face each other by designing internal courtyards with greater building separation <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></li> </ul> <p>Developments that propose less than the recommended distances apart must demonstrate that daylight access, urban form and visual and acoustic privacy has been satisfactorily achieved. <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p>				<p>The new levels are generally consistent with the existing setbacks. The side setbacks are increased to the bulk of the rear side building line to the eighth storey (balcony sizes are increased at this level, retaining a 9m setback to balconies at this level) and above (Levels 9-11 are provided with a 12m side setback to the rear of the proposal).</p> <p>With regards to the building separation, surrounding development is below 4 storey / 12m. The proposed setbacks allow sufficient opportunities for compliant building separation to future neighbouring properties.</p> <p>In general terms, It is noted that the amended proposal, provides at least 50% of the setback requirements to the adjoining apartments. This is considered fair and reasonable and in time, should the adjoining blocks be developed to a higher density, the adjoining development will be capable of sharing their 50% of the setback burden.</p> <p>Notwithstanding, in general terms the proposed building does not cause unreasonable privacy impacts to adjoining developments. Where there is a lesser setback than that required by the control, good design has resulted in minimal privacy impacts. Where the setback is less, privacy screens and high level windows are provided.</p> <p>In terms of solar access, the building to the south is considerably affected by the existing development. The increased setback to the upper levels is considered a reasonable response to protect current and future amenity of the neighbouring site.</p> <p>Furthermore, it is possible that the site to the south will be developed in time to increase the density on that site in line with new FSR and height controls for the locality.</p>







Requirement	Yes	No	N/A	Comment
<u>Design Practice</u> <ul style="list-style-type: none"><li>• Optimise the provision of consolidated deep soil zones within a site by the design of basement and sub basement car parking so as not to fully cover the site; and the use of front and side setbacks.</li><li>• Optimise the extent of deep soil zones beyond the site boundaries by locating them with the deep soil zones of adjacent properties.</li><li>• Promote landscape health by supporting for a rich variety of vegetation type and size.</li><li>• Increase the permeability of paved areas by limiting the area of paving and/or using impervious materials.</li><li>• A minimum of 25% of the open space area of a site should be a deep soil zone.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The deep soil zones are generally consistent with the previous approval with the exception of a minor reduction to accommodate expanded basement parking arrangements.</p> <p>The proposed development provides approximately 194.25qm of planting zones, which equates to 30% of the landscaped/open space areas (707.6sqm).</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"/>	
<u>Fences and Walls</u>				
<u>Objectives</u> <ul style="list-style-type: none"><li>• To define the edges between public and private land.</li><li>• To define the boundaries between areas within the development having different functions or owners.</li><li>• To provide privacy and security.</li><li>• To contribute positively to the public domain.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposed development is considered to be consistent with the Fences and Walls objectives. The proposed fencing defines the boundaries between the public and private domain and provides security to ground floor apartments.</p> <p>The proposed fences/walls and timber screens contribute positively to the streetscape.</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"/>	
<u>Design Practice</u> <ul style="list-style-type: none"><li>• Respond to the identified architectural character for the street and/or the area.</li><li>• Clearly delineate the private and public domain without compromising safety and security by designing fences and walls, which provide privacy and security while not eliminating views, outlook, light and air; and limiting the length and height of retaining walls along street frontages.</li><li>• Contribute to the amenity, beauty and useability of private and communal open spaces by incorporating benches and seats; planter boxes; pergolas and trellises; BBQs; water features; composting boxes and worm farms.</li><li>• Retain and enhance the amenity of the public domain by avoiding the use of continuous blank walls at street level; and using planting to soften the edges of any raised terraces to the street, such as over sub basement car parking and reduce their apparent scale.</li><li>• Select durable materials, which are easily cleaned and graffiti resistant.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal clearly delineates the private and public domain, whilst not eliminating views</p> <p>The main ground level communal open space area to the north-east corner is appropriately fenced.</p> <p>The open space areas are enhanced by the provision of deep soil landscaping and paving.</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"/>	
<u>Landscape Design</u>				
<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 type="checkbox"/>	<input type="checkbox"/>	<p>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.</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"/>	





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



Requirement	Yes	No	N/A	Comment
<ul style="list-style-type: none"> <li>• Increase minimum soil depths in accordance with: the mix of plants in a planter; the level of landscape management; anchorage requirements of large and medium trees; soil type and quality.</li> <li>• Minimum standards:               <ul style="list-style-type: none"> <li>○ Large trees such as figs (canopy diameter of up to 16 metres at maturity):                   <ul style="list-style-type: none"> <li>▪ Minimum soil volume 150cum;</li> <li>▪ Minimum soil depth 1.3 metres;</li> <li>▪ Minimum soil area 10 metres by 10 metres.</li> </ul> </li> <li>○ Medium trees (canopy diameter of up to 8 metres at maturity):                   <ul style="list-style-type: none"> <li>▪ Minimum soil volume 35cum;</li> <li>▪ Minimum soil depth 1 metre;</li> <li>▪ Approximate soil area 6 metres by 6 metres.</li> </ul> </li> <li>○ Small trees (canopy diameter of up to 4 metres at maturity):                   <ul style="list-style-type: none"> <li>▪ Minimum soil volume 9cum;</li> <li>▪ Minimum soil depth 800mm;</li> <li>▪ Approximate soil area 3.5 metres by 3.5 metres.</li> </ul> </li> <li>○ Shrubs:                   <ul style="list-style-type: none"> <li>▪ Minimum soil depths 500-600mm</li> </ul> </li> <li>○ Ground cover:                   <ul style="list-style-type: none"> <li>▪ Minimum soil depths 300-450mm</li> </ul> </li> <li>○ Turf:                   <ul style="list-style-type: none"> <li>▪ Minimum soil depth 100-300mm</li> <li>▪ Any subsurface drainage requirements are in addition to the minimum soil depths.</li> </ul> </li> </ul> </li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The landscaping provided is appropriate for the site.</p> <p>The areas of landscaping will be planted in accordance with the landscaping plan.</p>
<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"/>	<p>Stormwater drainage design is considered acceptable subject to detailed conditions to be included in any consent issued for the development.</p> <p>Additional information in respect of this matter has been submitted by the applicant and has been accepted by Council's Engineer.</p>
<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"/>	<p>Stormwater drainage design is considered acceptable subject to the inclusion of detailed conditions, should the application be recommended for approval.</p>
<b>Safety</b>				
<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"/>	<p>The proposed development is considered to be consistent with the Safety objectives as secure access to communal entries to the building and as casual surveillance of the public domain from living and open space areas is to be provided.</p>
<u>Design Practice</u>				

Requirement	Yes	No	N/A	Comment
<ul style="list-style-type: none"> <li>• Reinforce the development boundary to strengthen the distinction between public and private space. This can be actual or symbolic and may include: employing a level change at the site and/or building threshold; signage; entry awnings; fences; walls and gates; change of material in paving between the street and the development.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is located within a mixed use zone and as such the ground floor is built to the boundary at the street. Fencing and screens are used to provide an appropriate distinction between public and private space.
<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"/>	The building entry is orientated to the street and provided with clear lines of sight between entrance foyer and the street.
<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 design ensures 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 streetscape. 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.
<i>Visual Privacy</i>				
<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
<b>Design Practice</b> <ul style="list-style-type: none"> <li>• Locate and orient new development to maximise visual privacy between buildings on site and adjacent buildings by providing adequate building separation, employing appropriate rear and side setbacks, utilise the site layout to increase building separation.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appropriate building separation, orientation of private open space areas, obscure windows where required and suitable opportunity for screen planting at the ground level ensures that visual privacy between the building on site and adjacent buildings is maintained.
<ul style="list-style-type: none"> <li>• Design building layouts to minimise direct overlooking of rooms and private open spaces adjacent to apartments by: balconies to screen other balconies and any ground level private open space; separating communal open space, common areas and access routes through the development from the windows of rooms, particularly habitable rooms; changing the level between ground floor apartments with their associated private open space, and the public domain or communal open space.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Generally, the building is satisfactory in this regard.
<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"/>	Privacy impacts between apartments is minimised.
<b>Building Entry</b>				
<b>Objectives</b> <ul style="list-style-type: none"> <li>• To create entrances which provide a desirable residential identity for the development.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Building Entry Objectives as a communal entry, which is easily identifiable is proposed.
<ul style="list-style-type: none"> <li>• To orient the visitor.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To contribute positively to the streetscape and building facade design.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Design Practice</b> <ul style="list-style-type: none"> <li>• Improve the presentation of the development to the street by: locating entries so that they relate to the existing street and subdivision pattern, street tree planting and pedestrian access network; designing the entry as a clearly identifiable element of the building in the street; utilising multiple entries where it is desirable to activate the street edge or reinforce a rhythm of entries along a street.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A single entry is to be provided and will be clearly identifiable.
<ul style="list-style-type: none"> <li>• Provide as direct a physical and visual connection as possible between the street and the entry.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Entry foyers is spacious, features glazing for clear sight lines and will be secured with resident-access locked doors. The entry foyer also allows equitable access to the building.



Requirement	Yes	No	N/A	Comment
<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></ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Bicycle racks are provided within the basement parking level and are suitably accessible.
<ul style="list-style-type: none"><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></ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"><li>Provide bicycle parking which is easily accessible from ground level and from apartments.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pedestrian Access				
Objectives				
<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></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.
<ul style="list-style-type: none"><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"/>	
Design Practice				
<ul style="list-style-type: none"><li>Utilise the site and it's planning to optimise accessibility to the development.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is considered to be appropriately barrier free with wheelchair access possible from the street and basement and to the upper/lower residential floors of the development.
<ul style="list-style-type: none"><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></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"><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></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are 157 units in the development. Of that figure, 16 or 10% are to be designated as “adaptable units”.  Vehicular and pedestrian entries are well separated.
<ul style="list-style-type: none"><li>Design ground floor apartments to be accessible from the street, where applicable, and to their associated private open space.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"><li>Maximise the number of accessible, visitable and adaptable apartments in a building.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"><li>Separate and clearly distinguish between pedestrian access ways and vehicle access ways.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"><li>Consider the provision of public through site pedestrian access ways in large development sites.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"><li>Identify the access requirements from the street or car parking area to the apartment entrance.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"><li>Follow the accessibility standard set out in AS1428 as a minimum.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"><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"/>	
Vehicle Access				
Objectives				
<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></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Vehicle Access objectives. The vehicular access point has been designed to minimise the streetscape impact.
<ul style="list-style-type: none"><li>To encourage the active use of street frontages.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	







<b>Requirement</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comment</b>
<b>Design Practice</b> <ul style="list-style-type: none"> <li>• Provide a variety of apartment types particularly in large apartment buildings. Variety may not be possible in smaller buildings (up to 6 units).</li> <li>• Refine the appropriate mix for a location by considering population trends in the future as well as present market demands; noting the apartment's location in relation to public transport, public facilities, employment areas, schools, universities and retail centres.</li> <li>• Locate a mix of 1 and 3 bed apartments on the ground level where accessibility is more easily achieved.</li> <li>• Optimise the number of accessible and adaptable units to cater for a wider range of occupants.</li> <li>• Investigate the possibility of flexible apartment configurations which support change in the future.</li> </ul>	<input checked="" type="checkbox"/>  <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 development has the following bedroom mix:-</p> <p>3 x 1 bedroom apartments – (2%) 149 x 2 bedroom apartments – (95%) 5 x 3/4 bedroom apartments – (3%)</p> <p>Of the two bedroom apartments, 37 (25%) are provided with a study, increasing the mix of apartment types.</p> <p>The 10 ground floor apartments have the following bedroom mix:-</p> <p>2 x 1 bedroom; 8 x 2 bedroom (inc 3 x 2 bedroom + study) and 1 x 4 bedroom. 3 ground level apartments are adaptable.</p> <p>There are 16 adaptable units to be provided in the development.</p>
<b>Balconies</b>				
<b>Objectives</b> <ul style="list-style-type: none"> <li>• To provide all apartments with private open space.</li> <li>• To ensure balconies are functional and responsive to the environment thereby promoting the enjoyment of outdoor living for apartment residents.</li> <li>• To ensure that balconies are integrated into the overall architectural form and detail of residential flat buildings.</li> <li>• To contribute to the safety and liveliness of the street by allowing for casual overlooking and address.</li> </ul>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The proposed development is considered to be consistent with the Balconies objectives as all apartments are provided with suitably sized private open spaces which integrate with the overall architectural form of the building and provide casual overlooking of communal and public areas.</p>
<b>Design Practice</b> <ul style="list-style-type: none"> <li>• Where other private open space is not provided, provide at least one primary balcony.</li> <li>• Primary balconies should be: located adjacent to the main living areas, such as living room, dining room or kitchen to extend the dwelling living space; sufficiently large and well proportioned to be functional and promote indoor/outdoor living – a dining table and 2 chairs (small apartment) and 4 chairs (larger apartment) should fit on the majority of balconies in the development.</li> <li>• Consider secondary balconies, including Juliet balconies or operable walls with balustrades, for additional amenity and choice: in larger apartments; adjacent to bedrooms; for clothes drying, site balconies off laundries or bathrooms and they should be screened from the public domain.</li> <li>• Design and detail balconies in response to the local climate and context thereby increasing the usefulness of balconies by: locating balconies which predominantly face north, east or west to provide solar access; utilising sun screens, pergolas, shutters ad operable walls to control sunlight and wind; providing balconies with operable screens, Juliet balconies or operable walls in special locations where noise or high windows prohibit other solutions; choose cantilevered balconies, partly cantilevered</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>All apartments have at least one balcony. Access is provided directly from living areas.</p> <p>Private open spaces are provided in the form of balconies for the upper levels and terraces and private courtyards to the ground level.</p>



Requirement	Yes	No	N/A	Comment
<ul style="list-style-type: none"> <li>Minimum dimensions from finished floor level to finished ceiling level:               <ul style="list-style-type: none"> <li>Mixed use buildings: 3.3 metres minimum for ground floor retail/commercial and for first floor residential, retail or commercial.</li> <li>For RFBs in mixed use areas 3.3 metres minimum for ground floor;</li> <li>For RFBs or other residential floors in mixed use buildings: 2.7 metres minimum for all habitable rooms on all floors, 2.4 metres preferred minimum for non-habitable rooms but no less than 2.25 metres;</li> </ul> </li> </ul>	<input type="checkbox"/>  <input checked="" 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"/>	<p>Minimum height of 3.3m provided at ground floor.</p> <p>Minimum height of 2.7m provided.</p>
<ul style="list-style-type: none"> <li>2 storey units: 2.4 metres for second storey if 50% or more of the apartments has 2.7 metres minimum ceiling heights;</li> <li>2 storey units with a 2 storey void space: 2.4 metres minimum;</li> <li>Attic spaces: 1.5 metres minimum wall height at edge of room with a 30° minimum ceiling slope.</li> <li>Developments which seek to vary the recommended ceiling heights must demonstrate that apartments will receive satisfactory daylight.</li> </ul>	<input type="checkbox"/>  <input type="checkbox"/>  <input 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>The floor to ceiling heights proposed are considered satisfactory.</p>
<b>Flexibility</b>				
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>To encourage housing designs which meet the broadest range of the occupants' needs as possible.</li> <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 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 Flexibility objectives as layouts promote changes to furniture arrangement and a suitable number can be adapted to the changing needs of residents.</p>
<b>Design Practice</b>				
<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 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>Apartment layout provides for basic changes to internal configuration. The building is serviced by 2 lifts and has accessible apartments</p> <p>Apartment layout provides for basic changes to internal configuration.</p> <p>Accessible and visitable apartments are promoted. There are 157 units in the development. Of that figure, 16 or 10% are to be designated as "adaptable units". In this regard the proposal is considered to be satisfactory.</p>
<b>Ground Floor Apartments</b>				
<b>Objectives</b>				
<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 checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<p>The ground floor apartments contribute appropriately to the streetscape.</p>







Requirement	Yes	No	N/A	Comment
Mixed Use				
<u>Objectives</u> <ul style="list-style-type: none"><li>• To support a mix of uses that complement and reinforce the character, economics and function of the local area.</li><li>• Choose a compatible mix of uses.</li><li>• Consider building depth and form in relation to each use's requirements for servicing and amenity.</li><li>• Design legible circulation systems, which ensure the safety of users by: isolating commercial service requirements such as loading docks from residential access, servicing needs and primary outlook; locating clearly demarcated residential entries directly from the public street; clearly distinguishing commercial and residential entries and vertical access points; providing security entries to all entrances into private areas, including car parks and internal courtyards; providing safe pedestrian routes through the site, where required.</li><li>• Ensure the building positively contributes to the public domain and streetscape by: fronting onto major streets with active uses; avoiding the use of blank walls at the ground level.</li><li>• Address acoustic requirements for each use by: separate residential uses, where possible, from ground floor retail or leisure uses by utilising an intermediate quiet-use barrier, such as offices; design for acoustic privacy from the beginning of the project to ensure that future services, such as air conditioning, do not cause acoustic problems later.</li><li>• Recognising the ownership/lease patterns and separating requirements for purposes of BCA.</li></ul>	<div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div>	<div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div>	<div><input checked="" type="checkbox"/></div> <div><input checked="" type="checkbox"/></div> <div><input checked="" type="checkbox"/></div> <div><input checked="" type="checkbox"/></div> <div><input checked="" type="checkbox"/></div> <div><input checked="" type="checkbox"/></div> <div><input checked="" type="checkbox"/></div>	
Storage				
<u>Objectives</u> <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>	<div><input checked="" type="checkbox"/></div> <div><input checked="" type="checkbox"/></div>	<div><input type="checkbox"/></div> <div><input type="checkbox"/></div>	<div><input type="checkbox"/></div> <div><input type="checkbox"/></div>	Storage is provided within each unit in the form of built in wardrobes, kitchen cupboards and dedicated separate storage cupboards.





Requirement	Yes	No	N/A	Comment
<p>increase their window area; use light shelves to reflect light into deeper apartments.</p> <ul style="list-style-type: none"> <li>• Design for shading and glare control, particularly in summer: using shading devices such as eaves, awnings, colonnades, balconies, pergolas, external louvres and planting; optimising the number of north facing living spaces; providing external horizontal shading to north facing windows; providing vertical shading to east or west windows; using high performance glass but minimising external glare off windows (avoid reflective films, use a glass reflectance below 20%, consider reduced tint glass).</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Overhanging balconies and louvres are proposed to provide shading to private open spaces. A roof element is provided for the top floors to provide shading to portions of the top floor balconies of the building.
<ul style="list-style-type: none"> <li>• Limit the use of light wells as a source of daylight by prohibiting their use as the primary source of daylight in habitable rooms.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None proposed for the development
<ul style="list-style-type: none"> <li>• Where light wells are used: relate light well dimensions to building separation; conceal building services and provide appropriate detail and materials to visible walls; ensure light wells are fully open to the sky; allow exceptions for adaptive reuse buildings, if satisfactory performance is demonstrated.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Living rooms and private open spaces for at least 70% of apartments in a development should receive a minimum of 3 hours direct sunlight between 9am and 3pm in midwinter. In dense urban areas, a minimum of 2 hours may be acceptable.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The applicant provided shadow statistics schedule that shows that 113 units or 72% of the units having living areas and private open space areas achieving the minimum 2 hours solar access.</p> <p>Given that the site is part of the Auburn Town Centre and therefore undergoing re-development to higher density area, the proposal is considered a dense urban development where a minimum 2 hours direct sunlight between 9am and 3pm may be acceptable. When applying the 2 hour solar access provision therefore, the proposal achieves the requirement and is considered acceptable.</p>
<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> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>There are 31 single aspect south facing units, which is 20% for the development. This is due to the orientation of the site. The apartments are considered to provide high levels of amenity, and given the location within the Town Centre, the non-compliance with this rule of thumb is considered reasonable.</b></p>
<ul style="list-style-type: none"> <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"/>	
<b>Natural Ventilation</b>				
<b>Objectives</b>				
<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> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>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.</p>
<ul style="list-style-type: none"> <li>• To provide natural ventilation in non-habitable rooms, where possible.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <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"/>	



Requirement	Yes	No	N/A	Comment
<u>Design Practice</u> <u>Awnings</u> <ul style="list-style-type: none"><li>Encourage pedestrian activity on streets by providing awnings to retail strips, where appropriate, which: give continuous cover in areas which have a desired pattern of continuous awnings; complement the height, depth and form of the desired character or existing pattern of awnings; provide sufficient protection for sun and rain.</li><li>Contribute to the legibility of the residential flat development and amenity of the public domain by locating local awnings over building entries.</li><li>Enhance safety for pedestrians by providing under-awning lighting.</li></ul> <u>Signage</u> <ul style="list-style-type: none"><li>Councils should prepare guidelines for signage based on the desired character and scale of the local area.</li><li>Integrate signage with the design of the development by responding to scale, proportions and architectural detailing.</li><li>Provide clear and legible way finding for residents and visitors.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Awning over the surrounding public domain is proposed.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Distinct awning proposed over building entrance
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No signage of any kind is proposed under this application.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Entry door to foyer is recessed
Facades				
<u>Objectives</u> <ul style="list-style-type: none"><li>To promote high architectural quality in residential flat buildings.</li><li>To ensure that new developments have facades which define and enhance the public domain and desired street character.</li><li>To ensure that building elements are integrated into the overall building form and façade design.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Facade objectives as elevations of high architectural design quality which include modulation and articulation are proposed.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Design Practice</u> <ul style="list-style-type: none"><li>Consider the relationship between the whole building form and the façade and/or building elements.</li><li>Compose facades with an appropriate scale, rhythm and proportion, which respond to the building's use and the desired contextual character.</li><li>Design facades to reflect the orientation of the site using elements such as sun shading, light shelves and bay windows as environmental controls, depending on the façade orientation.</li><li>Express important corners by giving visual prominence to parts of the façade.</li><li>Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.</li><li>Coordinate security grills/screens, ventilation louvres and car park entry doors with the overall façade design.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Elevations are provided in accordance with the scale requirements of the Auburn Local Environmental plan and Auburn Town Centre controls. The design quality of the development is satisfactory.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A high level of modulation, articulation and architectural feature elements are incorporated to provide visually interesting and varied facades.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Unightly elements such as services, piping and plant is to be suitably located and/or screened so as not to detract from the visual quality of facades.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roof Design				
<u>Objectives</u> <ul style="list-style-type: none"><li>To provide quality roof designs, which contribute to the overall design and performance of residential flat buildings.</li><li>To integrate the design of the roof into the overall façade, building composition and desired contextual response.</li><li>To increase the longevity of the building through weather protection.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Roof Design objectives as a flat roof with no elements which detract from the overall building appearance is proposed.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



Requirement	Yes	No	N/A	Comment
design, material selection and building practices. <ul style="list-style-type: none"> <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"/>	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"/>	
<b>Water Conservation</b>				
<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.
<u>Design Practice</u> <ul style="list-style-type: none"> <li>• Requirements superseded by BASIX.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The design practice requirements are superseded by commitments listed in the accompanying BASIX Certificate.

### Regional Environmental Plans

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

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

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

### Local Environmental Plans



**Auburn Local Environmental Plan 2010**

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

Clause	Yes	No	N/A	Comment
<b>Part 1 Preliminary</b>				
<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.				
(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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(g) to facilitate economic growth and employment opportunities within Auburn,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(h) to identify and conserve the natural, built and cultural heritage,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not within the vicinity of any heritage item.
(i) to provide recreational land, community facilities and land for public purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>1.8 Repeal of other local planning instruments applying to land</b>				
(1) All local environmental plans and deemed environmental planning instruments applying only to the land to which this Plan applies are repealed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Noted
<b>Note.</b> The following local environmental plans are repealed under this provision: <i>Auburn Local Environmental Plan 2000</i>				
(2) All local environmental plans and deemed environmental planning instruments applying to the land to which this Plan applies and to other and cease to apply to the land to which this Plan applies.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>1.9 Application of SEPPs and REPs</b>				
(1) This Plan is subject to the provisions of any State environmental planning policy and any regional environmental plan that prevail over this Plan as provided by section 36 of the Act.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(2) The following State environmental	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The state policies stated below are not





Clause	Yes	No	N/A	Comment
<p>(i) additional lots or the opportunity for additional dwellings, or</p> <p>(ii) lots that are smaller than the minimum size shown on the Lot Size Map in relation to the land concerned,</p> <p>(c) a consolidation of lots that does not create additional lots or the opportunity for additional dwellings,</p> <p>(d) rectifying an encroachment on a lot,</p> <p>(e) creating a public reserve,</p> <p>(f) excising from a lot land that is, or is intended to be, used for public purposes, including drainage purposes, rural fire brigade or other emergency service purposes or public toilets.</p> <p><b>Note.</b> If a subdivision is exempt development, the Act enables the subdivision to be carried out without consent.</p>	<input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The demolition component has been approved under DA-406/2013 and is not subject to this application.</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; Business premises; Child care</p>	<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"/>	<p>The proposed residential land use is 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 development provides a high density RFB.</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 a</p>

Clause	Yes	No	N/A	Comment
centres; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels; Hotel or motel accommodation; Information and education facilities; Office premises; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; <b>Residential flat buildings</b> ; Retail premises; Roads; Self-storage units; Seniors housing; Serviced apartments (but only as part of a mixed use development); Shop top housing; Warehouse or distribution centres; Any other development not specified in item 2 or 4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	residential flat building which is 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 type of development proposed.
(b) to ensure that subdivision of land is capable of supporting a range of development types.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No subdivision is proposed. The site would however be required to be consolidation, should the application be approved.
(2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(3A) Despite subclause (3), the minimum lot size for dwelling houses is 450 square metres.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The development is not for a single dwelling.
(3B) Despite subclause (3), if a lot is a battle-axe lot or other lot with an access handle and is on land in Zone R2 Low Density Residential, Zone R3 Medium Density Residential, Zone B6 Enterprise Corridor, Zone B7 Business Park, Zone IN1 General Industrial and Zone IN2 Light Industrial, the minimum lot size excludes the area of the access handle.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(3C) Despite subclauses (3)–(3B), the minimum lot size for development on land within the Former Lidcombe Hospital Site, as shown edged blue on the Lot Size Map, is as follows in relation to development for the purpose of:				
(a) dwelling houses:				
(i) 350 square metres, or			<input checked="" type="checkbox"/>	
(ii) if a garage will be accessed from the rear of the property - 290 square metres, or	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
(iii) if the dwelling house will be on a zero lot line - 270 square metres,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) semi-detached dwellings - 270 square metres,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(c) multi dwelling housing - 170 square metres for each dwelling,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(d) attached dwellings - 170 square metres.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(4) This clause does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Clause	Yes	No	N/A	Comment
<b>4.3 Height of buildings</b>				
(1) The objectives of this clause are as follows:				
(a) to establish a maximum building height to enable appropriate development density to be achieved, and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The subject site has a 38m height limit under the Auburn LEP 2010. The proposal compiles, providing a maximum height of 37.95 metres.
(b) to ensure that the height of buildings is compatible with the character of the locality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(2A) Despite subclause (2), the maximum height of office premises and hotel or motel accommodation is:				
(a) if it is within the Parramatta Road Precinct, as shown edged orange on the Height of Buildings Map—27 metres,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development not on Parramatta Road Precinct.
(b) if it is on land within Zone B6 Enterprise Corridor within the Silverwater Road Precinct, as shown edged light purple on the Height of Buildings Map—14 metres.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development not on land within zone B6 – Enterprise Corridor.
<b>4.4 Floor space ratio</b>				
(1) The objectives of this clause are as follows:				
(a) To establish a maximum floor space ratio to enable appropriate development density to be achieved, and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A floor space ratio of 5:1 is specified for the site.
(b) To ensure that development intensity reflects its locality.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development will establish the desired future density of the B4 – Mixed use zone.
(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	As noted earlier, a floor space ratio of 5:1 is specified for the site under ALEP 2010. The proposed development has proposed a floor space ratio of 4.99:1 based on the floor area calculations.
(2A) Despite subclause (2), the maximum floor space ratio for development for the purpose of multi dwelling housing on land other than land within the Former Lidcombe Hospital Site, as shown edged black on the Floor Space Ratio Map, is as follows:				Not a multi dwelling development.
(a) for sites less than 1,300 square metres—0.75:1,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not within Zone – B6 Enterprise
(b) for sites that are 1,300 square metres or greater but less than 1,800 square metres—0.80:1,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(c) for sites that are 1,800 square metres or greater—0.85:1.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	





Clause	Yes	No	N/A	Comment
<b>4.5 Calculation of floor space ratio and site area</b>				
<b>(1) Objectives</b>				
The objectives of this clause are as follows:				
(a) to define <b>floor space ratio</b> ,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Noted
(b) to set out rules for the calculation of the site area of development for the purpose of applying permitted floor space ratios, including rules to:				
(i) prevent the inclusion in the site area of an area that has no significant development being carried out on it, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site consists of 5 lots to be consolidated into 1 lot.
(ii) prevent the inclusion in the site area of an area that has already been included as part of a site area to maximise floor space area in another building, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(iii) require community land and public places to be dealt with separately.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>(2) Definition of “floor space ratio”</b>				
The <b>floor space ratio</b> of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.				
<b>(3) Site area</b>				
In determining the site area of proposed development for the purpose of applying a floor space ratio, the <b>site area</b> is taken to be:				
(a) if the proposed development is to be carried out on only one lot, the area of that lot, or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) if the proposed development is to be carried out on 2 or more lots, the area of any lot on which the development is proposed to be carried out that has at least one common boundary with another lot on which the development is being carried out.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Noted
In addition, subclauses (4)–(7) apply to the calculation of site area for the purposes of applying a floor space ratio to proposed development.				
<b>(4) Exclusions from site area</b>				
The following land must be excluded from the site area:				
(a) land on which the proposed development is prohibited, whether under this Plan or any other law,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No exclusions in accordance with this clause are being applied.
(b) community land or a public place (except as provided by subclause (7)).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>(5) Strata subdivisions</b>				
The area of a lot that is wholly or partly on top of another or others in a strata subdivision is to be included in the calculation of the site area	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No existing strata subdivision or proposed strata subdivision being applied.

Clause	Yes	No	N/A	Comment
only to the extent that it does not overlap with another lot already included in the site area calculation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site consists of 5 lots to be consolidated into 1 lot.
<b>(6) Only significant development to be included</b>  The site area for proposed development must not include a lot additional to a lot or lots on which the development is being carried out unless the proposed development includes significant development on that additional lot.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>(7) Certain public land to be separately considered</b>  For the purpose of applying a floor space ratio to any proposed development on, above or below community land or a public place, the site area must only include an area that is on, above or below that community land or public place, and is occupied or physically affected by the proposed development, and may not include any other area on which the proposed development is to be carried out.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No public land incorporated into the proposal.
<b>(8) Existing buildings</b>  The gross floor area of any existing or proposed buildings within the vertical projection (above or below ground) of the boundaries of a site is to be included in the calculation of the total floor space for the purposes of applying a floor space ratio, whether or not the proposed development relates to all of the buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All above ground floors of the proposal are factored into the floor space ratio calculation.
<b>(9) Covenants to prevent "double dipping"</b>  When consent is granted to development on a site comprised of 2 or more lots, a condition of the consent may require a covenant to be registered that prevents the creation of floor area on a lot (the restricted lot) if the consent authority is satisfied that an equivalent quantity of floor area will be created on another lot only because the site included the restricted lot.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Consolidation of lots has been approved under DA-406/2013
<b>(10) Covenants affect consolidated sites</b> If:				No consolidation covenant is being applied in this instance.
(a) a covenant of the kind referred to in subclause (9) applies to any land ( <i>affected land</i> ), and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) proposed development relates to the affected land and other land that together comprise the site of the proposed development,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
the maximum amount of floor area allowed on the other land by the floor space ratio fixed for the site by this Plan is reduced by the quantity of floor space area the covenant prevents being created on the affected land.				
<b>(11) Definition</b>  In this clause, <i>public place</i> has the same meaning as it has in the <i>Local Government Act 1993</i> .				

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

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



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

Clause	Yes	No	N/A	Comment
<p>impact statement is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p> <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 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 type="checkbox"/>	<input type="checkbox"/>   <input type="checkbox"/>   <input type="checkbox"/>	<input checked="" type="checkbox"/>   <input checked="" 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> <p>(a) notify the Heritage Council of its intention to grant consent, and</p> <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 type="checkbox"/>  <input type="checkbox"/>	<input checked="" 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> <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> <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 type="checkbox"/>  <input type="checkbox"/>	<input checked="" 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</p>				



Clause	Yes	No	N/A	Comment
identified in Schedule 5 as being of State significance (other than an item listed on the State Heritage Register or to which an interim heritage order under the <i>Heritage Act 1977</i> applies):	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(a) notify the Heritage Council about the application, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.				
<b>(10) Conservation incentives</b>				
The consent authority may grant consent to development for any purpose of a building that is a heritage item, or of the land on which such a building is erected, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(a) the conservation of the heritage item is facilitated by the granting of consent, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) the proposed development is in accordance with a heritage conservation management plan that has been approved by the consent authority, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage conservation management plan is carried out, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.				
<b>Part 6 Additional local provisions</b>				
<b>6.1 Acid sulfate soils</b>				
(1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site lies over Class 5 Acid Sulfate Soils and does not lie within 500 metres of an adjacent altered classification soil.
(2) Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.				Class 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.
<b>Class of land</b>				
<b>Works</b>				
1 Any works.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Clause	Yes	No	N/A	Comment
2 Works below the natural ground surface. Works by which the watertable is likely to be lowered.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3 Works more than 1 metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4 Works more than 2 metres below the natural ground surface. Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5 Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(3) Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority.				
(4) Despite subclause (2) Development consent is not required under this clause for the carrying out of works if:				
(a) a preliminary assessment of the proposed works prepared in accordance with the Acid Sulfate Soils Manual indicates that an acid sulfate soils management plan is not required for the works, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) the preliminary assessment has been provided to the consent authority and the consent authority has confirmed the assessment by notice in writing to the person proposing to carry out the works.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(5) Despite subclause (2), development consent is not required under this clause for the carrying out of any of the following works by a public authority (including ancillary work such as excavation, construction of access ways or the supply of power):				
(a) emergency work, being the repair or replacement of the works of the public authority required to be carried out urgently because the works have been damaged, have ceased to function or pose a risk to the environment or to public health and safety,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	



Clause	Yes	No	N/A	Comment
(c) the quality of the fill or of the soil to be excavated, or both,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is in accordance with the desired future character of the area and zone B4 – mixed use zone objectives.
(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Should the application be approved, appropriate conditions will be imposed to ensure that all fill taken from the site are taken to an approved landfill site.
(e) the source of any fill material and the destination of any excavated material,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Should the application be approved, appropriate noise, construction and traffic control conditions will be imposed to ensure minimal impact on the amenity of adjoining uses.
(f) the likelihood of disturbing relics,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soil has been tested in accordance with SEPP 55 requirements. All off site soil disposal to be to an approved landfill site.
(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is not identified as a potential archaeological site.
<b>Note.</b> The <i>National Parks and Wildlife Act 1974</i> , particularly section 86, deals with disturbing or excavating land and Aboriginal objects.				There are no waterways or environmentally sensitive areas in vicinity.



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

Clause	Yes	No	N/A	Comment
alteration or rebuilding of an existing building wholly or partly in the foreshore area, the alteration or rebuilding will not have an adverse impact on the amenity or aesthetic appearance of the foreshore, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(h) sea level rise or change of flooding patterns as a result of climate change have been considered.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>6.5 Essential Services</b>				
(1) Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required:				The listed services are currently available to the site.
(a) the supply of water,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Should the development be approved conditions will be imposed requiring that all services be augmented as necessary in accordance with service provider requirements.
(b) the supply of electricity,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(c) the disposal and management of sewage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(d) stormwater drainage or on-site conservation,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(e) suitable road access.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(2) This clause does not apply to development for the purpose of providing, extending, augmenting, maintaining or repairing any essential service referred to in this clause.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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

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

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

#### ADCP 2010 – Local Centres

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

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

<p>connection between buildings and the street.</p> <p>d. To ensure consistency in the main street frontages of buildings.</p> <p>e. To ensure building depth and bulk appropriate to the environmental setting and land form.</p> <p>f. To ensure building separation is adequate to protect amenity, daylight penetration and privacy between adjoining developments.</p> <p>g. To ensure that the form, scale, design and nature of development enhances the streetscape and visual quality of commercial areas.</p> <p>h. To ensure that the built form and density of a new development respects the scale, density and desired future character of the area.</p> <p>i. To ensure development appropriately supports the centres hierarchy.</p>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	<p><i>the FSR compliance shall be confirmed prior to the issue of the operative consent).</i></p>
<p><b>Development controls</b></p>				
<p><b>D1</b> To allow for their adaptive use, mixed use buildings are to incorporate the following flexible design requirements:</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• The number of internal apartment structural walls are to minimised; and</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Ceiling heights for the ground floor is to be a minimum of 3.6m.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>D2</b> Residential components are to be provided with direct access to street level with entrances clearly distinguishable from entries to commercial premises.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>D3</b> Secure entries are to be provided to all entrances to private areas, including car parks and internal courtyards.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>D4</b> Car parking provided for the residential component of the development is to be clearly delineated and provided separate to general customer parking.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p><b>D5</b> Development shall be designed to locate loading bays, waste storage/collection areas and any other noise and odour generating aspects of buildings away from residential areas.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>D6</b> Vehicular circulation areas must be legible and must differentiate between the commercial service requirements, such as loading areas, and residential access.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<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><b>2.1 Number of storeys</b></p>				
<p><b>Performance criteria</b></p> <p><b>PI</b> To ensure an acceptable level of amenity and future flexibility is provided for new commercial and residential developments.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Ceiling heights to lower levels are retained. New levels are provided with 2.7m ceiling heights</p>
<p><b>Development controls</b></p> <p><b>D1</b> The minimum finished floor level (FFL)</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	





<p>shall be in proportion with the scale and size of the new building and any adjoining buildings which contribute positively to the streetscape.</p> <p><b>D5</b> Street awnings which appear as horizontal elements along the façade of the building shall be provided as part of all new development.</p> <p><b>D6</b> Where development has two (2) street frontages the streetscape should be addressed by both facades.</p>	<input checked="" type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input checked="" type="checkbox"/>	<p>There is an awning provided over the footpath.</p>
<p><b>2.3 Materials</b> <b>Performance criteria</b></p> <p><b>P1</b> Materials enhance the quality and character of the business precinct.</p> <p><b>P2</b> The use of face brick (smooth faced) is encouraged.</p> <p><b>P3</b> The use of cmenet render on building facades is discouraged due to high ongoing maintenance issues.</p> <p><b>Development controls</b></p> <p><b>D1</b> New buildings shall incorporate a mix of solid (i.e. masonry concrete) and glazed materials, consistent with the character of buildings in the locality. The use of cmenet render is minimised.</p> <p><b>D2</b> Building materials and finishes complement the finishes predominating in the area. Different materials, colours or textures may be used to emphasise certain features of the building.</p> <p><b>D3</b> Building facades at street level along primary streets and public places consist of a minimum of 80% for windows/glazed areas and building and tenancy entries.</p> <p><b>D4</b> Visible light reflectivity from building materials used on the facades of new buildings shall not exceed 20%.</p>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	<p>The proposed materials are considered to be of high quality and contemporary appearance. The development is acceptable in this regard.</p> <p>The facade contains a mix of masonry concrete and glazing materials appropriate to the residential and commercial use of the building.</p> <p>The development incorporates substantial face brick and alucabond composite panel finishes in conjunction with some rendered elements. This overall design is considered satisfactory and satisfies the broader objectives of the DCP in this regard.</p> <p>Should the application be recommended for approval, appropriate condition could be imposed in this regards.</p>
<p><b>2.4 Roofs</b> <b>Performance criteria</b></p> <p><b>P1</b> Roof design is integrated into the overall building design.</p> <p><b>Development controls</b></p> <p><b>D1</b> Design of the roof shall achieve the following:</p> <ul style="list-style-type: none"> <li>•concealment of lift overruns and service plants;</li> <li>•presentation of an interesting skyline;</li> <li>•enhancing views from adjoining developments and public places; and</li> <li>•complementing the scale of the building.</li> </ul> <p><b>D2</b> Roof forms shall not be designed to add to the perceived height and bulk of the building.</p> <p><b>D3</b> Where outdoor recreation areas are proposed on flat roofs, shade structures and wind screens shall be provided.</p>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	<p>The proposed parapet is a flat horizontal roof element to the building.</p> <p>The roof overruns are not visible from the street.</p> <p>The roof is appropriate in this instance.</p> <p>The roof design is not considered to add to the perceived bulk and scale of the building.</p> <p>Should the application be recommended for approval, appropriate condition could be imposed in this</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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building as proposed is considered to be an appropriate design given the zoning, use and surrounding development.
<b>P2</b> New development conserves and enhances the existing character of the street with particular reference to architectural themes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed building provides a highly articulated built form in keeping with the contemporary character and future character of Auburn Centre.
<b>P3</b> To ensure that a diversity of active street frontages is provided which are compatible with the scale, character and architectural treatment of Auburn's local area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>P4</b> To maintain the surviving examples of original whole shop frontages where the shop frontages contribute to the local character.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>P5</b> To encourage new or replacement shop fronts to be compatible with the architectural style or period of the building to which they belong and the overall character of the local centre.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Development controls</b>				
<b>D1</b> Applicants shall demonstrate how new development addresses the streetscape and surrounding built environment.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed building bulk and scale is consistent with the future urban form associated with the Auburn Centre, which is in transition.
<b>D2</b> New shopfronts shall be constructed in materials which match or complement materials use in the existing building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D3</b> Development shall provide direct access between the footpath and the shop.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D4</b> Development shall avoid the excessive use of security bars.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D5</b> Block-out roller shutters are not permitted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D6</b> Signage shall be minimised and coordinated to contribute to a more harmonious and pleasant character for the locality.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no signs proposed as part of the subject application.
<b>3.2 Setbacks</b> <b>Performance criteria</b>				
<b>P1</b> The setback of new buildings is <b>generally</b> consistent with the setback of adjoining buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed setbacks considered appropriate and consistent with the setback requirements.
<b>P2</b> The built edge of development at the street frontage contributes to a sense of enclosure and scale within the centre.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is not located on a corner or identified as a gateway site.
<b>P3</b> Building design minimises bulk within streetscape through use of setbacks, architectural features and variations in materials and colour palette.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building is satisfactorily articulated to create visual interest in the streetscape
<b>Development controls</b>				
<b>D1</b> New development or additions to existing development shall adopt front setbacks, as shown in Figure 2 (refer to section 14.2 Setbacks for Auburn Town Centre) and Figure 8 (refer to section 15.2 Setbacks for Lidcombe Town Centre).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<b>D2 Levels above the street wall height are to be setback 4m.</b>				
<b>4.0 Mixed Use Developments</b>				
<b>Objectives</b>				
a. To encourage sustainable development by permitting services and employment-generating uses in conjunction with residential uses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development provides a 12 storey residential flat building, assessment is provided later in addition to the SEPP 65 assessment undertaken.
b. To provide affordable residential development within close proximity to transport, employment and services.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. To enhance the vitality and safety of commercial centres by encouraging further residential development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
d. To achieve a lively and active street frontage by encouraging the integration of appropriate retail and commercial uses with urban housing.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>4.1 Building design</b>				
<b>Performance criteria</b>				
<b>P1</b> Mixed use developments are designed to architecturally express the different functions of the building while sympathetically integrating into the local centre streetscape.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>P2</b> Ensure key landmark corner sites are development to ensure distinctive and unique design of buildings that will form gateways and entrance statements to commercial centres.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Development controls</b>				
<b>D1</b> The architecture of ground level uses shall reflect the commercial/retail function of the centre.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D2</b> Buildings shall achieve a quality living environment that sympathetically integrates into the character of the commercial precinct.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D3</b> Commercial and retail servicing, loading and parking facilities shall be separated from residential access and servicing and parking.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D4</b> The design of buildings on corner sites or at the ends of a business/commercial zone shall emphasise the corner as a focal point.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>4.2 Active street frontages</b>				
<b>Performance criteria</b>				
<b>P1</b> Active frontage users are defined as one of a combination of the following at street level.				
• Front entry to shopfronts;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Shop front;				
• Café or restaurant if accompanied by an entry from the street;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Active office uses, such as reception, if visible from the street; and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Public building if accompanied by an entry	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Development controls</b>				
<b>D1</b> Retail outlets and restaurants are				

located at the street frontage on the ground level.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D2</b> A separate and defined entry shall be provided for each use within a mixed use development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D3</b> Only open grill or transparent security (at least 70% visually transparent) shutters are permitted to retail frontages.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>a. Awnings</b> <b>Performance criteria</b> <b>P1</b> Street frontage awnings are to be provided in all areas with active frontage. <b>Development controls</b> <b>D1</b> Awning dimensions shall generally be: <ul style="list-style-type: none"> <li>•Horizontal in form;</li> <li>•minimum 2.4m deep (dependent on footpath width);</li> <li>•minimum soffit height of 3.2m and maximum of 4m.</li> <li>•steps for design articulation or to accommodate sloping streets are to be integral with the building design and should not exceed 700mm;</li> <li>•low profile, with slim vertical fascia or eaves (generally not to exceed 300mm height);</li> <li>•1.2m setback from kerb to allow for clearance of street furniture, trees and other public amenity elements;</li> <li>•In consideration of growth pattern of mature trees</li> </ul> <b>D2</b> Awning design must match building facades, be complementary to those of adjoining buildings and maintain continuity. <b>D3</b> Awning design must match building facades, be complementary to those of adjoining buildings and maintain continuity. <b>D4</b> Vertical canvas drop blinds may be used along the outer edge of awnings along north-south streets. These blinds must not carry advertising or signage. <b>D5</b> Under awning lighting shall be provided to facilitate night use and to improve public safety recessed into the soffit of the awning or wall mounted onto the building. <b>D6</b> Soft down lighting is preferred over up lighting to minimise light pollution. <b>D7</b> Any under awning sign is to maintain a minimum clearance of 2.8m from the level of the pavement. <b>D8</b> All residential buildings are to be provided with awnings or other weather protection at their main entrance area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unchanged from approved DA-406/2013
<b>4.4 Arcades</b>				

Performance criteria				
<b>P1</b> Provide safe and convenient connections to enhance to pedestrian network and to provide linkages between shopping areas, public spaces and car parking.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>P2</b> Encourage the use of parking at the rear of a development site by providing good access to the front of the site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>P3</b> Encourage activity within arcades.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Development controls</b>				
<b>D1</b> Arcades shall:				
•Accommodate active uses such as shops, commercial uses, public uses, residential lobbies, cafes or restaurants.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
•Be obvious and direct thoroughfares for pedestrians;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
•Provide adequate clearance to ensure pedestrian movement is not obstructed;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
•Have access to natural light for all or part of their length and at the openings at each end, where practicable;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
•Have signage at the entry indicating public accessibility and to where the arcade leads; and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
•Have clear sight lines and not opportunities for concealment.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D2</b> Where arcades or internalised shopping malls are proposed, those shops at the entrance must have direct pedestrian access to the street.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>4.5 Amenity</b>				
<b>Performance criteria</b>				
<b>P1</b> The amenity provided for residents of a mixed use development is similar to that expected in residential zones in terms of visual and acoustic privacy, solar amenity and views.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development provides for an appropriate level of amenity for the residential use. See the SEPP 65 assessment section of the report.
<b>Development controls</b>				
<b>D1</b> The internal environment of dwellings within mixed use developments in the vicinity of major arterial roads or railway lines shall provide an appropriate level of amenity for privacy, solar access and views.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development is not located in near vicinity of railway lines or arterial roads.
<b>4.6 Residential flat building component of mixed use developments</b>				
Applicants shall consult the Residential Flat Buildings Part of this DCP for the design requirements for the residential flat building component of a mixed use development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Assessment provided later in addition to the SEPP 65 assessment undertaken.
<b>5.0 Privacy and Security</b>				
<b>Objectives</b>				
a. To provide personal and property security for residents and visitors and enhance perceptions of community safety.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is considered to promote safety and security in the local area by increasing the opportunity for general pedestrian activity and passive surveillance in
b. To ensure that new development achieves adequate visual and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

acoustic privacy levels for neighbours and residents.				the locality.
c. To create a balance of uses that are safe and easily accessible.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
d. To ensure there is adequate lighting and signage to provide a safe environment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
e. To enhance the architectural character of buildings at night, improve safety and enliven the town centre at night.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<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 impact upon.
<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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Development controls</b>				
<b>D1</b> Views onto adjoining private open space shall be obscured by:				
• Screening with a maximum area of 25% openings is permanently fixed and made of durable materials; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sufficient building separation provided to minimise visual and acoustic overlooking onto adjoining private open spaces.
• Incorporating planter boxes into walls or balustrades to increase visual separation between areas. Existing dense vegetation or new planting may be used as a secondary measure to further improve privacy.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development is acceptable in this regard.
<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.	<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.
<b>D3</b> Shared pedestrian entries to buildings shall be lockable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D4</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"/>	The units facing Kerr Parade provides for passive surveillance of the street and public domain.
<b>D5</b> Pedestrian walkways and car parking shall be direct, clearly defined visible and provided with adequate lighting, particularly those used at night.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D6</b> Landscaping and site features shall not block sight lines and are to be minimised.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D8</b> Adequate lighting shall be provided to minimise shadows and concealment spaces.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D9</b> All entrances and exits shall be made clearly visible.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D10</b> Buildings shall be arranged to overlook public areas and streets to maximise surveillance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D11</b> Development shall be consistent with Council's Policy on Crime Prevention Through Environmental Design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A crime risk report has been submitted with the application. No objection is raised in this regards.







<p>from strong wind downdrafts at the base of the tower;</p> <ul style="list-style-type: none"> <li>• Ensure that tower buildings are well spaced from each other to allow breezes to penetrate local centres;</li> <li>• Consider the shape, location and height of buildings to satisfy wind criteria for public safety and comfort at ground level; and</li> <li>• Ensure useability of open terraces and balconies.</li> </ul> <p><b>D2</b> A Wind Effects Report is to be submitted with the DA for all buildings greater than 35m in height.</p> <p><b>D3</b> For buildings over 48m in height, results of a wind tunnel test are to be included in the report.</p>	<input 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 checked="" type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input checked="" type="checkbox"/>	
<p><b>6.0 Access and Car Parking</b> In addition to this section, applicants shall consult the Parking and Loading Part of this DCP for other access, parking and loading requirements for all development within local centres.</p>				
<p><b>6.1 Access, loading and car parking requirements</b> <b>Development controls</b> <b>D1</b> Car parking rates shall be provided in accordance with the Parking and Loading Part of this DCP.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Car parking will be accommodated over the five basement levels.</p> <p>General access and manoeuvring has been assessed by Council's engineering section as being acceptable.</p> <p>With regard to car parking required the following calculations are provided in accordance with the maximum rates of the Draft DCP:</p> <p>3 x 1 bedroom units = 3 spaces 149 x 2 br units (2 space per unit) = 298 4 x 3 br units (3 spaces per unit) = 12 1 x 4/5 bed units (5 spaces per unit) = 5 101-250 units minimum 12 parking spaces = 12</p> <p>Total max. residential/visitor parking 330</p> <p>The subject proposal proposes 330 total car parking spaces including 1 loading bay, 12 visitor spaces and 18 adaptable residential disabled spaces.</p> <p>The development is considered to provide ample parking to service the development. The development is considered acceptable with regard to the Parking and Loading section of the DCP.</p>
<p><b>6.2 Creation of new streets and laneways</b> <b>Performance criteria</b> <b>P1</b> All new proposed roads are designed to convey the primary function of the street, including:</p>				<p>No new streets or laneways are being proposed under this development application. This section of the DCP is not applicable.</p>





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 commercial and retail developments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ABSA and BASIX Certificates have been submitted with the application to address thermal comfort and energy efficiency for the residential component. The development is acceptable in this regards.
b. To encourage site planning and building design which optimises site conditions to achieve energy efficiency.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. To minimise overshadowing of the public domain including streets and open space.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	With regard to overshadowing of the public domain, the building has been appropriately sited however if the building was sited in a way to minimise the overshadowing of the street, this would result in an unacceptable design outcome and increased overshadowing impact on adjoining uses. Accordingly the buildings overshadowing of the street and public domain is considered acceptable in this instance.
d. To give greater protection to the natural environment by reducing greenhouse gas emissions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
e. To encourage the installation of energy efficient and water conserving appliances.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
f. To reduce the consumption of non-renewable energy sources for the purposes of heating, water, lighting and temperature control.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
g. To minimise potable water mains demand of non residential development by implementing water efficiency measures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>8.1 Energy efficiency Performance criteria</b>				
<b>P1</b> Internal building layouts are designed to minimise use of fossil fuel for heating and cooling and to encourage use of renewable energy in their running. Building materials and insulation assist thermal performance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building internal layout is generally considered acceptable. The building will be made out of appropriate masonry materials with suitable thermal massing properties.
<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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This is as per the BASIX certificate requirements.
<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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



<p>stormwater disposal system. For details refer to the Stormwater Drainage Part of this DCP.</p>				
<p><b>8.5 Ventilation</b></p> <p><b>Performance criteria</b></p> <p><b>PI</b> Natural ventilation is incorporated into the building design.</p> <p><b>Development controls</b></p> <p><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, the building is in part naturally ventilated. The development is acceptable in this regard.
<p><b>8.6 Solar amenity</b></p> <p><b>Performance criteria</b></p> <p><b>PI</b> New buildings are designed to 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 checked="" type="checkbox"/>  <input 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 checked="" type="checkbox"/> <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	<p>Given the orientation of the site, the additional five storeys results in the reduction of the solar access to the private open space and windows of living areas of several adjacent units to the southern property at 18-20 Station Road.</p> <p>There are no adjoining public outdoor spaces.</p> <p>The RFB to the south-east has north facing living areas and private open spaces with an approximate 4.5m setback to the subject site. As such this property is highly exposed to overshadowing impacts, given the applicable height and density controls relating to the subject size. The additional storeys step back to provide a 12m setback and this is considered reasonable given the height controls for the site and the existing overshadowing impacts.</p> <p>As the proposal is located within the local town centre of Auburn and complies with the applicable height and density controls, the extent of overshadowing is considered reasonable.</p> <p>Furthermore, whilst the building to the south-east does not receive the required amount of solar access on 21 June, the submitted solar access diagrams demonstrate that this building receives good levels of solar access throughout the year.</p> <p>For the most part the proposal complies with this control.</p>
<b>9.0 Ancillary Site Facilities</b>				
<p><b>9.1 Provision for goods and mail deliveries</b></p> <p><b>Performance criteria</b></p> <p><b>PI</b> New development incorporates adequate provision in its design for</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Waste removal can occur via the proposed loading bay at ground floor



<p>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 mixed use developments.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>level.</p> <p>Mailboxes are shown at the residential entry.</p>
<b>10.0 Other Relevant Controls</b>				
<p><b>10.1 Waste</b></p> <p><b>D1</b> Applicants shall consult the Waste Part of this DCP for requirements for disposal.</p> <p><b>10.2 Access and amenity</b></p> <p><b>D1</b> Applicants shall consult the relevant provisions within the Access and Mobility Part of this DCP.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>An acceptable waste management plan dealing with the demolition and construction waste has been submitted for the application. The development is acceptable in this regard.</p>
<b>11.0 Public Domain</b>				
<p><b>Objectives</b></p> <p>a. To ensure private development contributes to a safe, attractive and useable urban environment within the local centres of the Auburn local government area.</p> <p>b. To ensure the public domain forms an integrated part of the urban fabric of commercial centres.</p> <p>c. To encourage both night and day pedestrian activity in the commercial centres.</p> <p>d. To ensure private development contributes to a positive pedestrian environment.</p> <p>e. To ensure that outdoor dining areas do not interfere with pedestrian amenity.</p> <p>f. To encourage public art in new development.</p> <p><b>Development controls</b></p> <p><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.</p> <p><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.</p> <p><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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The development does not specifically propose significant public domain works. The proposed development is not likely to impact on the intentions of the Town Centre Outer of Auburn Public Domain Plan.</p>

12.0 Subdivision				
<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The lots have been amalgamated as per current DA approval.
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 opportunities and constraints.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	As above. It is noted that the total site area is approximately 2,457.88sqm. The site has appropriate dimensions.
<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 capable of being serviced by utilities.
<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The commercial uses are appropriately separated from adjoining residential sites.
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Development controls</b>				
<b>DI</b> Buildings adjoining residential zones and/or open space shall be setback a minimum of 3m from that property boundary.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b> Loading areas, driveways, rubbish, storage areas, and roof top equipment shall not be located directly adjacent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

to residential zones, or if unavoidable shall be suitably attenuated or screened.				
<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 zone.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D4</b> External lighting shall be positioned to avoid light spillage to adjoining residential zones.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>14.0 Auburn Town Centre</b>				
<b>14.1 Development to which this section applies</b> This section applies to the Auburn Town Centre which is zoned B4 Mixed Use under <i>Auburn LEP 2010</i> . Refer to Figure 4. The development controls apply in addition to the development controls presented in previous sections of this Part. Where there are inconsistencies between the controls contained within this section and other controls within this DCP, these controls prevail to the extent of the inconsistency.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The subject site lies within the boundary of Figure 4.
<b>14.2 Setbacks</b> <b>Development controls</b> <b>D1</b> Setbacks within the town centre shall be consistent with Figure 2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is consistent with Figure 2, which determines that the site may be built to the boundary.
<b>14.3 Active frontages</b> <b>Development controls</b> <b>D1</b> As a minimum, buildings shall provide active street frontages consistent with Figure 3.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No active frontage requirement is stipulated for the subject development site in figure 3.
<b>14.5 Laneways</b> <b>Development controls</b> <b>D1</b> Redevelopment within the Auburn Town Centre shall make provision for the creation of new laneways as shown in Figure 4.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No laneway is shown to be provided to service the site as per figure 8. Accordingly the development is considered to be acceptable in this regard.

## DCP 2010 Residential Flat Buildings

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

Requirement	Yes	No	N/A	Comments
<b>1.0 Introduction</b>				
<b>1.1 Development to which this Part applies</b> This part applies to residential flat building				The development site is not located in the Wentworth Point locality.

development. It does not apply to Newington and Wentworth Point (formerly Homebush Bay West) areas. Please refer to the Newington Parts of this DCP or the Wentworth Point DCPs listed in Section 1.6 of the Introduction Part of this DCP.				
<b>1.2 Purpose of this Part</b>  The purpose of this Part is to ensure residential flat buildings: <ul style="list-style-type: none"> <li>are pleasant to live in and create enjoyable urban places;</li> <li>maintain a high level of amenity;</li> <li>contribute to the overall street locality;</li> <li>minimise the impact on the environment; and</li> <li>optimise use of the land.</li> </ul>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	The development is considered to be generally in compliance with this part.
<b>2.0 Built Form</b>				
<ul style="list-style-type: none"> <li><b>Objectives</b></li> <li>To ensure that all development contributes to the improvement of the character of the locality in which it is located.</li> <li>To ensure that development is sensitive to the landscape setting and environmental conditions of the locality.</li> <li>To ensure that the appearance of development is of high visual quality and enhances and addresses the street.</li> <li>To ensure that the proposed development protects the amenity of adjoining and adjacent properties.</li> <li>To ensure that the form, scale and height of the proposed development responds appropriately to site characteristics and locality.</li> <li>To ensure that development relates well to surrounding developments.</li> <li>To ensure that development maximises sustainable living.</li> </ul>	<input checked="" type="checkbox"/> <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"/>	The proposed development is consistent with the built form objectives as it results in an articulated, balanced development, which improves the existing streetscape, provides deep soil zones and landscaping, is consistent with the form and scale of like developments in the near vicinity and achieves the required energy efficiency ratings.
<b>2.1 Site area</b>  <b>Performance criteria</b>  <b>P1</b> The site area of a proposed development is of sufficient size to accommodate residential flat buildings.  <b>Development controls</b>  <b>D1</b> A residential flat building development shall have a minimum site area of 1000m <sup>2</sup> and an average minimum width of 24m.	<input checked="" type="checkbox"/>       <input checked="" type="checkbox"/>	<input type="checkbox"/>       <input type="checkbox"/>	<input type="checkbox"/>       <input type="checkbox"/>	The development site is considered to be of acceptable size and dimensions with a site area of approximately 2457.88sqm and frontage of 48.87m. The development is acceptable in this regard.

<b>D2</b>	Where lots are deep and have narrow street frontages the capacity for maximising residential development is limited. Two or more sites may need to be amalgamated to provide a combined site with sufficient width for good building design.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>2.2</b>	<b>Site coverage</b>				
	<b>Performance criteria</b>				
<b>P1</b>	Adequate areas for landscaping, open space and spatial separation is provided between buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<b>Development controls</b>				
<b>D1</b>	The built upon area shall not exceed 50% of the total site area.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site coverage already exceeds 50% of the site however the development is within a mixed use zone and as such the coverage is consistent with existing nearby land uses (commercial, retail, church, school) and likely future development. Notwithstanding this, the development will provide for a two landscaped / communal outdoor spaces whilst still providing for basement garage, access driveway and commercial space. The development is acceptable in this regard. Council's engineer is satisfied with the OSD provisions.
<b>D2</b>	The non-built upon area shall be landscaped and consolidated into one communal open space and a series of courtyards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>2.3</b>	<b>Building envelope</b>				
	<b>Performance criteria</b>				
<b>P1</b>	The height, bulk and scale of a residential flat building development is compatible with neighbouring development and the locality. Residential flat buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
	<ul style="list-style-type: none"> <li>addresses both streets on corner sites;</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<ul style="list-style-type: none"> <li>align with the street and/or proposed new streets;</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal aligns with the street and is not located on a corner allotment nor requires a laneway to meet its service needs.
	<ul style="list-style-type: none"> <li>are located across the site; and</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<ul style="list-style-type: none"> <li>form an L shape or a T shape where there is a wing at the rear.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building has a T shape.
	<b>Note:</b> The development control diagrams in section 10.0 illustrate building envelope controls.				
	<b>Development controls</b>				
	Council may consider a site specific building envelope for certain sites, including:				
	<ul style="list-style-type: none"> <li>corner sites;</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A site specific building envelope is not considered to be necessary in this instance.
	<ul style="list-style-type: none"> <li>double frontage sites;</li> </ul>				



	windows, verandahs, balconies and/or blade walls. Such articulation elements may be forward of the required building line up to 600mm.				horizontal and vertical planes and contrasting material with fenestration treatments to create a varied facade.
2.4.2 Side setback					
D1	Where the external walls have no windows or only windows to bathrooms/laundries, these shall be setback at least 3m from a side boundary. Where there are windows in the wall to living rooms the setback from the side boundary shall be at least 3m.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The setbacks are appropriate to the site. They allow for reasonable amenity to be achieved to the surrounding buildings. Side setbacks vary, and are generally greater than 3m (generally 9m).</p> <p>The new levels step back to provide a 12m side setback to the rear of levels 8-11.</p>
D2	Eaves may extend a distance of 700mm from the wall.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal provides compliant courtyard spaces to both side elevations.
D3	If the depth of the building is greater than 12m, a courtyard space that is at least 3m from the side boundary and a minimum 3m deep shall be included on the side wall, generally mid-way along the length of the wall.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.4.3 Rear setback					
D1	Rear setbacks shall be a minimum of 10m.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>This is more applicable to a residential development in residentially zoned area. Given that the proposal is located within a mixed use zone and the back of the site adjoins commercial developments and a place of worship, a setback of 10m will significantly limit the development potential of the site. The additional storeys retain the existing approved 3m rear setback.</p> <p>“T” or “rear wing” shaped building proposed with varying and appropriate setback.</p>
D2	Where there is a frontage to a street and a rear laneway the setback to the rear laneway shall be a minimum of 2m.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D3	Where a building is an L or T shape with the windows facing side courtyards the rear setback shall be a minimum of 2m.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.4.4 Haslam’s creek setback					
D1	A minimum 10m setback from the top of the creek bank of Haslam’s Creek and its tributaries shall be required. Refer to the Stormwater Drainage Part of this DCP for additional controls.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The development site is not in near vicinity of Haslam’s Creek.
2.4.5 Setbacks at Olympic Drive, Lidcombe					
Performance criteria					

<p><b>P1</b> Sites with frontage to Olympic Drive, Lidcombe, address this road and provide an appropriately landscaped setback.</p> <p><b>P2</b> East-west streets maintain view corridors to Wyatt Park.</p> <p><b>Development controls</b></p> <p><b>D1</b> For sites with frontage to Olympic Drive, buildings shall be designed to address Olympic Drive and provide a setback of 6m.</p> <p><b>D2</b> The setback area and verge shall be landscaped and planted with a double row of street trees.</p> <p><b>D3</b> The setback to east-west streets shall be generally 4 to 6m and ensure view corridors to Wyatt Park are maintained.</p>	<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.
	<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"/>	
<p><b>2.5 Building depth</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> A high level of amenity is provided for residents.</p> <p><b>Development controls</b></p> <p><b>D1</b> The maximum depth of a residential flat building shall be 18m excluding balconies.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal is considered to deliver an appropriate level of amenity to the residents of the building.</p> <p><b>As discussed under compliance table for SEPP 65, a variation is proposed with the building depth reaching up to 24m in some areas. Notwithstanding this, the building would provide an appropriate level of amenity for future residents and this variation is considered worthy of support in his instance. Refer also to SEPP 65 discussions above in this matter.</b></p> <p><b>The additional storeys are provided with a reduced building depth to the rear of the development.</b></p>
<p><b>2.6 Number of storeys</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> The number of storeys is achievable within the maximum building height in <i>Auburn LEP 2010</i>.</p> <p><b>Development controls</b></p> <p><b>D1</b> Residential flat buildings shall be a maximum four (4) storeys above ground</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The proposed development is consistent with this requirement and provides for a building height less than 27m under the ALEP 2010.</p> <p><b>The proposal is located within a mixed use zone, allowing up to 38m high development of the site. The</b></p>





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

<b>D1</b>	Roof forms shall be designed in a way that the total form does not add to height and bulk of the building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flat roof and low horizontal parapet proposed. The roof form is in accordance with this clause.
<b>2.10.4 Balustrades and balconies</b>					
<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.
<b>D2</b>	The design of the underside of the balcony shall take into consideration the view of the underside from the street and shall avoid having exposed pipes and utilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Complies.
<b>2.11 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"/>	Units generally comply with the 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Development controls</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>D1</b>	The size of the dwelling shall determine the maximum number of bedrooms permitted.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>Smallest 1 bed unit size = 50m<sup>2</sup></b>  <b>Smallest 2 bed unit size = 75m<sup>2</sup></b>  <b>Smallest 3 bed unit size = 115m<sup>2</sup></b>  <b>Smallest 4 bedroom unit size = 128.57m<sup>2</sup>.</b></p> <p><b>The proposal complies. It is noted that proposed apartment sizes is compliant with SEPP 65 controls.</b></p>
<b>Number of bedrooms</b>	<b>Dwelling size</b>				
Studio	50m <sup>2</sup>				
1 bedroom (cross through)	50m <sup>2</sup>				
1 bedroom (maisonette)	62m <sup>2</sup>				
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>2.12 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 some 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>					
<b>D1</b>	A variety of apartment types between studio, one, two, three and three plus-bedroom apartments shall be provided, particularly in large apartment buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development has the following bedroom mix:-  3 x 1 bedroom apartments – (2%) 149 x 2 bedroom apartments – (95%) 5 x 3/4 bedroom apartments – (3%)
	Variety may not be possible in smaller buildings, for example, up to six units.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b>	The appropriate apartment mix for a location shall be refined by:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building is considered to offer an appropriate unit mix.
	<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"/>	
<b>D3</b>	A mix of one (1) and three (3) bedroom apartments shall be located on the ground level where accessibility is more easily achieved for disabled, elderly people or families with children.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal provides 2 x 1 bedroom unit, 8 x 2 bedroom units and 1 x 4 bedroom unit to the ground floor. Three of the ground floor units are adaptable.
<b>D4</b>	The number of accessible and adaptable apartments to cater for a wider range of occupants shall be optimised.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building is fully visitable due to the lift access. The development has 10 units identified as being adaptable.
<b>D5</b>	The possibility of flexible apartment configurations, which support future change to optimise the building layout and to provide northern sunlight access for all apartments, shall be considered.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D6</b>	Robust building configurations which utilise multiple entries and circulation cores shall be provided especially in larger buildings over 15m long.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal provides a single entry from the street with two lifts servicing the central circulation core. The development is acceptable in this regard.



	proposed dwelling.				
b.	To provide private open areas that relate well to the living areas of dwellings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c.	To enhance the appearance and amenity of residential flat buildings through integrated landscape design.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d.	To provide for the preservation of existing trees and other natural features on the site, where appropriate.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e.	To provide low maintenance communal open space areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
f.	To provide adequate opportunities for water infiltration and tall trees to grow and to spread, so as to create a canopy effect.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
g.	To conserve and enhance street tree planting.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>3.1</b>	<b>Development application requirements</b>				
	A landscape plan shall be submitted with all development applications for residential flat buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A suitable landscaping plan which details species, quantity required, height and spread, planting depth detail, etc has been submitted and is considered satisfactory.
	The landscape plan should specify landscape themes, vegetation (location and species), paving and lighting that provide a safe, attractive and functional environment for residents, integrates the development with the neighbourhood and contributes to energy efficiency and water management.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	A landscape plan prepared by a professionally qualified landscape architect or designer shall be submitted with the development application which shows:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	■ proposed site contours and reduced levels at embankments, retaining walls and other critical locations;				
	■ existing vegetation and the proposed planting and landscaping (including proposed species);				
	■ general arrangement of hard landscaping elements on and adjoining the site;				
	■ location of communal				



<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<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>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> Applicants shall demonstrate that the development will not impact adversely upon any adjoining public reserve or bushland.</p> <p><b>D4</b> Residential flat buildings shall address and align with any public open space and/or bushland on their boundary.</p> <p><b>D5</b> All podium areas and communal open space areas, which are planted, shall be provided with a</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Landscaping within the development is located at the sides and rear and have assisted in reducing the bulk and scale of the development.</p> <p>The development is not on a steeply sloping site.</p>



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

<p>service balconies may be provided for external clothes drying areas and storage.</p> <p><b>D8</b> Private open space and balconies shall take advantage of mid to long distance views where privacy impacts will not arise.</p>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	
<p><b>3.6 Communal open space</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> The site layout provides communal open spaces which:</p> <ul style="list-style-type: none"> <li>■ contribute to the character of the development;</li> <li>■ provide for a range of uses and activities;</li> <li>■ allows cost-effective maintenance; and</li> <li>■ contributes to stormwater management.</li> </ul> <p><b>Development controls</b></p> <p><b>D1</b> Communal open space shall be useable, have a northern aspect and contain a reasonable proportion of unbuilt upon (landscaped) area and paved recreation area.</p> <p><b>D2</b> The communal open space area shall have minimum dimensions of 10m.</p>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	<p>A communal open space of 217.05m<sup>2</sup> is provided for residents use on the podium next to the north west boundary. An additional common open space of 490.56m<sup>2</sup> is provided at the roof top terrace/podium.</p> <p>The outdoor spaces will provide:</p> <ul style="list-style-type: none"> <li>• quality outdoor space for the residents,</li> <li>• common room,</li> <li>• Tangible improvement to the immediate microclimate and air quality of the site</li> <li>• Provides an opportunity to contribute to biodiversity.</li> </ul> <p>The development is acceptable in this regard. The minimum dimension of the main communal area is 8m to the ground floor and greater than 10m to the roof top terrace.</p>
<p><b>3.7 Protection of existing trees</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> Major existing trees are retained where practicable through appropriate siting of buildings, access driveways and parking areas and appropriate landscaping.</p> <p><b>Development controls</b></p> <p><b>D1</b> Building structures or disturbance to existing ground levels shall not be within the drip line of existing significant trees to be retained.</p>	<input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<p>No significant trees located within the subject site.</p>



	walls.				
D2	A dilapidation report shall be prepared for all development that is adjacent to sites, which build to the boundary.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This requirement is a standard requirement for all construction involving the excavation for significant basements.
D3	Basement walls not located on the side boundary shall have minimum setback of 1.2m from the side boundary to allow planting.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposal will reduce the side setback to the south-eastern boundary to 0.4m from 1.2m bringing this boundary inline with the the basement wall setback to the remaining three boundaries..
D4	Basement walls visible above ground level shall be appropriately finished (such as face brickwork and/or render) and appear as part of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5.0 Privacy and security					
Objectives					
a.	To ensure the siting and design of buildings provide visual and acoustic privacy for residents and neighbours in their dwellings and private open spaces.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is considered to promote safety and security in the local area by increasing the opportunity for general pedestrian activity and passive surveillance in the locality.
b.	To provide personal and property security for residents and visitors and enhance perceptions of community safety.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5.1 Privacy					
Performance criteria					
P1	Private open spaces and living areas of adjacent dwellings are protected from overlooking.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development has provided numerous privacy features to ensure adjoining development (existing and future) is not adversely impacted upon including shrubs/trees planting and louvres/screens.
Development controls					
D1	Buildings shall be designed to form large external courtyards with a minimum distance of 10 to 12m between opposite windows of habitable rooms.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sufficient building separation provided to minimise visual and acoustic overlooking onto adjoining private open spaces.
D2	Windows to living rooms and main bedrooms shall be oriented to the street and to the rear, or to the side when buildings form an 'L' or 'T' shape.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development is acceptable in this regard.
D3	Site layout and building design shall ensure that windows do not provide direct and close views into windows, balconies or private open spaces of	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



	and insulation requirements of the BCA.				
<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 Development Near Rail Corridors and Busy Roads – Interim Guidelines, 2008.					
<b>5.3 Security</b>					
<b>Performance criteria</b>					
P1	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.  Note: Consideration shall also be given to Council’s Policy on Crime Prevention Through Environmental Design (CPTED).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A crime safety report was submitted with the application stating that the development had been designed in accordance with the CPTED principles.
<b>Development controls</b>					
D1	Shared pedestrian entries to buildings shall be lockable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residential entry to ground floor is lockable.
D2	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 the street will be possible from the upper residential floors of the development.
D3	Ground floor apartments may have individual entries from the street.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ground floor apartments not provided with a separate entry from the street.
D4	Residential flat buildings adjoining a park or public open space shall be treated like a front entrance/garden for the length of the park. Refer to Figure 4 - Park frontage in section 10.0.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>5.4 Fences</b>					
<b>Performance controls</b>					
P1	Front fences and walls maintain the streetscape character and are consistent with the scale of development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Front fences and walls are consistent with the scale of development.
<b>Development controls</b>					
D1	The front and side dividing fences, where located within the front yard area,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Solid portions of front fences are generally below 1.2m, however the slope of the site results in some non-compliance to the south-eastern

	shall not exceed 1.2m as measured above existing ground level and shall be a minimum of 50% transparent. Front and side dividing fences where located within the front yard area shall not be constructed of solid pre-coated metal type materials such as Colorbond™ or similar.				<b>ground floor dwellings.</b>  <b>The proposal is considered acceptable in this regard.</b>
<b>D2</b>	All fences forward of the building alignment shall be treated in a similar way.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D3</b>	Solid pre-coated metal fences shall be discouraged and shall not be located forward of the front building line.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D4</b>	Front fences shall satisfy the acoustic abatement criteria and be provided with a landscaped area on the street side of the fence.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D5</b>	Fences located on side or rear boundaries of the premises, behind the main building line shall not exceed a maximum height of 1.8m.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>6.0 Solar amenity and stormwater reuse</b>					
<b>Objectives</b>					
a.	To minimise overshadowing of adjoining residences and to achieve energy efficient housing in a passive solar design that provides residents with year round comfort and reduces energy consumption.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The siting of the building is such that some impacts to the solar access to the south-eastern neighbour is unavoidable.  The development incorporates a suite of energy efficiency and water conservation measure and detailed in the submitted plans and BASIX certificate. The measures include: <ul style="list-style-type: none"><li>• Energy efficient lighting</li><li>• Water saving fixtures</li><li>• Appropriate floor and wall insulation measures</li><li>• Use of shading devices over windows</li><li>• Installed appliances to meet minimum efficiency targets</li><li>• Instantaneous hot water system</li><li>• Water reuse system</li></ul>
b.	To create comfortable living environments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c.	To provide greater protection to the natural environment by reducing the amount of greenhouse gas emissions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
d.	To reduce the consumption of non-renewable energy sources for the purposes heating water, lighting and temperature control.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
e.	To encourage installation of energy efficient appliances that minimise green house gas generation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

6.1 Solar amenity					
<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"/>	Given the siting of the site and associated height and density controls, the level of overshadowing to neighbouring properties is reasonable.
<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. 113 or 72% of units receive at least 2 hours of sunlight in mid-winter between 9am and 3pm.
<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 exist on adjoining residential flat building.
	Where adjoining properties do not have any solar collectors, a minimum of 3m <sup>2</sup> of north facing roof space of the adjoining dwelling shall retain unimpeded solar access between 9:00am to 3:00pm on June 21.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Given the orientation of the site, this is not feasible.
	<b>Note:</b> Where the proposed development is located on an adjacent northern boundary this may not be possible.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>The siting of the building is such that surrounding buildings and private open space will receive adequate solar access either in the morning, daytime or afternoon depending on its positioning relative to the building at different times throughout the year. Whilst the building to the south is affected by the additional storeys, it is likely that in time this building will be redeveloped in time and improved solar access achieved to this site.</b>
<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All living rooms and balconies in the proposal are orientated towards the street, rear or sides of the site for maximum outlook and minimal privacy intrusion into adjoining sites.
<b>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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The neighbouring property to the south-east has a 4.5m setback from north facing windows to the site.



	not further reduce solar access.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	
<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEE ABOVE.
<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"/>	
<b>D8</b>	The western walls of the residential flat building shall be appropriately shaded.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shading devices are shown on balconies the western elevation of the building.
<b>6.2</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 openings for ventilation.
	<b>Development controls</b>				
<b>D1</b>	Rooms with high fixed ventilation openings such as bathrooms and laundries shall be situated on the southern side to act as buffers to insulate the building from winter winds.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building and unit layouts are designed to maximise natural ventilation through the use of open-plan living areas and generous openings to living areas and bedrooms.
<b>D2</b>	Apartments shall be designed to consider ventilation and dual aspect. This can be achieved with cross over apartments, cross through apartments, corner apartments and two (2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dual aspect apartments have been included within the development. 68% of units are provided with cross-flow ventilation.  Some single aspect apartments have a depth of up to 11m from balcony glass to rear of unit. However apartments are provided with bathrooms, laundry's, or





<b>D2</b>	Storage space shall not impinge on the minimum area to be provided for parking spaces.				
<b>7.3</b>	<b>Utility services</b>				
	<b>Performance criteria</b>				
<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.	<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>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D1</b>	Where possible, services shall be underground.				
<b>7.4</b>	<b>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"/>	Can comply.
<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"/>	Mailboxes are close to the residential entry.
<b>D3</b>	Individual letterboxes can be provided where ground floor residential flat building units have direct access to the street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>7.5</b>	<b>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</b>	<b>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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The subdivision of the lots is appropriate. The existing house lots will be consolidated.
b.	To provide allotments of sufficient size to satisfy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<p>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.</p>				
<p><b>8.1 Lot amalgamation</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> Lot amalgamations within development sites are undertaken to ensure better forms of housing development and design.</p> <p><b>Development controls</b></p> <p><b>D1</b> Development sites involving more than one lot shall be consolidated.</p> <p><b>D2</b> Plans of Consolidation shall be submitted to, and registered with, the office of the NSW Land and Property Management Authority. 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>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input 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>The existing house lots will be consolidated.</p> <p>Adjoining sites can be re-developed in appropriate circumstances. The development of this site does would not hinder that to occur.</p>
<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>	<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>Can comply.</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><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p>No new streets are being proposed as part of the development. This clause is</p>

<b>P2</b>	New proposed roads are designed to convey the primary residential functions of the street including:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	not applicable to the proposal.
	■ safe and efficient movement of vehicles and pedestrians;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	■ provision for parked vehicles;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	■ provision of landscaping;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	■ location, construction and maintenance of public utilities; and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	■ movement of service and delivery vehicles.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<b>Development controls</b>				
<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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<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 Road Widths in section 10.2.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D3</b>	For larger self-contained new residential areas, specific road design requirements shall be considered for site specific development controls.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>9.0 Adaptable housing</b>					
<b>Objectives</b>					
a.	To ensure a sufficient proportion of dwellings include accessible layouts and features to accommodate changing requirements of residents.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development is fully accessible from the basement levels via lifts to residential levels above and from the level street entry.
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	







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

### **Parking and Loading DCP**

Requirement	Yes	No	N/A	Comment
<p><b>2.0 Off-Street Parking Requirements</b> This section applies to all development. Objectives</p> <p>a. To ensure that an acceptable level of parking is provided on-site to minimise adverse impacts on surrounding streets.</p> <p>b. To provide for the reasonable parking needs of business and industry to support their viability, but discourage unnecessary or excessive parking.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>An appropriate amount of parking is provided for the proposed residential use.</p>
<p>Performance criteria</p> <p><b>P1</b> New development provides adequate off-street parking to service the likely parking demand of that development.</p> <p><b>P2</b> New development does not introduce unnecessary or excessive off-street parking.</p> <p><b>P3</b> Parking provided for development which is not defined in this Part on sound and detailed parking assessment.</p> <p>Development controls</p> <p><b>D1</b> All new development shall provide off-street parking in accordance with the parking requirement tables of the respective developments in this Part.</p> <p><b>D2</b> That in circumstances where a land use is not defined by this plan, the application shall be accompanied by a detailed parking assessment prepared by a suitably qualified professional which includes:</p> <ul style="list-style-type: none"> <li>A detailed parking survey of similar establishments located in areas that demonstrate similar traffic and parking demand characteristics;</li> <li>Other transport facilities included in the development;</li> <li>Anticipated traffic generation directional distribution and nature of impacts expected;</li> <li>An assessment as to whether the precinct is experiencing traffic and on-street parking congestion and the implications that</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Adequate parking is provided as follows (rates according to Draft DCP):</p> <p>3 x 1 bedroom units (1 space per unit) = 3</p> <p>149 x 2 br units (2 space per unit) = 298</p> <p>4 x 3 br units (3 spaces per unit) = 12</p> <p>1 x 4 br units (5 spaces per unit) = 5</p> <p>101-250 units visitor (12 parking spaces) = 12</p> <p>Max allowed residential/visitor parking is 330</p> <p>Landuse is defined as a residential use.</p>

<p>development will have on existing situation;</p> <ul style="list-style-type: none"> <li>• An assessment of existing public transport networks that service the site, particularly in the off-peak, night and weekend periods and initiatives to encourage its usage;</li> <li>• Possible demand for car parking space from adjoining localities;</li> <li>• Occasional need for overflow car parking; and</li> <li>• Requirements of people with a limited mobility, sensory impairment.</li> </ul>				
<p><b>3.0 Design of parking facilities</b> This section applies to all development. <b>Objectives</b></p> <p>a. To promote greater bicycle use, decrease the reliance on private vehicles and encourage alternative, more sustainable modes of transport.</p> <p>b. To provide convenient and safe access and parking to meet the needs of all residents and visitors.</p> <p>c. To provide access arrangements which do not impact on the efficient or safe operation of the surrounding road system.</p> <p>d. To encourage the integrated design of access and parking facilities to minimise visual and environmental impacts.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal is considered to meet the design of parking objectives subject to amendments as suggested by Council's development engineer.</p> <p>The site is in close proximity to public transport and bicycle parking spaces are provided within the basement area.</p>
<p><b>3.1 Bicycle parking</b> <b>Development controls</b> <b>D1</b> Bicycle racks in safe and convenient locations are provided throughout all developments with a total gross floor area exceeding 1,000sqm and shall be designed in accordance with AS2890.3 – Bicycle Parking Facilities.</p> <p><b>3.2 Access driveway and circulation roadway design</b> <b>Performance criteria</b> <b>D1</b> Vehicular movement to and from the site and within the site reduces potential conflict with other vehicles and pedestrians by creating minimal interference with vehicular and pedestrian movements on public roads, as well as within the site being developed.</p> <p><b>D2</b> Access driveways, circulation roadways and open parking areas are suitably landscaped to enhance amenity which providing for security and accessibility to all residents and visitors.</p> <p><b>D3</b> Access driveways and circulation roadways shall not be wider than prescribed for their particular use.</p> <p><b>Development controls</b> <b>D1</b> Circulation driveways are designed to:</p> <ul style="list-style-type: none"> <li>• Enable vehicles to enter the parking space in a single turning movement;</li> <li>• Enable vehicles to leave the parking space in no more than two turning movements;</li> <li>• Comply with AS2890 (all parts);</li> <li>• Comply with AS1429.1 – Design for Access and Mobility; and</li> <li>• Comply with Council's road design specifications and quality assurance requirements.</li> </ul> <p><b>3.3 Sight distance and pedestrian safety</b> <b>Performance criteria</b> <b>P1</b> Clear sight lines are provided to ensure pedestrian safety.</p> <p><b>Development controls</b> <b>D1</b> Access driveways and circulation roadways shall be design to comply with sight distance requirements specified in AS2890 – Parking Facilities.</p> <p><b>D2</b> Obstruction/fences shall be eliminated to</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Bicycles spaces provided within the basement area.</p> <p>Basement parking proposed.</p> <p>Should the application be recommended for approval appropriate condition shall be imposed in this regards.</p>
<p><b>D1</b> Circulation driveways are designed to:</p> <ul style="list-style-type: none"> <li>• Enable vehicles to enter the parking space in a single turning movement;</li> <li>• Enable vehicles to leave the parking space in no more than two turning movements;</li> <li>• Comply with AS2890 (all parts);</li> <li>• Comply with AS1429.1 – Design for Access and Mobility; and</li> <li>• Comply with Council's road design specifications and quality assurance requirements.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>D2</b> Access driveways, circulation roadways and open parking areas are suitably landscaped to enhance amenity which providing for security and accessibility to all residents and visitors.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p><b>D3</b> Access driveways and circulation roadways shall not be wider than prescribed for their particular use.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>D1</b> Circulation driveways are designed to:</p> <ul style="list-style-type: none"> <li>• Enable vehicles to enter the parking space in a single turning movement;</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Enable vehicles to leave the parking space in no more than two turning movements;</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Comply with AS2890 (all parts);</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Comply with AS1429.1 – Design for Access and Mobility; and</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Comply with Council's road design specifications and quality assurance requirements.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p><b>3.3 Sight distance and pedestrian safety</b> <b>Performance criteria</b> <b>P1</b> Clear sight lines are provided to ensure pedestrian safety.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>Development controls</b> <b>D1</b> Access driveways and circulation roadways shall be design to comply with sight distance requirements specified in AS2890 – Parking Facilities.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>D2</b> Obstruction/fences shall be eliminated to</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

provide adequate sight distances.				
3.4 General parking design				
Performance criteria				
<b>P1</b> Parking facilities are designed in a manner that enhances the visual amenity of the development and provides a safe and convenient parking facility for users and pedestrians.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Basement car parking proposed.
<b>P2</b> The site layout enables people with a disability to use one continuously accessible path of travel:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To the site from the street frontage;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To individual or main car parking areas; and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To all buildings, site facilities and communal open space.				
Development controls				
<b>D1</b> Visual dominance of car parking areas and access driveways shall be reduced.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b> All basement/underground car parks shall be designed to enter and leave the site in a forward direction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D3</b> Car parking modules and access paths shall be designed to comply with AS2890 – Parking Facilities (all parts).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Note 1: Disabled parking shall comply with AS2890 – Parking Facilities requirements. Parking bay envelope width shall be maintained for the length of the parking bay.				
Note 2: Visitor parking dimensions shall be a minimum 2.6 metres by 5.4 metres.				
<b>D4</b> All pedestrian paths and ramps shall:				
• Have a minimum width of 1000mm;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Should the application be recommended for approval appropriate condition shall be imposed in this regards.
• Have a non-slip finish;				
• Not be steep (ramp grades between 1:20 and 1:14 are preferred);				
• Comply with AS1428.1 – Design for Access and Mobility; and				
• Comply with AS1428.2 – Standards for blind people or people with vision impairment.				

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

	exceeding 50m shall incorporate:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<ul style="list-style-type: none"> <li>■ A driveway width that allows for the passing of vehicles in opposite directions, this may be achieved by intermittent passing bays; and</li> <li>■ Turning areas for service vehicles.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D4</b>	The maximum gradient for a driveway shall be 20% (with appropriate transitions). However, in extreme circumstances, gradients up to 25% (with appropriate transitions) shall be considered.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D5</b>	For multi dwelling housing, entrances to car parks including the access driveway shall have a minimum clear width of 5.5m wide. (Where there are adjoining walls an additional 300mm on each side of the driveway shall be provided).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	The above width may be reduced to 3.6m for developments with less than 20 dwellings. In this case, the driveway shall be 5.5m in width for the first 6m from the property boundary leading into the car park to allow for two passing vehicles entering and exiting the car park. Refer to AS 2890.1 – Off-street car parking for more information on access driveway widths.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<b>Note:</b> Waiting bays shall be provided within the development site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D6</b>	Circulation roadways and ramps servicing car parking areas shall comply with AS 2890 – Parking Facilities unless otherwise advised by Council's Works and Services department.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D7</b>	For detached dwellings and dual occupancy development, driveways shall be a maximum of 3.5m in width at the property boundary.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D8</b>	For detached dwellings and dual occupancy development, the minimum width of vehicle access driveways shall be 1.2m clear of structures such as power poles, service pits and drainage pits.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>4.4 Residential flat buildings</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>4.4.1 Number of parking spaces</b>					
<b>Performance criteria</b>					

Not a multi dwelling housing

Not a detached dwelling development.

<p><b>PI</b> Sufficient car parking spaces shall be provided to meet the likely use and needs of proposed developments.</p>				<p>As discussed earlier in the report, adequate parking is provided on site to meet the demand of the proposed use.</p> <p>Refer to parking calculations earlier in the report. In this regards, 318 Resident and 12 Visitor.</p>												
<p><b>Development controls</b></p>																
<p><b>D1</b> Car parking for residential flat buildings shall comply with the requirements in Table 4:</p> <p><b>Table 4</b> - Summary of parking requirements – residential flat buildings</p> <table><tr><td>No of dwelling</td><td>Parking per space</td></tr><tr><td>1 bedroom</td><td>1.0 space</td></tr><tr><td>2 bedroom</td><td>1.0 space</td></tr><tr><td>3 bedroom</td><td>2.0 space</td></tr><tr><td>4 bedroom</td><td>2.0 space</td></tr><tr><td>Visitor</td><td>0.2 space</td></tr></table> <ul style="list-style-type: none"><li><i>Note: Resident and visitor car parking calculations are to be rounded up separately.</i></li></ul>	No of dwelling	Parking per space	1 bedroom		1.0 space	2 bedroom	1.0 space	3 bedroom	2.0 space	4 bedroom	2.0 space	Visitor	0.2 space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No of dwelling	Parking per space															
1 bedroom	1.0 space															
2 bedroom	1.0 space															
3 bedroom	2.0 space															
4 bedroom	2.0 space															
Visitor	0.2 space															
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>													
<p><b>D2</b> Stacked parking for a maximum of 2 car parking spaces may be provided only for use by the same dwelling.</p>																
<p><b>D3</b> Parking spaces may be enclosed if they have a minimum internal width of 3m clear of columns and meet the relevant Australian Standards and BCA requirements.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>													
<p><b>4.4.2 Design of parking spaces</b></p>																
<p><b>Performance criteria</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>													
<p><b>PI</b> The design of parking areas and structures reflects functional requirements.</p>																
<p><b>Development controls</b></p>																
<p><b>D1</b> All residential flat buildings shall have underground car parking and be fitted with a security door. Basement garage doors shall not tilt/swing or open in an outward direction.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>5 levels of basement car parking provided within the development. Security access is provided.</p>												
<p><b>D2</b> Underground car parking shall be naturally ventilated where possible and shall be less than 1m above existing ground level.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>													
<p><b>D3</b> Basement areas shall be used for storage and car parking only.</p>																
<p><b>5.0 Commercial development</b></p>																
<p>5.1.4 Number of car parking spaces</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>													
<p>Development controls</p>																
<p>D1 Car parking for commercial development shall comply with the requirements in Table 6:</p>																

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

provided from a laneway. <b>D7</b> That loading bays for trucks and commercial vehicles shall be provided in accordance with 9:					
Land use	Loading requirements				
Business and office premises	1 space per 4,000m2 GFA up to 20,000m2 GFA plus 1 space per 8,000m2 thereafter				
Retail premises - department stores	1 space per 1,500m2 GFA up to 6,000m2 GFA plus 1 space per 3,000m2 thereafter				
Retail premises - shops and food and drink premises	1 space per 400m2 GFA up to 2,000m2 GFA plus 1 space per 1,000m2 thereafter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1 loading bay provided and considered adequate for the proposed development.
Hotel and motel accommodation	1 space per 50 bedrooms or bedroom suites up to 200 plus 1 space per 100 thereafter plus 1 space per 1,000m2 of public area set aside for bar, tavern, lounge and restaurant				
Other	1 space per 2,000m2				
Industrial/warehouse, bulky goods retail and wholesale supplies	1 space per 800m2 GFA up to 8,000m2 GFA 1 space per 1,000m2 thereafter				
<p>Note: It is not possible to establish criteria for the size of trucks likely to access the land uses specified above. This will be done on a case by case basis.</p> <p>Larger trucks such as B-Doubles shall be assessed on their individual requirements, but will usually require a minimum loading area dimension of 25 metres (length) by 3.5 metres (width).</p> <p>The heights of the loading area, platform in the service bay and of the service bay itself will vary with vehicle type and loading/unloading methods.</p> <p><b>D8</b> Loading/unloading areas shall be provided in accordance with AS2890.2 – Off-Street Commercial Vehicle Facilities.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Council's development engineer has raised no objections to the proposed loading area.

### Access and Mobility DCP

The development is considered to be consistent with the objectives and requirements of this DCP as it provides equitable access to the development from the street/basement levels. It also provides disabled car parking spaces. Further to this, relevant conditions for the development to comply with Australian Standard AS1428 and the Building Code of Australia regarding disabled access can be included in any consent if the proposal was to be recommended for approval.

### Stormwater Drainage DCP

The relevant requirements and objectives of the Stormwater Drainage DCP have been considered in the assessment of the development application. Suitable stormwater plans and specifications have been submitted to accompany the development application. Council's



Engineers have raised no objection to the proposed stormwater design and appropriate conditions have been provided to be imposed on any development consent should the application be recommended for approval.

## **Waste DCP**

The relevant requirements and objectives of the Waste DCP have been considered in the assessment of the development application. A suitable waste management plan has been submitted to accompany the development application satisfying the DCP requirements. No objections have been made to the waste management plan and appropriate conditions will be imposed on any development consent should the application be recommended for approval.

## **Section 94 Contributions Plan**

The development would require the payment of contributions in accordance with Council Section 94 Contributions Plans. It is recommended that conditions be imposed on any consent requiring the payment of these contributions prior to the issue of any occupation certificate for the development.

The calculation is based on the following:

2 x 1 bedroom units,  
91 x 2 bedroom units and;  
1 x 4 bedroom units

Current fees payable are as per the attached condition schedule. This figure is subject to indexation as per the relevant plan.

## **Disclosure of Political Donations and Gifts**

The NSW Government introduced The Local Government and Planning Legislation Amendment (Political Donations) Act 2008 (NSW). This disclosure requirement is for all members of the public relating to political donations and gifts. The law introduces disclosure requirements for individuals or entities with a relevant financial interest as part of the lodgement of various types of development proposals and requests to initiate environmental planning instruments or development control plans.

No disclosures of any political donations or gifts have been declared by the applicant or any persons that have made submissions in respect to the proposed development.

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

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

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

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

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

The subject site and locality is not known to be affected by any natural hazards or other site constraints likely to have a significant adverse impact on the proposed development. Accordingly, the site can be said to be suitable to accommodate the proposal. The proposed development has been assessed in regard to its environmental consequences and having regard to this assessment, it is considered that the development is suitable in the context of the site and surrounding locality.

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

Advertised (newspaper) ☒ Mail ☒ Sign ☒ Not Required ☐

In accordance with Council's Notification of Development Proposals Development Control Plan, the proposal was publicly exhibited for a period of 30 days between 17 December 2014 and 16 January 2015. Public exhibition included the following:

- Individual letters sent to all owners and occupiers of properties within a 500m radius of the site (approximately 4000 letters).
- Notice in the Auburn Review,
- Site notice on the property,
- Notice on Council website,

A public meeting was also held for the proposal on 13 January 2015. The public meeting was attended by four (4) people.

The public exhibition and notification collectively generated two (2) written submissions in respect of the proposal and a petition signed by 95 people.

The issues raised in the public submissions are summarised and commented on as follows:

- ***Increased traffic in Auburn and associated parking and health problems.***

Comment: The proposal provides the maximum number of parking space allowable under the DCP. Council is investigating the impacts on traffic congestion in the Auburn Town Centre, however this development proposal complies with the DCP requirements.

- ***Viewloss from surrounding buildings***

Comment: The proposal complies with the height and density controls. The impacts to outlook and views from surrounding and nearby properties is not unreasonable.

- ***Excessive population***

Comment: The development responds and complies with the planning controls affecting the site, including the Auburn LEP 2010. In this regard, the development proposal complies with the permitted FSR and height of the ALEP 2010 and satisfies the zone objectives, which includes; *to encourage high density residential development.*

- ***Negative effects on young children***

Comment: The objection does not specify the nature of the perceived negative effects on young children that the development may cause. Accordingly, no further comment can be made in response to this issue.

- ***Concern that the basement carparking areas would not be used for the parking of vehicles, but more likely for the storage of belongings, thus impacting on street parking availability.***

Comment: The provision of car parking satisfies the requirements of the DCP in terms of the number of spaces being proposed. Further, the access and design of the carpark satisfies the requirements of the applicable Australian Standards. Lift access is also available from each level of the basement to the residential levels of the proposed building above. Accordingly, it can be said that the access and availability of car parking to service the development is readily available and would encourage the use of the parking areas for their intended purpose.

- ***Concern that the infrastructure within the locality could not accommodate the proposed high rise development.***

Comment: The availability of infrastructure to service the development is considered satisfactory. It is noted that the development was referred to Ausgrid and RMS for comment and no objections were raised subject to conditions. The proximity of the site to the Auburn train station is noted and the provision of other services such as telecommunication and water/sewer services will be addressed as a conditions of consent should the development be approved.

- ***Concern as to the impact of the development on the nearby school, including shadow impacts.***

Comment: Shadow impacts on the existing school to the east of the site occur primarily after 12 noon and are greatest during mid-winter. Impacts during mid-summer are negligible. The shadow impact over the roof-top play area would also be further limited as this space occurs atop the 2 storey school building. It is also noted that the rooftop play area is already protected from direct solar access by adjacent structures and a series of shade sails. No objections have been submitted by the school to the development proposal.

In view of the above, the development proposal is not expected to have any significant or unreasonable impacts on the existing school operation located to the east of the property.

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

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

#### **Conclusion**

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

The proposed development is appropriately located within a locality earmarked for mixed use development however some variations (as detailed above) in relation to State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development; Local Centres Development Control Plan and Residential Flat Building Development Control Plan are sought.

Having regard to the assessment of the proposal from a merit perspective, it is considered that the development has been responsibly designed and provides an acceptable amenity for the residents.

For these reasons, it is considered that the proposal is satisfactory having regard to the matters of consideration under Section 79C of the Environmental Planning and Assessment Act, 1979, and the development may be approved subject to standard conditions of consent.