

## AUBURN COUNCIL

To the Ordinary Meeting of Council

Director's Report  
Planning and Environment  
Department

### 1 5-7 Northumberland Road, AUBURN NSW 2144

DA-459/2014 GF:HP

#### SUMMARY

<b>Applicant</b>	Zhinar Architects.
<b>Owner</b>	Auburn Soccer Sports Club Limited.
<b>Application No.</b>	DA-459/2014.
<b>Description of Land</b>	Lot 201 DP 233376 and Lot 1 DP 227083 being 5-7 Northumberland Road Auburn.
<b>Proposed Development</b>	Demolition of the soccer club and associated structures and construction of a 12 storey mixed use development incorporating 116 residential apartments and 2 commercial tenancies over 3 levels of basement parking.
<b>Site Area</b>	2,216 Square metres.
<b>Zoning</b>	<b>Zone B4 - Mixed Use.</b>
<b>Disclosure of political donations and gifts</b>	Nil disclosure.
<b>Issues</b>	Height. Mass, bulk and design. Shadowing towards the south. Submissions.

#### Recommendation

***That development application Number 459/2014 for the construction of a 12 storey mixed use development incorporating 116 residential apartments and 2 commercial tenancies over 3 levels of basement parking on land at 5-7 Northumberland Road Auburn be approved subject to a deferred commencement approval to address issues relating to stormwater, easements, loading and unloading and utilities.***

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## **History and consultations**

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### 24 December 2014

The development application is lodged to the Council for determination.

### 4 February 2015

The development application is notified between the dates 4 February 2015 and 18 February 2015. There were (5) submissions to the proposed development.

### 10 February 2015

A public meeting is held with local residents raising a number of issues including:-

- Impact of the development upon the laneway
- Traffic congestion and how the corner of Northumberland Road and Rawson Street functions.
- Functions of the common open space.
- Height.
- Waste collection.

### 31 March 2015

Correspondence is issued to the applicant that raised a number of issues with the development including:-

- Excessive height In this regard, the applicant is advised that the height breaches would not be supported.
- Building design, presentation, facade treatment and building materials.
- Location of the waste storage room to support the building.
- Shadow impacts including a request for detailed shadow analysis diagrams.
- Impacts the development will have upon a number of service easements.
- Internal and external amenity.
- Stormwater and engineering matters.
- Loading and unloading.

### 24 April 2015

A meeting is held with the applicant to discuss the issues that were raised in correspondence dated 31 March 2015. A number of design changes are envisaged to the building to enable the project to proceed forward.

### 16 June 2015

Modified plans and documentation is lodged to the Council for assessment and determination by the Joint Regional Planning Panel.

19 June 2015

The modified plans are renotified to adjoining neighbours and there were three objections to the modified development including one petition containing five signatures.

### **Site and Locality Description**

The combined site known as 5 to 7 Northumberland Road has the following dimensions:-

- 41.325 metres to Northumberland Road.
- 60.96 metres along the northern boundary.
- 45.72 metres along the southern boundary fronting a laneway and right of way and 63 Rawson Street.
- 6.095 metres along the southern boundary to 61 Rawson Street.
- 9.145 metres along the southern boundary to 57 / 59 Rawson Street.
- 18.29 metres to the eastern boundary with 61 Rawson Street.
- 6.095 metres to the eastern boundary with 57 to 59 Rawson Street.
- 17.985 metres to the eastern boundary with 4, 6 and 8 Station Road.

This provides a site area of 2,216 square metres.

The Auburn Soccer Club building dominates the site as well as a car park area at the rear.

There are numerous restrictions and easements that will impact on how the site is redeveloped as outlined in the table below:-

<b>Restriction</b>	<b>Location</b>	<b>Purpose</b>
Bus stop and seating.	Front of club on Northumberland Road.	Public transport services.
An easement to drain water 1.2 metres wide	Southern side of site adjacent to the lane.	Underground stormwater pipe.
Telstra pit	Southern side of site adjacent to the lane.	Telstra phone services and cabling.
An easement to drain water 1.2 metres wide	South east side of site adjacent to Number 57 to 59 and 61 and 63 Rawson Street.	Underground stormwater pipe.
Underground sewer main	North south direction passing through the centre of the site.	Sewer services.
Right of carriageway	Rear of site and southern side of site.	Vehicle access
Electricity pillar	Northumberland Road	Electricity grid and services.
Underground services including Telstra cables and a gas main.	Northumberland Road footpath at the front of the site.	Services to support to local area.

The site is also used as a means for vehicular access for Numbers 55 to 63 Rawson Street and hence some right of ways would exist to allow this to occur.

The laneway along the southern curtilage of the site is a Right of Way providing vehicle access to at least six properties from 61 to 77 Rawson Street Auburn. The right of way / laneway is sealed and it is likely that some levels of loading and unloading activities would occur using the roadway.

The levels of the land vary as follows:-

- North west corner - 16.23 metres AHD.
- North east corner - 18.7 metres AHD.
- South east corner (edge of laneway) - 18.81 metres AHD.
- South west corner - 17.08 metres.

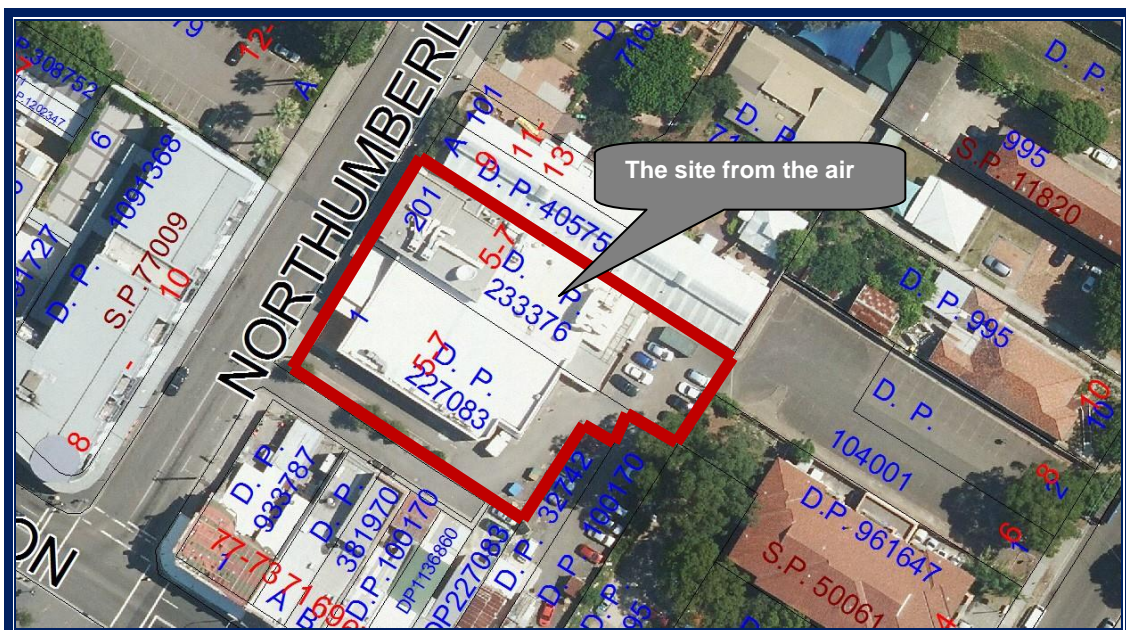
The land falls towards Northumberland Road by between 1.73 and 2.47 metres with the lowest level being at the north - west corner.

In addition to the soccer club occupying the site, numerous land uses are identified within the immediate area including:-

- An Auburn City Council owned building and child care facility to the immediate north at 9 to 13 Northumberland Road and a park facility at 15 to 17 Northumberland Road.
- Retail and commercial premises fronting Rawson Street.
- Mixed use retail / commercial and residential flat building at 8 to 10 Northumberland Road which is six storeys in height.
- A car park owned by the Auburn Soccer Club at 12 and 14 Northumberland Road although a development application is lodged for the redevelopment of that site by the same applicant which is relevant to this application.
- Mixed use commercial / residential flat buildings at 16, 18, 20, 22 and 24 Northumberland Road one of which is eight storeys in height.
- A residential flat building at Number 4 Station Road.
- A car park at 6 to 8 Station Road belonging to the Auburn Soccer Club. Notwithstanding this, Council is also in receipt of a development application for the demolition of the car park and construction of a twelve storey residential flat building on that site. The development application is currently under assessment.

There are some landscape elements within the site but landscaping is not significant in nature or extent.

The site is shown below:-



There are a few crucial elements concerning the site that will affect the assessment of the development application as follows:-

- The site is affected by flooding because there is an overland flow path passing through the site.
- There are power lines and street lights adjacent to the site that will require relocation.

### **Description of Proposed Development**

Development application 459/2014 proposes the demolition of the soccer club and construction of a twelve (12) storey mixed use commercial / retail and residential flat building with associated car parking landscaping and stormwater works.

The development comprises the following works:-

#### Demolition of the soccer club

The Auburn Soccer Club currently on site as well as the car park area, all services and driveways are earmarked for demolition.

#### Excavation / Basement

The plans show a three storey basement car park with room for parking 171 vehicles. The following table shows the basement in greater detail.

<b>Basement Level</b>	<b>Number of car spaces</b>	<b>Number of storage rooms</b>
1	52	48
2	58	44
3	61	44
<b>Total</b>	<b>171</b>	<b>136</b>

The table shows 171 car parking spaces provided for the development which is divided into the following components:

- Residential - 144 spaces.
- Visitor - 12 spaces.
- Commercial - 15.

Of this figure, there are 14 spaces earmarked for people with disabilities and six of the spaces are in a stacked format.

The basement also contains room for storing 34 bikes across all three levels.

A significant amount of excavation work will be undertaken to a depth of 9.4 metres. It is estimated that some 19,500 cubic metres of spoil will be excavated from the site to create the void required to support the basement car park.

The excavation is not designated development on the basis that it is ancillary to the primary development and it is not independent of that other development.

The excavation work will expose some easements and an underground sewer main which will require reconstruction in the long term.

#### Ground Level

The ground level includes a number of services, driveways and garbage storage areas which are required to support the building as well as two large commercial / retail tenancies.

There is a commercial / retail tenancy facing the laneway which is shown on the plan as occupying an area of 289.2 square metres. The larger tenancy facing wholly to Northumberland Road occupies an area of 567.2 square metres.

There is a single driveway servicing the basement car park with vehicle access from Northumberland Road. There is also vehicle access from the laneway and right of way.

The ground level includes a garbage store at the rear, plant rooms, a loading bay and two electricity substations to support the building and the proposed building at 12 and 14 Northumberland Road.

The plans also show a future pedestrian access point through to 6 and 8 Station Road.

The plans identify vehicle manoeuvring occurring across a rear portion of Number 57 Rawson Street which if supported, would require a Right of Way to be created in the long term.

A small landscaped element is shown at the rear with dimensions of 3.6 metres x 4 metres being the only landscaping area at grade.

#### Level One

The plans show level one is being a residential floor with a common area situated along the northern side of the building and extending over the service and plant rooms below.

There are ten apartments across the level connected by one internal double loaded corridor.

The common space features a BBQ area, tables, seating and landscape elements contained within planter boxes and two pergolas for shade where appropriate.

#### Level Two

There are eleven apartments across the level connected by one internal double loaded corridor.

#### Level three to Level Seven

There are eleven (11) apartments per floor with the layout per floor being similar in style.

#### Level Eight to Level Eleven

There are ten (10) apartments across each floor with two of those per floor having three bedrooms and one apartment having one bedroom.

A similar layout is provided across each floor although there are differences in the size of certain balconies.

#### Apartment mix

There are 116 apartments provided within the building complex broken into the following components:-

- 12 x 1 bedroom apartments.
- 96 x 2 bedroom apartments.
- 8 x 3 bedroom apartments.

Every apartment within the complex features a balcony or terrace facing the north, south or west.

The plans show a design element situated on the roof of the building overlooking Northumberland Road.

#### New signage

The plans do not show any signage proposed for the building.

#### Strata subdivision

The development application does not include Strata Subdivision of the residential flat tower development into 116 allotments. Strata Subdivision would need to be addressed via a separate development application should the development be supported.

### **Referrals**

The development application was referred to relevant internal Council departments for comment as follows:-

#### Environment and Health

The preliminary contamination report meets the requirements of the EPA Guidelines and provides that the site is suitable for the proposed use.

The development application includes an acoustic report but noise from the loading area does not appear to be fully addressed. In this regard, the applicant is requested to provide documentation demonstrating that the glazing requirements will be adequate to meet the internal noise criteria for noise emitted from the loading area. Environment and Health officers have supported the development subject to conditions. In addition, a condition is provided that addresses acoustic measures throughout the building.

#### Health and Building Surveyor

The Health and Building Surveyor has considered the plans and determine that the development is acceptable subject to conditions. A number of conditions are provided addressing standard building matters.

#### Drainage and Development Engineer

A number of conditions are provided to address stormwater matters. It is determined that the development is capable of proceeding forward subject to deferred commencement consent. Appropriate conditions are provided specific to stormwater drainage and the deferred commencement consent.

#### Properties - Impact on Council assets

An assessment would show extensive excavation work adjacent to the Council building to a depth of 9.4 metres. As such, excavation work is occurring on the property boundary which has potential to damage the Council assets. A dilapidation report would be required which may be addressed as a condition attached to any consent that may be issued.

### **External Referrals**

#### Roads and Maritime Services

The development application was referred to the Roads and Maritime Services on the 15 January 2015 for assessment as the development application falls under Schedule 3 of State Environmental Planning Policy "Infrastructure" 2007 on a number of grounds as follows:-

<b>Purpose of development</b>  <b>Note:</b> The development may be the erection of new premises or the enlargement or extension of existing premises.	<b>Size or capacity-site with access to any road</b>	<b>Size or capacity-site with access to classified road or to road that connects to classified road (if access within 90m of connection, measured along alignment of connecting road)</b>
Apartment or residential flat building.	300 or more dwellings	75 or more dwellings.
Area used exclusively for parking or any other development having ancillary parking accommodation.	200 or more motor vehicles.	50 or more motor vehicles.
Parking.	200 or more motor vehicles.	50 or more motor vehicles.

### Comments

The development has all of the features of Column one "Purpose of the Development" and as the site is situated close to Rawson Street which is a regional classified road, the development application effectively falls under the size criteria for each land use stated in Column Three. Formal referral to the Roads and Maritime Services for assessment is required.

The Roads and Maritime Services responded on the 16/2/2015 and advises that:-

- The swept path of the longest vehicle to service the site entering and exiting the site and vehicle manoeuvrability shall be in accordance with AUSTROADS. The proposed development is required to comply with the standards and a revised plan be submitted to the Council showing compliance.
- The car park layout is required to comply with AS2890.1-2004.
- All works and signposting associated with the development shall be at no cost to Roads and Maritime Services.

No objection is raised and should the development application be supported, the matters may be addressed as conditions.

It is determined that the referral requirements of State Environmental Planning Policy Infrastructure 2007 have been complied with.

### Flemington Police Command

The development application was referred to the Flemington Police Command for assessment on the 15 January 2015 with a response being provided on the 16/1/2015. A number of matters have been raised but may be addressed as conditions.

### Crime risk assessment

A Crime Risk Assessment has been undertaken by the applicant. A Safety Audit of the design of the building identifies a number of issues and design elements that requires attention.

The report makes a series of recommendations regarding crime protection at Part 7. It is considered appropriate that the report be included into any consent issued should the development application be supported.

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

#### State Environmental Planning Policies

The proposed development is affected by the following State Environmental Planning Policies.



**(a) State Environmental Planning Policy No. 55 - Remediation of Land**

The requirement at clause 7 of SEPP No. 55 for Council to be satisfied that the site is suitable or can be made suitable to accommodate the proposed development has been considered in the following table:

Matter for Consideration	Yes/No
Does the application involve re-development of the site or a change of land use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the development going to be used for a sensitive land use (eg: residential, educational, recreational, childcare or hospital)?  <u>Comment:</u> The development is for a mix use commercial and residential flat building.	<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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Details of contamination investigations carried out at the site:  The 1943 aerial photo shows dwelling houses situated at the front of the site and rear yards towards the south east. There are no outbuildings seen in the air photograph.  There are dwelling houses surrounding the property and an open space towards the north that may have been a park. There are commercial premises facing Rawson Street.  <u>Comment:</u>  A phase one preliminary environmental assessment prepared by Geo Enviro Consultancy Pty Ltd and dated December 2014 has been submitted.  The report identifies that any use of the land for agriculture would not have created issues of land contamination. It is also found that the previous use of the land for residential purposes prior to the use as a club would not have created issues of land contamination and it is considered that the risk of contamination is low.  However, the site is now covered by bitumen and it is common for old bitumen to contain coal tar and hydrocarbon compound. Should the pavement contain such material, then there is a risk of contaminants leaching into the underlying sub base and sub grade level.  A visual inspection of the site conducted by an environmental scientist shows no buried fill or surface of dumped rubbish. There may be limited filling within a rear portion of the site. Generally, it is considered that the risk of contamination from imported fill is low.  It is determined based on site history and land use patterns that the risk for land contamination activities to have occurred is low. The report determines on Page 8 that the site is suitable for the proposed mix use development.  <u>Comment:</u> Council's Environment and Health Officers have reviewed the document as discussed above. No objection is	

Matter for Consideration	Yes/No
raised to the project and a number of conditions are provided addressing excavation procedures for the project.	
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

## (b) State Environmental Planning Policy “Infrastructure” 2007

The proposed development is affected by the State Environmental Planning Policy at the following clauses:-

### Railway noise and railway issues

The site is situated between 69 to 84 metres from the Western Railway line depending on where the distance measurement is taken. As a result, it is appropriate to address the relevant portions of the planning instrument.

### 87 Impact of rail noise or vibration on non-rail development

(1) This clause applies to development for any of the following purposes that is on land in or adjacent to a rail corridor and that the consent authority considers is likely to be adversely affected by rail noise or vibration:

- (a) a building for residential use,
- (b) a place of public worship,
- (c) a hospital,
- (d) an educational establishment or child care centre.

(2) Before determining a development application for development to which this clause applies, the consent authority must take into consideration any guidelines that are issued by the Director-General for the purposes of this clause and published in the Gazette.

(3) If the development is for the purposes of a building for residential use, the consent authority must not grant consent to the development unless it is satisfied that appropriate measures will be taken to ensure that the following LAeq levels are not exceeded:

- (a) in any bedroom in the building-35 dB(A) at any time between 10.00 pm and 7.00 am,
- (b) anywhere else in the building (other than a garage, kitchen, bathroom or hallway)-40 dB(A) at any time.

### Comment:

The site is situated between 69 to 84 metres from the fence of the railway line. There is a row of shops and commercial premises to the south that face Rawson Street as well as a road corridor. The south facing apartments will be exposed to noise from passing trains.

The interim guidelines for ‘Development near Rail Corridors and Busy Roads’ Page 15 provides a guide to the level of assessment required when noise sensitive developments are located in the vicinity of rail lines. Zone A and B are indicative acoustic assessment zones where sensitive land uses are likely to be affected.

The railway line is used for transporting freight and passengers. In this regard:-

- Zone A is 40 metres.
- Zone B is 40 to 80 metres.

Developments within Zone A would require a full noise assessment.

The southern part of the site is situated on the mid to outer fringes of Zone B while the majority of the site is situated outside Zone B.

Generally:-

In locations where trains are obscured from view by impervious objects such as the ground, noise barriers or other buildings, acoustic treatment may not be required. Trees or non lapped paling fences are not good noise barriers and noise mitigation is still advisable in these circumstances.

#### Comment

It is determined that the site would not be adversely affected by railway noise. The majority of the development lies outside the 80 metres zone. Apartments Numbered 107, 108, 109, 110 (Level 1), 205, 206 and 207 (Level 2), 305, 306 and 307 (Level 3), 405, 406 and 407 (Level 4), 505, 506 and 507 (Level 5), 605, 606 and 607 (Level 6), 705, 706 and 707 (Level 7), 804, 805 and 806 (Level 8), 904, 905 and 906 (Level 9), 1004, 1005 and 1006 (Level 10) and 1104, 1105 and 1106 (Level 11) would cross into the 80 metre zone of Zone B. There are bedrooms that are facing the south.

#### Acoustic matters

An acoustic report prepared by Acoustic Logic (Reference Number 20141400.1/1512A/RO/JL) and dated 15/12/2014 has been submitted with the development application to address the internal noise likely to be generated by the development.

Internal noise levels will primarily be as a result of noise transfer through the windows and doors as these are relatively light building elements that offer less resistance to the transmission of sound. Noise transfer through masonry walls is not considered to be an issue.

The following recommendations are made:-

#### Glazed windows and doors

The design of the window mullions, perimeter seals and the installation of the windows / doors in the building openings must not reduce the STC rating of the glazing assembly below the values nominated as such:-

- 5 mm float 28 STC (Acoustic seal).
- 6 mm float 29 STC (Acoustic seal).
- 6.38 mm float 31 STC (Acoustic seal).
- 10.38 mm float 35 STC (Acoustic seal).

#### Ventilation requirements

Windows of habitable spaces will need to be kept closed in order to meet acoustic requirements. In some instances mechanical ventilation may be required.

The acoustic report will need to be incorporated into any consent that may be issued due to the recommendations that are made.

#### Acoustic matters (Noise from vehicles)

An acoustic report prepared by Acoustic Logic (Reference Number 20141400.1/1712A/RO/JL) and dated 17/12/2014 has been submitted with the development application to address noise from vehicles.

It is identified that appropriate levels of glazing will provide suitable means for attenuating noise transmissions. To achieve long term acoustic requirements, windows would need to remain closed. A mechanical engineer will be required to confirm if supplementary ventilation to meet Australian Standard 1668.2 will be required.

Should the development be supported, the builders will be required to comply with the Building Code of Australia. Appropriate conditions will be required in relation to such compliance.

In concluding this matter, it is determined that the acoustic report should be incorporated into the bundle of plans to be approved due to the number of recommendations that are made.

#### Road noise and road issues

The following provisions of State Environmental Planning Policy Infrastructure 2007 regarding proximity to a Classified Road are applicable to the development application.

#### **104 Traffic-generating development**

*(1) This clause applies to development specified in Column 1 of the Table to Schedule 3 that involves:*

- *new premises of the relevant size or capacity, or*
- *an enlargement or extension of existing premises, being an alteration or addition of the relevant size or capacity.*

*(2) In this clause,*

*"relevant size or capacity" means:*

*(a) in relation to development on a site that has direct vehicular or pedestrian access to any road-the size or capacity specified opposite that development in Column 2 of the Table to Schedule 3, or*

*(b) in relation to development on a site that has direct vehicular or pedestrian access to a classified road or to a road that connects to a classified road where the access (measured along the alignment of the connecting road) is within 90m of the connection-the size or capacity specified opposite that development in Column 3 of the Table to Schedule 3.*

*(3) Before determining a development application for development to which this clause applies, the consent authority must:*

*(a) give written notice of the application to the RTA within 7 days after the application is made, and*

*(b) take into consideration:*

- (i) any submission that the RTA provides in response to that notice within 21 days after the notice was given (unless, before the 21 days have passed, the RTA advises that it will not be making a submission), and*
- (ii) the accessibility of the site concerned, including:*

*(A) the efficiency of movement of people and freight to and from the site and the extent of multi-purpose trips, and*

*(B) the potential to minimise the need for travel by car and to maximise movement of freight in containers or bulk freight by rail, and*

- (iii) any potential traffic safety, road congestion or parking implications of the development.*

*(4) The consent authority must give the RTA a copy of the determination of the application within 7 days after the determination is made.*

Comment

This is addressed under the heading “External Referrals” above. It is determined that the provisions of Clause 104 have been addressed in the assessment of the development application.

**(c) State Environmental Planning Policy 65 - Design Quality of Residential Flat Development**

State Environmental Planning Policy 65 Design Quality of Residential Flat Development will apply to the development application. It is identified that the State Policy has been altered to the “Design Quality of Residential Apartment Development” and the “Apartment Design Guide” has replaced the Residential Flat Design Code which came into effect on the 17 July 2015.

The amended State Policy and the Apartment Design Guide will not apply to development applications and applications to modify development consents that have been made but not determined before 19 June 2015.

**As such, the older planning instruments will apply to the development application because it was lodged on the 24 December 2014.**

The State Environmental Planning Policy requires a design verification statement to be provided from a qualified designer verifying that he / she has undertaken the design of the residential flat development and that the design principles are achieved.

A design verification statement from Zhinar Architects and dated June 2015 has been prepared and submitted with the development application.

An assessment under the SEPP is provided within the table below:

Requirement	Yes	No	N/A	Comment
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Requirement	Yes	No	N/A	Comment
<b>2 Aims, objectives etc</b>				
(1) This Policy aims to improve the design quality of residential flat development in New South Wales.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development proposal would contribute to the availability of housing stock within the Auburn town centre. The contemporary design would make a positive contribution to the locality and proposes apartments with suitable levels of amenity.
(2) This Policy recognises that the design quality of residential flat development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high quality design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(3) Improving the design quality of residential flat development aims:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If constructed, the building would be of a larger scale compared with other development existing within the vicinity of the site, however, the locality is considered to be in transition and the building is generally consistent with the broader intentions for this zone as expressed in the Auburn LEP 2010.
(a) to ensure that it contributes to the sustainable development of New South Wales:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(i) by providing sustainable housing in social and environmental terms, and				
(ii) by being a long-term asset to its neighbourhood, and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(iii) by achieving the urban planning policies for its regional and local contexts, and				
(a) to achieve better built form and aesthetics of buildings and of the streetscapes and the public spaces they define, and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(b) to better satisfy the increasing demand, the changing social and demographic profile of the community, and the needs of the widest range of people from childhood to old age, including those with disabilities, and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(c) to maximise amenity, safety and security for the benefit of its occupants and the wider community, and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(d) to minimise the consumption of energy from non-renewable resources, to conserve the environment and to reduce greenhouse gas emissions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(4) This Policy aims to provide:				
(a) consistency of policy and mechanisms across the State, and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(b) a framework for local and regional planning to achieve identified outcomes for specific places.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Requirement	Yes	No	N/A	Comment
<b>30 Determination of development applications</b>				
(1) After receipt of a development application for consent to carry out residential flat development (other than State significant development) and before it determines the application, the consent authority is to obtain the advice of the relevant design review panel (if any) concerning the design quality of the residential flat development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No formalised Design Review Panel exists in respect of the Auburn LGA.
(2) In determining a development application for consent to carry out residential flat development, a consent authority is to take into consideration (in addition to any other matters that are required to be, or may be, taken into consideration):	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(a) the advice (if any) obtained in accordance with subclause (1), and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refer to discussion of design quality principles below.  Refer to discussion of Residential Flat Design Code below.
(b) the design quality of the residential flat development when evaluated in accordance with the design quality principles, and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(c) the publication Residential Flat Design Code (a publication of the Department of Planning, September 2002).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(3) However, if the relevant design review panel fails to inform the consent authority of its advice concerning the design quality of the residential flat development within 31 days after the request for its advice is made by the consent authority, the consent authority may determine the development application without considering any such advice and a development consent so granted is not voidable on that ground.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(4) The 31-day period referred to in subclause (3) does not increase or otherwise affect the period within which a development application is required to be determined by a consent authority.				
<b>Part 2 Design quality principles</b>				

Requirement	Yes	No	N/A	Comment
<p><b>Principle 1: Context</b></p> <p>Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.</p> <p>Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The site is within the city block bound by Hall Street to the north, Rawson Street to the south, Station Road to the east and Northumberland Road to the west.</p> <p>There are a number of residential flat buildings within the city block up to four storeys in height. During 2014, Council has approved Development Application Number 76/2013 for an eight storey residential flat building at nearby 22 to 30 Station Road within the same block although no work has commenced on that development.</p> <p>The height is mostly consistent with the permitted planning controls. There are roof parapet elements that breach the maximum height limit by no more than 1.2 metres. There is also a roof element facing Northumberland Road that breaches the height limit but the applicant is requesting that the height variation be addressed under Clause 5.6 of the Auburn Local Environmental Plan 2010 as architectural roof features.</p> <p>It is considered appropriate to support the development and the height variation under Clause 5.6 of the Auburn Local Environmental Plan 2010 which is discussed later in the assessment report.</p>



Requirement	Yes	No	N/A	Comment
<p><b>Principle 2: Scale</b></p> <p>Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.</p> <p>Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The development application is seeking consent for a mix use commercial / retail and residential apartment building. The plans show an eleven storey residential apartment building over and above the ground floor commercial portion.</p> <p>The building will present a strong façade and large mass toward Northumberland Road with no setbacks offered at the upper levels to provide relief to the streetscape.</p> <p>There is also a strong façade towards the lane way / right of way towards the south with a portion of the building adjoining the lane way.</p> <p>There are blade wall elements, balconies and glazing presented towards the street. Generally, a hard urban edge is presented to the street which gives the tower building a large mass when viewed from Northumberland Road.</p> <p>In additional to this, another development application provides for a similar style of building opposite the site at 12 to 14 Northumberland Road opposite the site.</p> <p>There are greater side and rear setbacks for parts of the rear portion of the building which allows for the introduction of a podium for use as common space, landscaping, and courtyards for Apartments Numbered 101, 102 and 103.</p> <p>The tower building (Excluding the ground floor) has a setback of 6 to 18.6 metres from the rear boundary depending on where the boundary is taken.</p> <p>The scale of the building is significant when viewed from Northumberland Road but consistent with the desired scale of building for the zone as expressed in the Auburn Local Environmental Plan 2010.</p>

Requirement	Yes	No	N/A	Comment
<p><b>Principle 3: Built form</b></p> <p>Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.</p> <p>Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The residential flat building above the commercial / retail level is 11 storeys in height with each storey having similar floor plates and shape. There are variations to the floor plates especially on Level 1 and Level 8 and above.</p> <p>There is a vehicle access way along the southern side of the site that affects the design of Level 1. The plans and model shows some cantilevering of the building across the driveway with load bearing wall supports.</p> <p>There are balconies provided for the front apartments facing Northumberland Road across all the levels.</p> <p>There are numerous other balconies facing the north and south of the site.</p> <p>The rear setback ranges from 6 metres to 18.6 metres depending on where the rear setback is taken from. A significant setback will be essential given that Council is in receipt of a third development application by the same applicant for a twelve storey residential flat building at 6 to 8 Station Road.</p> <p>The residential flat building observes a zero setback from the northern side boundary and along part of the southern side boundary.</p> <p>There is a roof element which is earmarked to exceed the maximum height limit provided by the Auburn Local Environmental Plan 2010. The applicant is requesting that the roof element be assessed under Clause 5.6 of the Auburn Local Environmental Plan 2010 as an architectural feature.</p> <p>It is considered that the treatment of the building, the building materials and colours is satisfactory.</p>

Requirement	Yes	No	N/A	Comment
<b>Principle 4: Density</b> Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents). 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The floor space ratio for the development is calculated at 4.566:1 which is less than 5:0 permitted by the Auburn Local Environmental Plan 2010.</p> <p>The specifics of the development are:-</p> <ul style="list-style-type: none"> <li>• 12 x 1 bedroom apartments.</li> <li>• 96 x 2 bedroom apartments.</li> <li>• 8 x 3 bedroom apartments.</li> </ul> <p>Of those there are 12 adaptable apartments out of a total of 116 apartments.</p> <p>The development application incorporates two allotments that could be amalgamated into one site. There are no isolated sites generated by the development.</p> <p>The building is abutting a Council owned property and building to the immediate north at Number 9 Northumberland Road.</p> <p>There are thirty six (36) apartments with dual aspect while the others have single aspect.</p> <p>The density of the development is considered appropriate for the site and in accordance with the requirements of the Auburn LEP 2010.</p>
<b>Principle 5: Resource, energy and water efficiency</b> Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.  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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The development meets the targets established by the BASIX Report.</p> <p>The design also incorporates satisfactory solar access and ventilation to many apartments so as to reduce energy demands.</p> <p>The apartments on each level have floor to ceiling heights of 2.7 metres.</p> <p>The site is located within the northern part of the Auburn Town Centre and within 69 to 110 metres from the Auburn Railway Station which would reduce car use and dependence for future residents of the building.</p>

Requirement	Yes	No	N/A	Comment
<b>Principle 6: Landscape</b> 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. Landscape design buildings on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat vales. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character. 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The provision of basement car park limits the opportunity for deep soil zones. (It should also be noted that the site falls within the commercial town centre where the opportunity for the provision of deep soil is typically less compared with development in other areas).</p> <p>There is no opportunity for deep soil zone in this application.</p> <p>Some limited form of landscaping is provided at grade and across Level 1 but all forms of landscaping comprises the use of planter boxes.</p> <p>The total area of landscaping comprising the use of planter boxes is shown as:-</p> <ul style="list-style-type: none"> <li>• Ground level - 39.78 square metres.</li> <li>• Level 1 - 116.3 square metres.</li> </ul> <p>This will permit some landscaping at grade and on Level 1 using primarily small shrubs.</p> <p>The use of planter boxes on podiums and terraces helps to introduce some greenery into the physical building envelope and should be supported.</p>
<b>Principle 7: Amenity</b> Good design provides amenity through the physical, spatial and environmental quality of a development.  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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A range of apartment sizes are proposed in the development, many of which have suitable solar access / natural ventilation in conjunction with appropriate floor to ceiling heights.</p> <p>There are 33 south facing apartments which represents 28.4% of the total number in the development.</p> <p>The site is provided with the relevant services including storage areas, mail boxes, garbage room and a common area situated atop the roof / podium of the ground level commercial floor on the northern side of the building.</p> <p>The common space occupies an area of 294 square metres across the north east rear portion of Level 1.</p> <p>All the apartments have suitably sized outdoor areas such as balconies or courtyards.</p> <p>The development is considered to provide an appropriate level of amenity for the future residents.</p>

Requirement	Yes	No	N/A	Comment
<b>Principal 8: Safety and security</b> Good design optimises safety and security, both internal to the development and for the public domain. 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A detailed crime and safety report has been submitted with the development application. The matters of crime and safety have been adequately addressed earlier in the report.  It is identified that the development application is compliant with Principal 8.
<b>Principal 9: Social dimensions and housing affordability</b> Good design responds to the social context and needs in the neighbourhood or in the case of precincts undergoing transition, provide for the desired future community.  New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The apartment mix is considered to be satisfactory.  The specifics of the building are:- <ul style="list-style-type: none"> <li>• 12 x 1 bedroom apartments.</li> <li>• 96 x 2 bedroom apartments.</li> <li>• 8 x 3 bedroom apartments.</li> </ul> Of those there are 12 adaptable apartments out of a total of 116 apartments.  The site is within the northern side of the Auburn Town Centre but within land zoned B4 Mixed Use.  Services are readily available close by such as shopping facilities, public transport, schools, healthcare and religious activities.  The mix of apartments is satisfactory.
<b>Principal 10: Aesthetics</b> Quality aesthetics reflect the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development has been suitably treated and includes appropriate finishes. A combination of building materials will be used such as masonry, glass, steel and concrete.  A flat roof design is provided with a design feature facing Northumberland Road.

### **Residential Flat Design Code - Assessment and Comments:**

#### **Residential Flat Design Code - RFDC**

Requirement	Yes	No	N/A	Comment
<b>Part 1 - Local Context</b>				
<i>Building Type</i>				
<ul style="list-style-type: none"> <li>• <b>Residential Flat Building.</b></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 checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	The proposed development consists of a single residential flat tower building situated over a podium formed by a commercial level at grade.  The site is within the northern section of the Auburn Town Centre.
<i>Subdivision and Amalgamation</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:</li> <li>For buildings over three storeys, building separation should increase in proportion to building height: <ul style="list-style-type: none"> <li><b>Nine storeys and above / over 25 metres:</b> <ul style="list-style-type: none"> <li>24m between habitable rooms/balconies</li> <li>18m between habitable rooms/balconies and non habitable rooms</li> <li>12m between non habitable rooms</li> </ul> </li> </ul> </li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The development site is situated within a high density urban environment and the planning controls allow a high floor space ratio of 5:0 and a maximum height of 38 metres.</p> <p>The residential flat building complex facing Northumberland Road is shown as being boundary to boundary of the site which is appropriate for a dense urban environment. The rear of the building (Exclusive of the ground floor which is commercial in nature) has greater setbacks from the side boundaries.</p> <p>The rear of the tower building (Excluding the ground floor) observes the following setbacks:-</p> <ul style="list-style-type: none"> <li>10 metres from the balconies to the northern property boundary and 10 metres from the Council owned building.</li> <li>The building has a setback of 6 to 18.6 metres from the rear boundary depending on where the boundary is taken.</li> </ul>
<p>Allow zero separation in appropriate contexts, such as in urban areas between street wall building types (party walls).</p> <ul style="list-style-type: none"> <li>Where a building step back creates a terrace, the building separation distance for the floor below applies.</li> <li><b>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.</b></li> <li>Coordinate building separation controls with controls for daylight access, visual privacy and acoustic privacy.</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.</li> <li>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.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>It is considered that the southern boundary setbacks for the rear portion of the tower are adequate with 6.4 metres being provided from the property boundary to the building and 5.4 metres to some balconies.</li> </ul>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The allotments of land facing Rawson Street are not in single ownership and there are no known plans afoot suggesting the consolidation of the sites and redevelopment for high density living.</p>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The setbacks are considered to be appropriate on grounds of privacy.</p>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>There is a residential flat building situated at 2 to 4 Station Road but the separation distance between the two buildings exceed 30 metres.</p>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Development Application Number 197/2015 proposes a residential apartment building at Number 6 to 8 Station Road with the building being setback 28 metres from the property boundary.</p>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Council operates a community centre at 9 Northumberland Road. There are no known plans for future redevelopment of this site for other land uses.</p>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>It is considered appropriate to support the setbacks that are proposed.</p>
<b>Street Setbacks</b>				

Requirement	Yes	No	N/A	Comment
<u>Objectives</u>				
• To establish the desired spatial proportions of the street and define the street edge.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To create a clear threshold by providing a transition between public and private space.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To assist in achieving good visual privacy to apartments from the street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To create good quality entry spaces to lobbies, foyers or individual dwelling entrances.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To allow an outlook to and surveillance of the street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To allow for street landscape character.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Controls</u>				
• Minimise overshadowing of the street and/or other buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The residential flat building has little or no street setbacks from Northumberland Road.
• In general no part of a building or above ground structure may encroach into a setback zone - exceptions are underground parking structures no more than 1.2 metres above ground where this is consistent with the desired streetscape, awnings, balconies and bay windows.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is within the Auburn Town Centre and it is determined that the building should have little or no street setbacks. This retains a strong urban form to the street.
<u>Side &amp; Rear Setbacks</u>				
<u>Objectives</u>				
• To minimise the impact of development on light, air, sun, privacy, views and outlook for neighbouring properties, including future buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There is no opportunity for deep soil zone to be provided on the site because the basement car park occupies the entire site area.  Crime prevention and surveillance is addressed elsewhere in the report and it is determined that compliance is achieved.
• To retain or create a rhythm or pattern of development that positively defines the streetscape so that space is not just what is left over around the building form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Objectives - Rear Setbacks				
• <b>To maintain deep soil zones to maximise natural site drainage and protect the water table.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
• To maximise the opportunity to retain and reinforce mature vegetation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To optimise the use of land at the rear and surveillance of the street at the front.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To maximise building separation to provide visual and acoustic privacy.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Controls</u>				
• Where setbacks are limited by lot size and adjacent buildings, 'step in' the plan on deep building to provide internal courtyards and to limit the length of walls facing boundaries.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building setbacks are considered to be satisfactory.
• In general no part of a building or above ground structure may encroach into a setback zone – exceptions are underground parking structures no more than 1.2 metres above ground where this is consistent with the desired streetscape, awnings, balconies and bay windows.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Floor Space Ratio</u>				
<u>Objectives</u>				
• To ensure that development is in keeping with the optimum capacity of the site and the local area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The floor space ratio is calculated at 4.566:1 which is compliant under the Auburn Local Environmental Plan 2010.
• To define allowable development density for generic building types.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To provide opportunities for modulation and depth of external walls within the allowable FSR.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This is addressed under the Auburn Local Environmental Plan 2010.
• To promote thin cross section buildings, which maximise daylight access and natural ventilation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To allow generous habitable balconies.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Part 02 Site Design</b>				
<u>Site Analysis</u>				

Requirement	Yes	No	N/A	Comment
<ul style="list-style-type: none"> <li>• Site analysis should include plan and section drawings of the existing features of the site, at the same scale as the site and landscape plan, together with appropriate written material.</li> <li>• A written statement explaining how the design of the proposed development has responded to the site analysis must accompany the application.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development application is accompanied by a Statement of Environmental Effects which includes detailed site analysis, information in relation to existing conditions and how the proposed development performs in relation to the applicable planning controls.
<b>Deep Soil Zones</b>				
<u>Objectives</u> <ul style="list-style-type: none"> <li>• To assist with management of the water table.</li> <li>• To assist with management of water quality.</li> <li>• To improve the amenity of developments through the retention and/or planting of large and medium size trees.</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 development application requires the complete excavation of the site to a depth of 9.4 metres.</p> <p>As a result, no deep soil zone is provided on site.</p> <p>The issue of water tables is addressed in the Preliminary Contamination Assessment report prepared by Geo Enviro Consultancy Pty Ltd (Ref Number JE14578B) and dated December 2014.</p> <p>It is identified in that report that water tables are not expected to be an issue due to the soil profiles underlying the site.</p>
<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 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 type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p><b>The development application is not compliant with the provisions of this part. The site is situated within a high density urban environment of the Auburn Town Centre where the planning controls support and encourage mixed use developments on the scale shown on the plans.</b></p> <p>The ground level consists of a number of services, utilities, access paths, vehicular access ways, commercial tenancies and a pedestrian thoroughfare.</p> <p>The basement car park occupies the entire site to a depth of 9.4 metres.</p> <p>As a result of the works, the site will not be provided with any deep soil zone. It is considered appropriate to allow the variation to the stated controls given the typology of the building that is proposed.</p>
<b>Fences and Walls</b>				
<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 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 edges of the public space and private space are defined at street level. A separate entrance area is defined for the residential apartments which sits mid building between Tenancy A and Tenancy B.</p> <p>On this ground alone, the development is considered as being compliant with the stated objectives.</p>

Requirement	Yes	No	N/A	Comment
<b>Design Practice</b> <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 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"/>	<p>The development encompasses no fence structures due to what is proposed at ground level. Security is determined as being acceptable although certain conditions as recommended by the Flemington Police Command will be essential for any consent that is issued.</p> <p><u>Common space</u></p> <p>The rear common space on level 1 includes walkways, planter box structures, seating and formal open space area that includes a BBQ facility.</p> <p>There are two pergola shade structures provided to provide shade. The larger shade structure has dimensions of 23.4 metres x 4 metres while the smaller structure has dimensions of 7.6 metres x 4 metres.</p>
<b>Landscape Design</b>				
<b>Objectives</b> <ul style="list-style-type: none"> <li>To add value to residents' quality of life within the development in the forms of privacy, outlook and views.</li> <li>To provide habitat for native indigenous plants and animals.</li> <li>To improve stormwater quality and reduce quantity.</li> <li>To improve the microclimate and solar performance within the development.</li> <li>To improve urban air quality.</li> <li>To contribute to biodiversity.</li> </ul>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>Limited form of landscaping is provided on Level One within the common area. The landscaping consists primarily of planter boxes which are capable of supporting shrubs and small trees.</p>
<b>Design Practice</b> <ul style="list-style-type: none"> <li>Improve the amenity of open space with landscape design which: provides appropriate shade from trees or structures; provides accessible routes through the space and between buildings; screens cars, communal drying areas, swimming pools and the courtyards of ground floor units; allows for locating art works where they can be viewed by users of open space and/or from within apartments.</li> <li>Contribute to streetscape character and the amenity of the public domain by: relating landscape design to the desired proportions and character of the streetscape; using planting and landscape elements appropriate to the scale of the development; mediating between and visually softening the bulk of large development for the person on the street.</li> <li>Improve the energy efficiency and solar efficiency of dwellings and the microclimate of private open spaces.</li> <li>Design landscape which contributes to the site's particular and positive characteristics.</li> <li>Contribute to water and stormwater efficiency by integrating landscape design with water and stormwater management.</li> <li>Provide a sufficient depth of soil above paving slabs to enable growth of mature trees.</li> <li>Minimise maintenance by using robust landscape elements.</li> </ul>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The landscaping on the podium occupies 116.3 square metres but contained within planter boxes. This will require water proof membranes to prevent water penetrating the concrete slab below where appropriate.</p> <p>The planter boxes will be deep enough to support shrubs and small trees with a height of no greater than 5 metres.</p> <p>The use of planter boxes on podiums and terraces introduces some greenery into the physical building envelope which should be supported.</p>
<b>Open Space</b>				

Requirement	Yes	No	N/A	Comment
<u>Objectives</u> <ul style="list-style-type: none"> <li>• To provide residents with passive and active recreational opportunities.</li> <li>• To provide an area on site that enables soft landscaping and deep soil planting.</li> <li>• To ensure that communal open space is consolidated, configured and designed to be useable and attractive.</li> <li>• To provide a pleasant outlook.</li> </ul>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>Every apartment features at least one balcony for passive outdoor activities.</p> <p>The apartments on Level 1 facing the north being apartments Numbered 101, 102 and 103 include terraces that are to be screened with vegetation and planter box structures.</p> <p>Generally, the objectives are achieved where possible.</p>

Requirement	Yes	No	N/A	Comment
<u>Design Practice</u>				A common open space area is provided across the northern portion of Level 1. The common area features a pathway, landscaped elements being planter boxes, seating and a BBQ facility.
• Provide communal open space which is appropriate and relevant to the building's setting.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Where communal open space is provided, facilitate its use for the desired range of activities by locating it in relation to buildings to optimise solar access to apartments; consolidating open space on the site into recognisable areas with reasonable space, facilities and landscape; designing its size and dimensions to allow for the program of uses it will contain; minimising overshadowing; carefully locating ventilation duct outlets from basement car parks.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Provide open space for each apartment capable of enhancing residential amenity in the form of balcony, deck, terrace, garden, yard, courtyard and/or roof terrace.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Locate open space to increase the potential for residential amenity by designing apartment buildings which: are sited to allow for landscape design; are sited to optimise daylight access in winter and shade in summer; have a pleasant outlook; have increased visual privacy between apartments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Provide environmental benefits including habitat for native fauna, native vegetation and mature trees, a pleasant microclimate, rainwater percolation and outdoor drying area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• <b>The area of communal open space required should generally be at least 25-30% of the site area. Larger sites and brown field sites may have potential for more than 30%.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b><u>Common open space:</u></b>  The common open spaces including the landscaping elements occupy an area of 294.6 square metres. If this was at grade level, this would occupy 13.29% of the site area.  The location of the open space area is acceptable given the type of development that is proposed.  The applicant has suggested that the Auburn Development Control Plan 2010 should prevail in this instance which prescribes a smaller common area than the Residential Flat Design Code.
• Where developments are unable to achieve the recommended communal open space, they must demonstrate that residential amenity is provided in the form of increased private open space and/or a contribution to public open space.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b><u>Comment</u></b>  The Residential Flat Design Code should be given more weight in the assessment of the development application.  The Joint Regional Planning Panel has previously requested additional open space at ground level via the relocation of the garbage bin store underground within the basement car park which has not occurred.  The garbage bin area has been redesigned and now determined as being acceptable.  The common space on the first level has been increased in area by at least 100 square metres which improves amenity. In addition, the common area includes a level of servicing that will ensure its use by residents.  The common space is functional and located within a more quiet area of the site. The common space may be supported given the position of the development within the Auburn Town centre.
• <b>Minimum recommended area of private open space for each apartment at ground level or similar space on structure is 25sqm and the minimum preferred dimension is 4 metres.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are three Level 1 apartments that are provided with terraces that occupy areas of 14.5 square metres to 35.7 square metres. One of the terraces would not comply with the stated provision. It is considered reasonable to support the private open space areas.
<u>Orientation</u>				

Requirement	Yes	No	N/A	Comment
<b>Objectives</b> <ul style="list-style-type: none"> <li>• To optimise solar access to residential apartments within the development and adjacent development.</li> <li>• To contribute positively to desired streetscape character.</li> <li>• To support landscape design of consolidated open space areas.</li> <li>• To protect the amenity of existing development.</li> <li>• To improve the amenity of existing development.</li> </ul>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The development will create a shadow impact to the south which is unavoidable but generally, the level of shadowing is determined as being acceptable.</p> <p>In this regard, the shadows will fall mainly over road surfaces, car park areas and the roofs of neighbouring shops. There are no residential buildings affected by the shadows.</p> <p>The site is situated within the Auburn Town Centre in which the planning controls encourage mid to high rise buildings such as this.</p> <p>The allotments and associated commercial / retail premises facing Rawson Street are within multiple ownerships and there are no known plans afoot for the redevelopment of such sites.</p> <p>As such the shadow impacts onto any future developments along Numbers 55 to 77 Rawson Street cannot be determined.</p>
<b>Design Practice</b> <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 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>Shadow diagrams and detailed analysis diagrams are provided for June and December. The greatest shadow impact will occur during the period close to the winter solstice and the months immediately before and after the solstice.</p> <p>The shadows toward the south are significant but there are no residential buildings affected by any shadow.</p> <p><b>Internal solar amenity</b></p> <p>The apartments facing the north west are located in an appropriate position and under normal circumstances they should receive much afternoon sun.</p> <p>However in this instance, the proposed development at Number 12 to 14 Northumberland Road by the same applicant will create significant afternoon shadow impacts onto the apartments especially across the lower levels of the building.</p> <p>The applicant has provided a compliance table documenting that 83 of the apartments receive a minimum of 2 hours of sunlight at the winter solstice.</p>
<b>Planting on Structures</b>				
<b>Objectives</b> <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 objectives are achieved.</p>









Requirement	Yes	No	N/A	Comment
<b>Design Practice</b> <ul style="list-style-type: none"> <li>Determine the appropriate car parking spaces in relation to the development's proximity to public transport, shopping and recreational facilities; the density of the development and the local area; the site's ability to accommodate car parking.</li> <li>Limit the number of visitor parking spaces, particularly in small developments where the impact on landscape and open space is significant.</li> <li>Give preference to underground parking wherever possible. Design considerations include: retaining and optimising the consolidated areas of deep soil zones; facilitating natural ventilation to basement and sub basement car parking areas; integrating ventilation grills or screening devices of car park openings into the façade design and landscape design; providing safe and secure access for building users, including direct access to residential apartments where possible; provide a logical and efficient structural grid.</li> <li>Where aboveground enclosed parking cannot be avoided ensure the design of the development mitigates any negative impact on streetscape and street amenity by avoiding exposed parking on the street frontage; hiding car parking behind the building façade – where wall openings occur, ensure they are integrated into the overall façade scale, proportions and detail; wrapping the car parks with other uses.</li> <li>Minimise the impact of on grade parking by: locating parking on the side or rear of the lot away from the primary street frontage; screening cars from view of streets and buildings; allowing for safe and direct access to building entry points; incorporating parking into the landscape design of the site.</li> <li>Provide bicycle parking which is easily accessible from ground level and from apartments.</li> </ul>	<input checked="" 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 type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input checked="" type="checkbox"/>  <input type="checkbox"/>  <input checked="" type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	<p>Car parking is within a basement car park which is 3 storeys high. Vehicular access is via a driveway along the southern side of the site from Northumberland Road.</p> <p>The residential component (Excluding the commercial components) require the following:-</p> <p><u>Minimum requirements</u></p> <p>12 x 1 bedroom apartments = 12 spaces. 96 x 2 bedroom apartments = 115 spaces. 8 x 3 bedroom apartments = 12 spaces.</p> <p>Total minimum requirement is 139 spaces.</p> <p>Including visitors:- 12 spaces.</p> <p>Total:- 151 spaces at the minimum requirement.</p> <p>The maximum based on the tables is 382 spaces which is excessive.</p> <p>The applicant has shown 144 car parking spaces for the residents and 12 spaces for visitor use which is adequate.</p> <p>There are 15 spaces shown for the commercial / retail component of the development.</p> <p>There is adequate car parking across the site to support the development.</p> <p><u>Loading and unloading</u></p> <p>A loading area is provided at the rear of the building. There are two loading / unloading bays available. The plans show vehicle manoeuvring across over the rear of Number 57 Rawson Street and as such, an appropriate Right of Way would be required to allow this to occur.</p> <p><u>Bike bays</u></p> <p>There are 32 bike parking bays provided.</p>
<b>Pedestrian Access</b>				
<b>Objectives</b> <ul style="list-style-type: none"> <li>To promote residential flat development which is well connected to the street and contributes to the accessibility of the public domain.</li> <li>To ensure that residents, including users of strollers and wheelchairs and people with bicycles, are able to reach and enter their apartments and use communal areas via minimum grade ramps, paths, access ways or lifts.</li> </ul>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<p>Access to and from the development from Northumberland Road is found to be acceptable.</p>



<b>Requirement</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comment</b>
<u><b>Design Practice</b></u>				
• Ensure that pedestrian safety is maintained by minimising potential pedestrian/vehicle conflicts.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	One vehicular access way is provided to the building complex from Northumberland Road. The access area is situated along the southern side of the building.  <u><b>Loading and unloading and garbage</b></u>  A garbage bin storage area and loading area is situated at the rear of the building which is an appropriate design solution.  It is identified that the loading and unloading bay is required to be shared with the proposed development at 6 to 8 Station Road. This is addressed as conditions within the recommendation made.  <u><b>The driveway</b></u>  The driveway into the basement is 6.4 metres wide which is adequate for the development.  The driveway on the southern side of the site is 5.5 metres wide.  There is a direct connection to the lane way / right of way which the applicant is proposing to use to supplement the proposed access to and from the building.
• Ensure adequate separation distances between vehicular entries and street intersections.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Optimise the opportunities for active street frontages and streetscape design by: making vehicle access points as narrow as possible; limit the number of vehicle access ways to a minimum; locating car park entry and access from secondary streets and lanes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Improve the appearance of car parking and service vehicle entries by: screening garbage collection, loading and servicing areas visually away from the street; setback or recess car park entries from the main façade line; avoid 'black holes' in the façade by providing security doors to car park entries; where doors are not provided, ensure that the visible interior of the car park is incorporated into the façade design and materials selection and that building services - pipes and ducts - are concealed; return the façade material into the car park entry recess for the extent visible from the street as a minimum.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Generally limit the width of driveways to a maximum of 6 metres.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Locate vehicle entries away from main pedestrian entries and on secondary frontages.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Part 03 Building Design</b>				
<u><b>Apartment Layout</b></u>				
<u><b>Objectives</b></u>				
• To ensure the spatial arrangement of apartments is functional and well organised.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To ensure that apartment layouts provide high standards of residential amenity.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To maximise the environmental performance of apartments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• To accommodate a variety of household activities and occupants' needs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u><b>Design Practice</b></u>				
• Determine appropriate sizes in relation to: geographic location and market demands; the spatial configuration of an apartments; affordability.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The apartments achieve a satisfactory furniture layout due to their shape and orientation.
• Ensure apartment layouts are resilient over time by accommodating a variety of furniture arrangements; providing for a range of activities and privacy levels between different spaces within the apartment; utilising flexible room sizes and proportions or open plans; ensuring circulation by stairs, corridors and through rooms is planned as efficiently as possible thereby increasing the amount of floor space in rooms.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The majority of the living spaces for the two bedroom apartments are between 3.6 and 3.8 metres in width which is adequate.  <u><b>Distance from windows</b></u>  The kitchens are situated from being adjacent to a window to as much as 8 metres from a window.
• Design apartment layouts which respond to the natural and built environments and optimise site opportunities by: providing private open space in the form of a balcony, terrace, courtyard or garden for every apartment; orienting main living areas toward the primary outlook and aspect and away	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are 6 kitchens situated near a window and another 26 within 3 metres of a window.



Requirement	Yes	No	N/A	Comment
<b>Objectives</b> <ul style="list-style-type: none"> <li>To provide a diversity of apartment types, which cater for different household requirements now and in the future.</li> <li>To maintain equitable access to new housing by cultural and socio-economic groups.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is consistent with the Apartment Mix objectives as an acceptable mixture of 1, 2 and 3 bedroom apartments are proposed which will deliver a range of apartments to meet occupant requirements.
<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 type="checkbox"/>	<input type="checkbox"/>	<p>The comments provided above in Part 3 - Building Design (Apartment Layout) is relevant to this part.</p> <p>An appropriate range of apartments is proposed across all floors to meet the expected demand of occupants.</p> <p>The site enjoys the advantage of being within the Auburn Town Centre. Hence, shops, transport services and access to community facilities are readily available or close by to the site.</p> <p>There are no apartments proposed for the ground floor of the building complex. The first level of the residential flat building commences at Level 1 being the podium level (the roof of the commercial floor).</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 type="checkbox"/>	<input type="checkbox"/>	The proposed development is consistent with the objectives concerning balconies 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.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>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 and operable walls to control sunlight and wind; providing balconies with operable screens, Juliet balconies or operable</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>All apartments where appropriate have at least one balcony or large useable terrace with access provided directly from living areas.</p> <p>There are 3 apartments being 101, 102 and 103 that are provided with one terrace / balcony given that there is space for such additional features.</p> <p>The balconies above the ground level for the various apartments have adequate size.</p> <p>The balustrades for the majority of the apartments are shown to be opaque glazing. A minority of the apartments are shown with solid balustrades.</p>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	







<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 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.</p> <p>Accessible and visitable apartments are promoted.</p> <p>There are 116 apartments in the development. Of that figure, 12 are to be designated as “Adaptable apartments”. This is 10.3% of the total number of apartments in the development. There are an adequate number of adaptable apartments in the development.</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 type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<p>There are no ground floor apartments within the development due to the proposed commercial tenancies occupying the ground level.</p> <p>The objectives stated here would not be relevant to the development.</p> <p>Notwithstanding this, if Level 1 is to be treated as the ground level, then the development would be capable of complying with the relevant objectives.</p>
<b>Design Practice</b> <ul style="list-style-type: none"> <li>• Design front gardens or terraces which contribute to the spatial and visual structure of the street while maintaining adequate privacy for apartment occupants.</li> <li>• Ensure adequate privacy and safety of ground floor units located in urban areas with no street setbacks by: stepping up the ground floor level from the level of the footpath a maximum of 1.2 metres; designing balustrades and establishing window sill heights to minimise site lines into apartments, particularly in areas with no street setbacks; determining appropriateness of individual entries; ensuring safety bars or screens are integrated into the overall elevation design and detailing.</li> <li>• Promoting house choice by: providing private gardens, which are directly accessible from the main living spaces of the apartment and support a variety of activities; maximising the number of accessible and visitable apartments on the ground floor; supporting a change or partial change in use, such as a home office accessible from the street or a corner shop.</li> <li>• Increase opportunities for solar access in ground floor units, particularly in denser areas by: providing higher ceilings and taller windows; choosing trees and shrubs which provide solar access in winter and shade in summer.</li> <li>• Optimise the number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units.</li> <li>• Provide ground floor apartments with access to private open space, preferably as a terrace or garden.</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 type="checkbox"/>   <input type="checkbox"/>	<input checked="" type="checkbox"/>         <input checked="" type="checkbox"/>   <input checked="" type="checkbox"/>   <input checked="" type="checkbox"/>   <input checked="" type="checkbox"/>	<p>The provisions of this Part cannot apply to the development because no ground floor apartments are proposed.</p> <p>The residential flat building complex commences from Level 1.</p> <p>It is identified that:-</p> <p>The level 1 apartments are provided with terraces or balconies that are accessible from the living areas of the apartments.</p> <p>The terraces of Apartments 101, 102 and 103 are screened from the common spaces via the use of planter boxes or planting to screen private areas.</p> <p>There is an appropriate range of apartments at Level 1 including two apartments that are suitable for people with disabilities.</p> <p>The concepts outlined under the stated headings are achieved where appropriate notwithstanding the fact that the lowest residential level is at Level One.</p>
<b>Internal Circulation</b>				

Requirement	Yes	No	N/A	Comment
<u>Objectives</u> <ul style="list-style-type: none"> <li>• To create safe and pleasant spaces for the circulation of people and their personal possessions.</li> <li>• To facilitate quality apartment layouts, such as dual aspect apartments.</li> <li>• To contribute positively to the form and articulation of the building façade and its relationship to the urban environment.</li> <li>• To encourage interaction and recognition between residents to contribute to a sense of community and improve perceptions of safety.</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"/>    	
<u>Design Practice</u> <ul style="list-style-type: none"> <li>• Increase amenity and safety in circulation spaces by: providing generous corridor widths and ceiling heights particularly in lobbies, outside lifts and apartment entry doors; providing appropriate levels of lighting, including the use of natural daylight where possible; minimising corridor lengths to give short, clear sight lines; avoiding tight corners; providing legible signage noting apartment numbers, common areas and general directional finding; providing adequate ventilation.</li> <li>• Support better apartment building layouts by designing buildings with multiple cores which: increase the number of entries along a street; increase the number of vertical circulation points; give more articulation to the façade; limiting the number of units off a circulation core on a single level.</li> <li>• Articulate longer corridors by: utilising a series of foyer areas and/or providing windows along or at the end of a corridor.</li> <li>• Minimise maintenance and maintain durability by using robust materials in common circulation areas.</li> <li>• <b>Where units are arranged off a double loaded corridor, the number of units accessible from a single core/corridor should be limited to 8 - exceptions for: adaptive reuse buildings; where developments can demonstrate the achievement of the desired streetscape character and entry response; where developments can demonstrate a high level of amenity for common lobbies, corridors and units.</b></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 checked="" type="checkbox"/>    	<input type="checkbox"/>    <input type="checkbox"/>    <input type="checkbox"/>    <input type="checkbox"/>    <input type="checkbox"/>    	<p>Corridor, foyer and hallway widths are adequately lit, articulated and dimensioned to promote safety and movement of residents and their belongings.</p> <p>There is one central core supporting each residential level of the building.</p> <p>The internal corridors feature limited glazed elements to allow some light penetration to occur.</p> <p><b><u>Apartments per corridor</u></b></p> <p>There are eleven (11) apartments per floor which is more than the eight as suggested.</p> <p>When reviewing this, it is identified that the corridor is open to allow natural light to filter into the confined space. Additionally, it is considered more appropriate to have a single corridor servicing each level considering the number of apartments per level. A second corridor servicing apartments is not considered to be practical.</p>
<i>Mixed Use</i>				

Requirement	Yes	No	N/A	Comment
<b>Objectives</b> <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> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A mixed use development is proposed.</p> <p><u>Compatibility of the uses</u></p> <p>There are two commercial / retail tenancies situated on the ground floor. In terms of compatibility of the uses, Flemington Police Command has considered the development and does not object to such a development on crime and safety grounds. The development is supported subject to conditions. On this account, it is considered that the development and uses are compatible.</p>
<ul style="list-style-type: none"> <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>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>This is addressed and an appropriate acoustic report has been provided addressing noise impacts to and within the development.</p> <p>This is crucial for the development and fire separation between uses must be addressed.</p> <p>The Health and Building Surveyor has considered the plans and determine that the development is acceptable subject to conditions.</p>
<b>Storage</b>				
<b>Objectives</b> <ul style="list-style-type: none"> <li>• To provide adequate storage for everyday household items within easy access of the apartment.</li> <li>• To provide storage for sporting, leisure, fitness and hobby equipment.</li> </ul>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<p>The apartments are provided or capable of being provided with adequate storage areas.</p>



Requirement	Yes	No	N/A	Comment
<b>Objectives</b> <ul style="list-style-type: none"> <li>• To ensure that daylight access is provided to all habitable rooms and encouraged in all other areas of residential flat development.</li> <li>• To provide adequate ambient lighting and minimise the need for artificial lighting during daylight hours.</li> <li>• To provide residents with the ability to adjust the quantity of daylight to suit their needs.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This is achieved where possible.
<b>Design Practice</b> <ul style="list-style-type: none"> <li>• Plan the site so that new residential flat development is oriented to optimise northern aspect.</li> <li>• Ensure direct daylight access to communal open space between March and September and provide appropriate shading in summer.</li> <li>• Optimise the number of apartments receiving daylight access to habitable rooms and principal windows: ensure daylight access to habitable rooms and private open space, particularly in winter; use skylights, clerestory windows and fanlights to supplement daylight access; promote two storey and mezzanine, ground floor apartments or locations where daylight is limited to facilitate daylight access to living rooms and private open spaces; limit the depth of single aspect apartments; ensure single aspect, single storey apartments have a northerly or easterly aspect; locate living areas to the north and service areas to the south and west of development; limit the number of south facing apartments and increase their window area; use light shelves to reflect light into deeper apartments.</li> <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> <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> <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> <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> <li>• Limit the number of single aspect apartments with a southerly aspect (SW-SE) to</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Shadow diagrams and shadow analysis diagrams for the respective apartments are provided for the winter solstice showing the shadow impact to / sunlight penetration to each apartment.</p> <p>It is identified that 83 apartments will receive a minimum of 2 hours of sunlight at the winter solstice which is 71.5% of the total number of apartments within the development. This is a dense urban environment where the planning controls allow for mid to high rise buildings.</p> <p><b>Up to 28.5% of the apartments are facing the south which is in excess of the 10% limitation found at this Part.</b></p>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No skylights are proposed.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Compliance is achieved because a majority of apartments are facing the north or north west to obtain as much exposure to sunlight as possible.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are 33 apartments that face the south. As a result, the south

Requirement	Yes	No	N/A	Comment
<b>a maximum of 10% of the total units proposed.</b> <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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	facing apartments will have limited sunlight penetration year round. An Assessor Certificate for Energy Rating generally shows most of the south facing apartments (A total of 24 of 33) achieving an energy rating of 6.5 or better. There are 9 apartments that achieve a rating of 5 or less while another five apartments achieve a Star rating of 7. This suggests that the applicant has given attention to residential amenity and comfort notwithstanding aspect.
<i>Natural Ventilation</i>				
<u>Objectives</u> <ul style="list-style-type: none"> <li>To ensure that apartments are designed to provide all habitable rooms with direct access to fresh air and to assist in promoting thermal comfort for occupants.</li> <li>To provide natural ventilation in non-habitable rooms, where possible.</li> <li>To reduce energy consumption by minimising the use of mechanical ventilation, particularly air conditioning.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is consistent with the Natural Ventilation objectives as all habitable rooms, and where possible non-habitable rooms, have openings for ventilation. The BASIX commitments dictate energy consumption requirements.
	<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>Plan the site to promote and guide natural breezes by: determining prevailing breezes and orient buildings to maximise use, where possible; locating vegetation to direct breezes and cool air as it flows across the site and by selecting planting or trees that do not inhibit air flow.</li> <li>Utilise the building layout and section to increase the potential for natural ventilation.</li> <li>Design the internal apartment layout to promote natural ventilation by: minimising interruptions in air flow through an apartment; grouping rooms with similar usage together.</li> <li>Select doors and operable windows to maximise natural ventilation opportunities established by the apartment layout.</li> <li>Coordinate design for natural ventilation with passive solar design techniques.</li> <li>Explore innovative technologies to naturally ventilate internal building areas or rooms.</li> <li><b>Building depths which support natural ventilation typically range from 10-18 metres.</b></li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Many apartments feature layouts that are designed to maximise natural ventilation through the use of open-plan living areas and suitable openings to living areas and bedrooms.
	<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"/>	The building depth exceeds 18 metres which has been discussed earlier in the report.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>60% of residential units should be naturally cross ventilated.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	It is identified that 76 apartments or 65.5% of the apartments achieve suitable ventilation.
<ul style="list-style-type: none"> <li>25% of kitchens within a development should have access to natural ventilation.</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are 32 kitchens situated close to a window or within 3 metres of a window.
<ul style="list-style-type: none"> <li>Developments which seek to vary from the minimum standards must demonstrate how natural ventilation can be satisfactorily achieved particularly in relation to habitable rooms.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	It is found through the BASIX assessment and the Assessor Certificate that the development is capable of achieving a satisfactory outcome for energy efficiency subject to the BASIX Commitments being complied with.
<i>Awnings and Signage</i>				

Requirement	Yes	No	N/A	Comment
<u>Objectives</u> <ul style="list-style-type: none"> <li>To provide shelter for public streets.</li> <li>To ensure signage is in keeping with desired streetscape character and with the development in scale, detail and overall design</li> </ul>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	It is considered appropriate that an awning be provided for the development. The matter of a street awning is capable of being addressed as a condition attached to any consent that may be issued.
<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 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 checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	No signage is proposed in this application.
<u>Facades</u>				
<u>Objectives</u> <ul style="list-style-type: none"> <li>To promote high architectural quality in residential flat buildings.</li> <li>To ensure that new developments have facades which define and enhance the public domain and desired street character.</li> <li>To ensure that building elements are integrated into the overall building form and façade design.</li> </ul>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	A satisfactory design and facade treatment has been proposed.
<u>Design Practice</u> <ul style="list-style-type: none"> <li>Consider the relationship between the whole building form and the façade and/or building elements.</li> <li>Compose facades with an appropriate scale, rhythm and proportion, which respond to the building's use and the desired contextual character.</li> <li>Design facades to reflect the orientation of the site using elements such as sun shading, light shelves and bay windows as environmental controls, depending on the façade orientation.</li> <li>Express important corners by giving visual prominence to parts of the façade.</li> <li>Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.</li> <li>Coordinate security grills/screens, ventilation louvres and car park entry doors with the overall façade design.</li> </ul>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The building will present a strong facade and a hard urban edge to Northumberland Road.</p> <p>The residential flat building tower occupies much of the site but setbacks have been introduced to allow some site landscaping across the podium level (Level 1) and to permit the introduction of terraces or courtyards on three of the Level 1 apartments.</p> <p>On this site, the presentation of the building to the lane way / right of way is also important. The plans show an appropriate presentation to the laneway notwithstanding the presence of the driveway access area.</p>
<u>Roof Design</u>				



Requirement	Yes	No	N/A	Comment
<b>Objectives</b> <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 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 consistent with the roof design objectives. A flat roof is proposed.</p>
<b>Design Practice</b> <ul style="list-style-type: none"> <li>• Relate roof design to the desired built form.</li> <li>• Design the roof to relate to the size and scale of the building, the building elevations and three dimensional building form. This includes the design of any parapet or terminating elements and the selection of roof materials.</li> <li>• Design roofs to respond to the orientation of the site.</li> <li>• Minimise the visual intrusiveness of service elements (lift overruns, service plants, chimneys, vent stacks, telecommunication infrastructure, gutters, downpipes, signage) by integrating them into the design of the roof.</li> <li>• Support the use of roofs for quality open space in denser urban areas by: providing space and appropriate building systems to support the desired landscape design; incorporating shade structures and wind screens to encourage open space use; ensuring open space is accessible.</li> <li>• Facilitate the use or future use of the roof for sustainable functions e.g. rainwater tanks, photovoltaics, water features.</li> <li>• Where habitable space is provided within the roof optimise residential amenity in the form or attics or penthouse apartments.</li> </ul>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>  <input type="checkbox"/>  <input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>  <input type="checkbox"/> <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>  <input type="checkbox"/> <input type="checkbox"/>  <input checked="" type="checkbox"/>  <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>Generally, the roof is satisfactory although the roof element facing Northumberland Road is in breach of the maximum height limit. The applicant has requested that the feature be assessed under Clause 5.6 of the Auburn Local Environmental Plan 2010 as an architectural roof feature.</p> <p>It will be possible to incorporate solar panels to the roof in due course if desired.</p>
<b>Energy Efficiency</b>				
<b>Objectives</b> <ul style="list-style-type: none"> <li>• To reduce the necessity for mechanical heating and cooling.</li> <li>• To reduce reliance on fossil fuels.</li> <li>• To minimise greenhouse gas emissions.</li> <li>• To support and promote renewable energy initiatives.</li> </ul>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The proposed development is consistent with the Energy Efficiency objectives as a BASIX Certificate which achieves the relevant energy targets is provided and the relevant commitments are shown on the plans.</p>



Requirement	Yes	No	N/A	Comment
<u>Objectives</u> <ul style="list-style-type: none"> <li>• To avoid the generation of waste through design, material selection and building practices.</li> <li>• To plan for the types, amount and disposal of waste to be generated during demolition, excavation and construction of the development.</li> <li>• To encourage waste minimisation, including source separation, reuse and recycling.</li> <li>• To ensure efficient storage and collection of waste and quality design of facilities.</li> </ul>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>A waste storage bin for the residential component of the building complex is provided.</p> <p>A suitable sized waste storage room is shown at the rear of the site with appropriate access for waste collection vehicles.</p>
<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> <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 type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>  <input type="checkbox"/> <input type="checkbox"/>  <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>  <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<p>A waste management plan has been submitted with the development application. The waste management plan addresses waste.</p> <p>The waste storage bin area will comply with the stated provisions.</p>
<u>Water Conservation</u>				
<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"/>	<p>The proposed development is consistent with the Water Conservation objectives as on-site detention and a suitable stormwater drainage plan is proposed.</p>
<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"/>	<p>The design practice requirements are superseded by commitments listed in the accompanying BASIX Certificate.</p>

### Comments;

The development is found to be satisfactory when assessed using the Residential Flat Design Code. A small number of variations are identified but these given the context of the site, are acceptable and do not adversely impact on the development or the locality. The development application may be supported when considered under the planning instrument.

### **(d) State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004**

As the development relates to a residential flat building development, a BASIX certificates have been submitted to accompany the development application. The plans and details

submitted with the development application satisfy the relevant BASIX commitments required to be endorsed on the development application plans. Conditions will be imposed on the development consent to ensure that the construction of the residential flat building is in accordance with all specified BASIX commitments. The proposed development is considered acceptable in respect of the relevant requirements of SEPP (BASIX) 2004.

**(e) Other State Environmental Planning Policies and Regional Environmental Planning Policies**

SEPP/REP	Applicable	SEPP/REP	Applicable	SEPP/REP	Applicable
SEPP 1 - Development Standards	N	SEPP 4 (Exempt and Complying Development Codes) 2008	N	SEPP 6 - No. of Storeys in a Building	N
SEPP 32 - Urban consolidation (Redevelopment of Urban Land)	N	SEPP 19 - Bushland in Urban Areas	N	SEPP 33 - Hazardous & Offensive Development	N
SEPP (State and Regional Development) 2010	N	<b>SEPP 55 - Remediation of Land</b>	<b>Y</b>	SEPP 64 - Advertising & Signage	N
<b>SEPP 65 - Design Quality of Residential Flat Development</b>	<b>Y</b>	SEPP (Housing for Seniors & People with a Disability) 2004	N	<b>SEPP (Building Sustainability Index: BASIX) 2004</b>	<b>Y</b>
SEPP (Major Developments) 2005	N	SEPP (Temporary Structures) 2007	N	<b>SEPP (Infrastructure) 2007</b>	<b>Y</b>
REP No. 24 - Homebush Bay Area	N	<b>Sydney REP (Sydney Harbour Catchment) 2005</b>	<b>Y</b>	SEPP (Affordable Housing)	N

**(f) Regional Environmental Plans**

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The site is located within the area within the Sydney Harbour Catchment and SREP (Sydney Harbour Catchment) 2005 is applicable to the development application. The development application raises no issues as to consistency with the requirements and objectives of the planning instrument and associated development control plan.

Local Environmental Plans

**(g) Auburn Local Environmental Plan 2010**

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

Clause	Yes	No	N/A	Comment
<b>Part 1 Preliminary</b>				
<b>1.1 Name of Plan</b>				

Clause	Yes	No	N/A	Comment
This Plan is <i>Auburn</i> Local Environmental Plan 2010.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>1.1 AA Commencement</b>				
This Plan commences on the day on which it is published on the NSW legislation website.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The plan was gazetted on 29 October 2010.
<b>1.3 Land to which Plan applies</b>				
(1) This Plan applies to the land identified on the Land Application Map.  <b>Note.</b> Part 23 of Schedule 3 to the <i>State Environmental Planning Policy (Major Development) 2005</i> applies to certain land identified on the Land Application Map.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The plan will apply to the site.
(2) Despite subclause (1), this Plan does not apply to the land identified on the Land Application Map as "Deferred matter".	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>1.6 Consent authority</b>				
The consent authority for the purposes of this Plan is (subject to the Act) the Council.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Joint Regional Planning Panel is the consent authority for this development. In this regard, the cost of construction of the development exceeds \$20 million in value and as a result, Council cannot determine the application.
<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"/>	There are a number of State Environmental Planning Policies that will apply to the development application. These are addressed earlier in the report.
(2) The following State environmental planning policies (or provisions) do not apply to the land to which this Plan applies:  State Environmental Planning Policy No 1—Development Standards  Sydney Regional Environmental Plan No 24—Homebush Bay Area	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The state policy and regional environmental plan stated will not be relevant to this application.
<b>1.9A Suspension of covenants, agreements and instruments</b>				
(1) For the purpose of enabling development on land in any zone to be carried out in accordance with this Plan or with a development consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are numerous easements and restrictions situated within and external to the site as described under the heading "Site and Locality Description". The development will interfere with the easements and restrictions situated within the site.
(2) This clause does not apply: (a) to a covenant imposed by the Council or that the Council requires to be imposed, or (b) to any prescribed instrument within the meaning of section 183A of the <i>Crown Lands Act 1989</i> , or (c) to any conservation agreement within the meaning of the <i>National Parks and Wildlife Act 1974</i> , or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The development will retain the some crucial access ways to the laneway.  A bus stop is situated at the front of the site. Advice has been sought from the engineer and it is recommended that the matter not be subjected to any condition.  Subclause (2), (3) and (4) will not

Clause	Yes	No	N/A	Comment
<p>(d) to any Trust agreement within the meaning of the <i>Nature Conservation Trust Act 2001</i>, or</p> <p>(e) to any property vegetation plan within the meaning of the <i>Native Vegetation Act 2003</i>, or</p> <p>(f) to any biobanking agreement within the meaning of Part 7A of the <i>Threatened Species Conservation Act 1995</i>, or</p> <p>(g) to any planning agreement within the meaning of Division 6 of Part 4 of the Act.</p>				<p>need to apply to the development application.</p> <p><u>Future stormwater easement</u></p> <p>The plans show a future stormwater easement to pass through the site for draining stormwater from number 6 to 8 Station Road.</p>
(3) This clause does not affect the rights or interests of any public authority under any registered instrument.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(4) Under section 28 of the Act, the Governor, before the making of this clause, approved of subclauses (1)–(3).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Part 2 Permitted or prohibited development</b>				
<b>2.1 Land use zones</b>				
<p>The land use zones under this Plan are as follows:</p> <p><b>Business Zones</b></p> <p>B1 Neighbourhood Centre</p> <p>B2 Local Centre</p> <p><b>B4 Mixed Use</b></p> <p>B6 Enterprise Corridor</p> <p>B7 Business Park</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The land is zone B4 Mixed Use which permits the critical development forms being:-</p> <ul style="list-style-type: none"> <li>• A residential flat building.</li> <li>• Retail outlet and commercial premises.</li> </ul> <p>Subject to consent.</p>
<b>2.3 Zone objectives and land use table</b>				
<p>(1) The Table at the end of this Part specifies for each zone:</p> <p>(a) the objectives for development, and</p> <p>(b) development that may be carried out without consent, and</p> <p>(c) development that may be carried out only with consent, and</p> <p>(d) development that is prohibited.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The objectives of the zone have been considered during the assessment of the development application.</p>
<p>(2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>(3) In the Table at the end of this Part:</p> <p>(a) a reference to a type of building or other thing is a reference to development for the purposes of that type of building or other thing, and</p> <p>(b) a reference to a type of building or other thing does not include (despite any definition in this Plan)</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Clause	Yes	No	N/A	Comment
<p>a reference to a type of building or other thing referred to separately in the Table in relation to the same zone.</p> <p>(4) This clause is subject to the other provisions of this Plan.</p> <p><b>Notes.</b></p> <p>1. Schedule 1 set out additional permitted uses for particular land.</p> <p>2. Schedule 2 sets out exempt development (which is generally exempt from both Parts 4 and 5 of the Act). Development in the land use table that may be carried out without consent is nevertheless subject to the environmental assessment and approval requirements of Part 5 of the Act or, if applicable, Part 3A of the Act.</p> <p>3. Schedule 3 sets out complying development (for which a complying development certificate may be issued as an alternative to obtaining development consent).</p> <p>4. Clause 2.6 requires consent for subdivision of land.</p> <p>5. Part 5 contains other provisions which require consent for particular development.</p> <p>6. Part 6 contains local provisions which require consent for particular development.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>2.4 Unzoned land</b></p> <p>(1) Development may be carried out on unzoned land only with consent.</p> <p>(2) Before granting consent, the consent authority:</p> <p>(a) must consider whether the development will impact on adjoining zoned land and, if so, consider the objectives for development in the zones of the adjoining land, and</p> <p>(b) must be satisfied that the development is appropriate and is compatible with permissible land uses in any such adjoining land.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The land is within the B4 Mixed Use zone.
<p><b>2.5 Additional permitted uses for particular land</b></p> <p>(1) Development on particular land that is described or referred to in Schedule 1 may be carried out:</p> <p>(a) with consent, or</p> <p>(b) if the Schedule so provides—without consent,</p> <p>in accordance with the conditions (if any) specified in that Schedule in relation to that development.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Clause	Yes	No	N/A	Comment
(2) This clause has effect despite anything to the contrary in the Land Use Table or other provision of this Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>2.6 Subdivision—consent requirements</b>				
<p>(1) Land to which this Plan applies may be subdivided, but only with consent.</p> <p><b>Notes.</b></p> <p>1 If a subdivision is specified as exempt development in an applicable environmental planning instrument, such as this Plan or State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, the Act enables it to be carried out without development consent.</p> <p>2 Part 6 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 provides that the strata subdivision of a building in certain circumstances is complying development.</p> <p>(2) Development consent must not be granted for the subdivision of land on which a secondary dwelling is situated if the subdivision would result in the principal dwelling and the secondary dwelling being situated on separate lots, unless the resulting lots are not less than the minimum size shown on the Lot Size Map in relation to that land.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A subdivision is not proposed. As a result, the clause will not apply to the development application.</p> <p>The development application does not include Strata Title subdivision of the residential flat building component. This would be addressed as a separate development application in the event that the project is approved by the Joint Regional Planning Panel.</p>
<b>2.7 Demolition requires consent</b>				
<p>The demolition of a building or work may be carried out only with consent.</p> <p>If the demolition of a building or work is identified in an applicable environmental planning instrument, such as this plan or State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 as exempt development, the Act enables it to be carried out without development consent.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The soccer club currently on site as well as the car park area and driveways are earmarked for demolition.</p> <p>The statement of effects requests the demolition of the buildings across the site and as such, the process is included in the assessment report.</p>
<p><b>Land Use Table</b></p> <p><b>Note.</b> A type of development referred to in the Land Use Table is a reference to that type of development only to the extent it is not regulated by an applicable State environmental planning policy. The following State environmental planning policies in particular may be relevant to development on land to which this Plan applies:</p> <p>State Environmental Planning Policy (Affordable Rental Housing) 2009 (including provision for secondary dwellings).</p> <p>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.</p> <p><b>State Environmental Planning Policy (Infrastructure) 2007 (relating to public facilities such as those for air transport, correction, education, electricity generation, health services, ports, railways, roads, waste management and water supply systems).</b></p> <p>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.</p> <p>State Environmental Planning Policy (Rural Lands) 2008.</p> <p>State Environmental Planning Policy No 33—Hazardous and Offensive Development.</p> <p>State Environmental Planning Policy No 50—Canal Estate Development.</p> <p>State Environmental Planning Policy No 62—Sustainable Aquaculture.</p> <p>State Environmental Planning Policy No 64—Advertising and Signage.</p>				
<b>Zone B4 Mixed use zone</b>				
<b>1 Objectives of zone</b>				
<ul style="list-style-type: none"> <li>To provide a mixture of compatible land uses.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The relevant objectives are complied with in which the development is within the Auburn



Clause	Yes	No	N/A	Comment
<ul style="list-style-type: none"> <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 that contribute to economic growth.</li> <li>To achieve an accessible, attractive and safe public domain.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Town Centre and situated close to a range of services.
<b>2 Permitted without consent</b>				
Nil				
<b>3 Permitted with consent</b>				
Backpackers' accommodation; Boarding houses; Business Premises; Child care centres; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels; Hotel or motel accommodation; Information and education facilities; <b>Office premises</b> ; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; <b>Residential flat buildings</b> ; <b>Retail premises</b> ; Roads; Self-storage units; Seniors housing; Serviced apartments; 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"/>	The land is zone B4 Mixed Use which permits the critical development forms being:- <ul style="list-style-type: none"> <li>A residential flat building.</li> <li>Retail outlet.</li> <li>Commercial premise.</li> </ul> Subject to consent.  The definition of a "retail premise" in the Auburn Local Environmental Plan 2010 includes shops and food and drink premises.  The development application does not propose any signage at the front of the building.  The development application does not nominate a specific use of the two commercial / retail tenancies within the ground floor. The tenancies could be used for either shops or offices. The fit out of the tenancies would need to be the subject of a further consent.
<b>4 Prohibited</b>				
Agriculture; Air transport facilities; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Research stations; Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies				
<b>Part 4 Principal development standards</b>				
<b>4.1 Minimum subdivision lot size</b>				
(1) The objectives of this clause are as follows: <ul style="list-style-type: none"> <li>(a) to ensure that lot sizes are able to accommodate development consistent with relevant</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A subdivision of the site is not proposed.  A minimum allotment size is not designated for the site or immediate locality under the Auburn Local







Clause	Yes	No	N/A	Comment
development.				
<p><b>(4) Exclusions from site area</b></p> <p>The following land must be excluded from the site area:</p> <p>(a) land on which the proposed development is prohibited, whether under this Plan or any other law,</p> <p>(b) community land or a public place (except as provided by subclause (7)).</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Subclause 4 will not apply to the development application.
<p><b>(5) Strata subdivisions</b></p> <p>The area of a lot that is wholly or partly on top of another or others in a strata subdivision is to be included in the calculation of the site area only to the extent that it does not overlap with another lot already included in the site area calculation.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Strata subdivision of the development is not proposed.
<p><b>(6) Only significant development to be included</b></p> <p>The site area for proposed development must not include a lot additional to a lot or lots on which the development is being carried out unless the proposed development includes significant development on that additional lot.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Only the lots affected by the development are included in the floor space ratio calculation.
<p><b>(7) Certain public land to be separately considered</b></p> <p>For the purpose of applying a floor space ratio to any proposed development on, above or below community land or a public place, the site area must only include an area that is on, above or below that community land or public place, and is occupied or physically affected by the proposed development, and may not include any other area on which the proposed development is to be carried out.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p><b>(8) Existing buildings</b></p> <p>The gross floor area of any existing or proposed buildings within the vertical projection (above or below ground) of the boundaries of a site is to be included in the calculation of the total floor space for the purposes of applying a floor space ratio, whether or not the proposed development relates to all of the buildings.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>(9) Covenants to prevent "double dipping"</b></p> <p>When consent is granted to development on a site comprised of 2 or more lots, a condition of the consent may require a covenant to be registered that prevents the creation of floor area on a lot (the restricted lot) if the consent authority is satisfied that an equivalent quantity of floor area will be created on another lot only because the site included the restricted lot.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p><b>(10) Covenants affect consolidated sites</b></p> <p>If:</p>				

Clause	Yes	No	N/A	Comment
<p>(a) a covenant of the kind referred to in subclause (9) applies to any land (<b>affected land</b>), and</p> <p>(b) proposed development relates to the affected land and other land that together comprise the site of the proposed development,</p> <p>the maximum amount of floor area allowed on the other land by the floor space ratio fixed for the site by this Plan is reduced by the quantity of floor space area the covenant prevents being created on the affected land.</p> <p><b>(11) Definition</b></p> <p>In this clause, <b>public place</b> has the same meaning as it has in the <i>Local Government Act 1993</i>.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p><b>4.6 Exceptions to development standards</b></p> <p>(1) The objectives of this clause are:</p> <p>(a) to provide an appropriate degree of flexibility in applying certain development standards to particular development, and</p> <p>(b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.</p> <p>(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.</p> <p>(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:</p> <p>(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and</p> <p>(b) that there are sufficient environmental planning grounds to justify contravening the development standard.</p> <p>(4) Consent must not be granted for development that contravenes a development standard unless:</p> <p>(a) the consent authority is satisfied that:</p> <p>(i) the applicant's written request has adequately addressed the</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>There are breaches of the height provisions however the applicant is requesting an exemption under Clause 5.6 based on architectural design features. It is appropriate to refer to Clause 5.6 for detailed discussion regarding the height breaches.</p>



Clause	Yes	No	N/A	Comment
<p>(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,</p> <p>(c) clause 5.4.</p>				
<b>Part 5 Miscellaneous provisions</b>				
<b>5.6 Architectural roof features</b>				
<p>(1) The objectives of this clause are:</p> <p>(a) To ensure that any decorative roof element does not detract from the architectural design of the building, and</p> <p>(b) To ensure that prominent architectural roof features are contained within the height limit.</p> <p>(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.</p> <p>(3) Development consent must not be granted to any such development unless the consent authority is satisfied that:</p> <p>(a) the architectural roof feature:</p> <p>(i) comprises a decorative element on the uppermost portion of a building, and</p> <p>(ii) is not an advertising structure, and</p> <p>(iii) does not include floor space area and is not reasonably capable of modification to include floor space area, and</p> <p>(iv) will cause minimal overshadowing, and</p> <p>(b) any building identification signage or equipment for servicing the building (such as plant, lift motor rooms, fire stairs and the like) contained in or supported by the roof feature is fully integrated into the design of the roof feature.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A 3D View Height Study Plan has been submitted with the development Application (Drawing Number SP01) which identifies a front parapet and roof element facing Northumberland Road as breaching the maximum 38 metre height limit.</p>
<p>(1) The objective of this clause is to preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation.</p> <p>(2) This clause applies to species or kinds of trees or other vegetation that are prescribed for the purposes of this clause by a development control plan made by</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The development application does not include the removal of any tree on site and an Arborist Report has not been submitted with the development application.</p> <p>A detailed site inspection identifies a small number of shrubs including <i>Callistemon</i> species to be removed</p>













Clause	Yes	No	N/A	Comment												
(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and																
(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.																
Part 6 Additional local provisions																
6.1 Acid sulfate soils																
(1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The land is given a Class 5 rating and situated more than 500 metres from land given another rating.												
(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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A significant amount of excavation work will be undertaken to a depth of 9.4 metres. It is estimated that some 19,500 cubic metres of spoil will be excavated from the site to create the void required for the basement levels.												
<table><tr><th>Class</th><th>Works of Land</th></tr><tr><td>1</td><td>Any works.</td></tr><tr><td>2</td><td>Works below the natural ground surface. Works by which the water table is likely to be lowered.</td></tr><tr><td>3</td><td>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.</td></tr><tr><td>4</td><td>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.</td></tr><tr><td>5</td><td>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.</td></tr></table>	Class	Works of Land	1	Any works.	2	Works below the natural ground surface. Works by which the water table is likely to be lowered.	3	Works more than 1 metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.	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.	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.				The plans show the minimum basement level being RL 8.5 metres AHD.
Class	Works of Land															
1	Any works.															
2	Works below the natural ground surface. Works by which the water table is likely to be lowered.															
3	Works more than 1 metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.															
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.															
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.															
				The excavation work will expose an easement and a number of underground services and conduits.												
				A Sydney Water sewer channel will require removal and reconstruction in the long term.												
				The issue of groundwater penetration is addressed in the preliminary contamination assessment. It is identified that groundwater penetration should be limited due to the highly plastic subsoils present.												
				Groundwater is not considered to be a significant issue in the immediate area due to the soil profiles.												
				This would imply that the issue of acid sulphate soils would not be a serious concern on the site.												
(3) Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>													
(4) Despite subclause (2) Development consent is not required under this clause for the carrying out of works if:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>													
(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																







Clause	Yes	No	N/A	Comment
<p>flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and</p> <p>(c) incorporates appropriate measures to manage risk to life from flood, and</p> <p>(d) is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and</p> <p>(e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.</p> <p>(4) A word or expression used in this clause has the same meaning as it has in the NSW Government's <i>Floodplain Development Manual</i> published in 2005, unless it is otherwise defined in this clause.</p> <p>(5) In this clause:</p> <p><b>flood planning level</b> means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.</p> <p><b>Flood Planning Map</b> means the Auburn Local Environmental Plan 2010 Flood Planning Map.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>6.5 Essential Services</b></p> <p>(1) Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required:</p> <p>(a) the supply of water,</p> <p>(b) the supply of electricity,</p> <p>(c) the disposal and management of sewage.</p> <p>(d) stormwater drainage or on-site conservation,</p> <p>(e) suitable road access.</p> <p>(2) This clause does not apply to development for the purpose of providing, extending, augmenting, maintaining or repairing any essential service referred to in this clause.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>In correspondence dated 10 June 2015, AUSGRID has identified that an L Type kiosk substation will be required to support the development. The works are classified as Connection Works. The development has been given Number 190054753 by AUSGRID.</p> <p>Permanent electrical supply can be made available to the building. The proposed substation will be located within the development site at Number 5 and 7 Northumberland Road with the substations servicing all three sites known as 5 and 7, 12 and 14 Northumberland Road and Number 6 and 8 Station Road.</p>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The aim of this is to co ordinate power supply from the one location making such supply more efficient rather than having separate supply from two locations.</p> <p>Correspondence confirms that critical services are capable of being supplied to the development.</p>
<b>Schedule 1 Additional permitted uses "Nil"</b>				

#### Additional comments

There are no further issues that require review.

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

There are no draft planning instruments that requires review for the purpose of this application.

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

#### Auburn Development Control Plan 2010

##### ADCP 2010 - Local centres

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

Requirement	Yes	No	N/A	Comments
<b>2.0 Built Form 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 architecture of the building is acceptable in terms of detailing, treatment of lower storeys and street facades.
b. To establish the scale, dimensions, form and separation of buildings appropriate for local centre locations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building presents a large mass and volume to Northumberland Road but this is considered appropriate for a town centre environment.
c. To encourage mixed use development with residential components that achieve active street fronts with good physical and visual connection between buildings and the street, and maintain residential amenity.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There is appropriate building treatment facing the laneway although it is identified that:-  <ul style="list-style-type: none"> <li>The new upgraded driveway to the site is proposed within the same location as the current driveway.</li> <li>The position of the driveway creates a cavity at the south west side of the building across the ground level and Level one. This has been reviewed and considered an appropriate design solution for ensuring that the laneway is not the sole means of access to and from the site.</li> </ul>
d. To achieve active street frontages with good physical and visual connections between buildings and the street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Council engineers are seeking to limit excessive use of the laneway and as such, a vehicle access point on site direct from Northumberland Road is considered more optimal.
e. To ensure consistency in the main street frontages of buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
f. To ensure building depth and bulk appropriate to the environmental setting and landform.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
g. To ensure building separation is adequate to protect amenity, daylight penetration and privacy between adjoining developments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
h. To ensure that the form, scale, design and nature of development enhances the streetscape and visual quality of commercial areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There is a colonnade facing Northumberland Road adjacent to the front of both commercial tenancies.
i. To ensure that the built form and density of a new development respects the scale, density and desired future character of the area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An active street frontage is provided to Northumberland Road due to the proposed commercial premises facing the road.
j. To ensure development appropriately supports the centres hierarchy.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The concept of a mixed use development incorporating commercial premises at grade and a residential flat

[illegible]

<p>finished ceiling level (FCL) shall be as follows:</p> <ul style="list-style-type: none"> <li>• <b>3300mm for ground level (regardless of the type of development);</b></li> <li>• 3300 for all commercial/retail levels; and</li> <li>• 2700mm for all residential levels above ground floor.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The two commercial premises are provided with a ceiling height of 3.6 metres.</p> <p>Floor to ceiling heights of 2.7m have been provided for each residential floor level.</p>
<p><b>2.2 Articulation and proportion</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> The bulk, scale and intensity of development is consistent with the scale of surrounding existing and planned developments.</p> <p><b>P2</b> Existing horizontal or vertical rhythms in a streetscape are complemented by new facades. Visual interest in a building is achieved by: articulation of facade into horizontal divisions of base, middle and top; balcony and fenestration details; and proportion, spacing and modelling of the surface through detail and relief.</p> <p><b>P3</b> New facades complement the predominant horizontal and vertical proportions in the street and are compatible with surrounding buildings.</p> <p><b>P4</b> Ensure infill development is well articulated, makes a positive contribution to the streetscape and responds to local urban character.</p> <p><b>P5</b> Retain the use of awnings as visually dominant and coordinating townscape features.</p> <p><b>P6</b> Ensure new development maintains a pedestrian scale, and provides weather protection at street level</p> <p><b>Development controls</b></p> <p><b>D1</b> Buildings shall incorporate:</p> <ul style="list-style-type: none"> <li>• balanced horizontal and vertical proportions and well spaced and proportioned windows;</li> <li>• a clearly defined base, middle and top;</li> <li>• modulation and texture; and</li> <li>• architectural features which give human scale at street level such as entrances and porticos.</li> </ul> <p><b>D2</b> The maximum width of blank walls for building exteriors along key retail streets shall be 5m or 20% of the street frontage,</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The built form is articulated into a clearly defined base with discernable pedestrian access. All facades are appropriately articulated through the use of vertical and horizontal elements, including balconies, windows, varied setbacks and external finishes.</p> <p>The proposed building complex will exceed the height and scale of nearby buildings by a wide margin, however the planning controls allow for this to occur.</p> <p>The facades have balanced horizontal and vertical elements and well-spaced windows.</p> <p>Any street awning may be addressed as a condition attached to any consent that may be issued.</p> <p>An undercover colonnade is proposed along the Northumberland Road side of the building which is supported. The colonnade supports the commercial premises and provides an undercover walkway for pedestrians.</p> <p>The ground floor treatment is of an appropriate scale and includes large areas of glazing.</p>

whichever is the lesser.				
<b>D3</b> Articulation of the building exterior shall be achieved through recesses in the horizontal and vertical plane, adequate contrasts in materials, design features and the use of awnings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D4</b> Features such as windows and doors shall be in proportion with the scale and size of the new building and any adjoining buildings which contribute positively to the streetscape.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any street awning may be addressed as a condition attached to any consent that may be issued.
<b>D6</b> Where development has two (2) street frontages the streetscape should be addressed by both facades.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building addresses Northumberland Road and the lane way. To assist the south facing presentation, a series of glazed panels face the laneway which promotes a safer environment along the laneway / Right of Way.
<b>2.3 Materials</b>				
<b>Performance criteria</b>				
<b>P1</b> Materials enhance the quality and character of the business precinct.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed materials are considered to be of high quality and contemporary appearance which will enhance the character of the town centre.
<b>P2</b> The use of face brick (smooth faced) is encouraged.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A full list of materials to be used in the development has been provided. They include:-
<b>P3</b> The use of cement render on building facades is discouraged due to the high ongoing maintenance issues.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Alucobond panel finish for several wall elements coloured "Natural Copper".
<b>Development controls</b>				
<b>D1</b> New buildings shall incorporate a mix of solid (i.e. masonry concrete) and glazed materials, consistent with the character of buildings in the locality. The use of cement rendering shall be minimised.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ground and first storey to have sandstone treatment facing Northumberland Road.  Some feature wall elements to be painted white.  Some glazed features are provided.
<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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An array of louvre screens is shown across all sides that vary in colour and texture to promote internal and external privacy for apartment dwellers.  The material sheet does not suggest any use of render material for the development.
<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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D4</b> Visible light reflectivity from building materials used on the facades of new buildings shall not exceed 20%.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Large portions of the ground floor facing Northumberland Road and the lane way comprise glazed elements.
<b>2.4 Roofs</b>				
<b>Performance criteria</b>				





architectural treatment of Auburn's local area.				
<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"/>	There are no shop fronts currently existing on site.
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The treatment of the ground floor is compatible with the scape, character and architectural treatment of the Auburn Town Centre.
<b>Development controls</b>				
<b>D1</b> Applicants shall demonstrate how new development addresses the streetscape and surrounding built environment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The shopfronts are to be fully glazed which is compatible with the materials proposed for the remainder of the building at ground level.
<b>D2</b> New shopfronts shall be constructed in materials which match or complement materials used 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No signage is proposed as part of the development application.
<b>3.2 Setbacks</b>				
<b>Performance criteria</b>				
<b>P1</b> The setback of new buildings is consistent with the setback of adjoining buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The planning controls allow a hard edge built form to Northumberland Road. The ground level is setback 2.5 metres from Northumberland Road to allow an appropriate entrance to the commercial tenancies / shops as well as a colonnade or walkway.
<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"/>	
<b>P3</b> Building design minimises building bulk within the streetscape through use of setbacks, architectural features and variations in materials and colour palette.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Levels above the commercial floor are shown to be built on the front property boundary which is consistent with the planning controls.
<b>4.0 Mixed Use Developments</b>				
<b>Objectives</b>				
<b>a)</b> 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 proposed development generally satisfies the objectives for mixed use development insofar as employment generating uses are provided in conjunction with residential uses. A mix of apartment sizes is provided in close proximity to transport and services and the vitality and safety of the town centre is enhanced or maintained.
<b>b)</b> To provide affordable residential development within close proximity to transport, employment and services.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>c)</b> To enhance the vitality and safety of commercial centres by encouraging further residential development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>d)</b> To achieve a lively and active street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



frontage by encouraging the integration of appropriate retail and commercial uses with urban housing.				
e) To manage the bulk, scale and traffic generation of mixed use developments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	It is identified that there is adequate car parking to support the residential part of the development.
f) To ensure that mixed use developments are designed having adequate regard for the amenity of occupants and surrounding development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	It is also shown that there is adequate car parking to support the commercial / retail tenancies provided.
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This is achieved in which the ground floor commercial / retail tenancies are defined.
<b>P2</b> Ensure key landmark corner sites are developed to ensure distinctive and unique design of buildings that will form gateways and entrance statements to commercial centres.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The appearance of the residential flat building is different to the ground floor in terms of building materials, colours and design.
<b>Development controls</b>				
<b>D1</b> The architecture of ground level uses shall reflect the commercial/retail function of the centre.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b> Buildings shall achieve a quality living environment that sympathetically integrates into the character of the commercial precinct.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D3</b> Commercial and retail servicing, loading and parking facilities shall be separated from residential access and servicing and parking.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The loading area and garbage storage area is situated at the rear of the building.
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site situated on the corner of a road carriageway and a laneway / right of way.  The position of the driveway creates a cavity at the south west side of the building across the ground level and Level one. This ensures that the laneway is not the sole means for vehicular access to and from the site.  Council engineers are seeking to limit excessive use of the laneway and as such, a vehicle access point on site direct from Northumberland Road is considered more optimal.
<b>4.2 Active street frontages</b> <b>Performance criteria</b>				
<b>P1</b> Active frontage uses are defined as one of a combination of the following at street level:				
■ front entry to shopfront;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development includes two commercial / retail tenancies at ground level. The southern tenancy is oriented towards the laneway to provide a sense of address to the lane.
■ shop front;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
■ café or restaurant if accompanied by an entry from the street;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
■ active office uses, such as reception, if visible from the street; and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This is achieved.
<b>D2</b> A separate and defined entry shall be provided for each use within a mixed use development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This is achieved.
<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"/>	No security grills are provided to the development.
<b>4.3 Awnings</b>				
<b>Performance criteria</b>				
<b>P1</b> Street frontage awnings are to be provided in all areas with active frontage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any street awning may be addressed as a condition attached to any consent that may be issued.
<b>Development controls</b>				
<b>D1</b> Awning dimensions shall generally be:				
■ horizontal in form;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
■ minimum 2.4m deep (dependent on footpath width);	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
■ minimum soffit height of 3.2m and maximum of 4m;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
■ steps for design articulation or to accommodate sloping streets are to be integral with the building design and should not exceed 700mm;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
■ low profile, with slim vertical fascia or eaves (generally not to exceed 300mm height);	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
■ 1.2m setback from kerb to allow for clearance of street furniture, trees, and other public amenity elements; and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
■ In consideration of growth pattern of mature trees.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b> Awning design must match building facades, be complementary to those of adjoining buildings and maintain continuity.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D3</b> Awnings shall wrap around corners for a minimum 6m from where a building is sited on a street corner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D6</b> Soft down lighting is preferred over up lighting to minimise light pollution.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D7</b> Any under awning sign is to maintain a minimum clearance of 2.8m from the level of the pavement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D8</b> All residential buildings are to be provided with awnings or other weather protection at their main entrance area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>4.4 Arcades</b>				
<b>Performance criteria</b>				
<b>P1</b> Provide safe and convenient connections	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal does not incorporate a

to enhance the pedestrian network and to provide linkages between shopping areas, public spaces and car parking.				traditional enclosed arcade element. The controls specified at this part will not apply to the development application.
<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 for 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 no 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 residential amenity. Refer to the SEPP 65/Residential Flat Design Code 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"/>	An acoustic report has been prepared with the development application to address internal and external noise sources. The report should be incorporated into any consent that may be issued due to the recommendations that are made.
<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"/>	Refer to the Auburn DCP - Residential Flat Buildings compliance table which is addressed earlier in the report.
<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 development is subject of a detailed crime assessment. In addition, the development application has been reviewed by the Flemington Police

b.	To ensure that new development achieves adequate visual and acoustic privacy levels for neighbours and residents.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Command who has provided a number of recommendations to address crime.
c.	To create a balance of uses that are safe and easily accessible.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The matters of crime prevention have been addressed earlier in the report.
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>					This is achieved.
<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"/>	
<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:				
	<ul style="list-style-type: none"> <li>Screening with a maximum area of 25% openings is permanently fixed and made of durable materials; or</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The level of privacy is determined as being acceptable. Louvre screens are provided as appropriate to enhance the degree of privacy within and external to the site. The use of louvres towards the front and rear will be important to limit view lines to an adjoining development proposed at 12 to 14 Northumberland Road.
	<ul style="list-style-type: none"> <li>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.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<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"/>	<u>Views to the child care centre</u> Council operates a child care centre to the north at 11 and 13 Northumberland Road. There are no direct views to the play areas of that child care centre because such areas are located within the northern curtilage of that building.
<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"/>	
<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"/>	No external seating is proposed in this development adjacent to the ground floor shops / commercial premises.
<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"/>	The entry to the residential part of the building is separate to the entry area to the two commercial / retail tenancies.
					This is achieved.

<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"/>	
<b>5.1 Lighting</b>				
<b>Performance criteria</b>				
<b>P1</b> Lighting is provided to highlight the architectural features of a building and enhance the identity and safety of the public domain but does not floodlight the facade.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conditions of consent could be imposed with regards to lighting.
<b>P2</b> The use of integrated lighting systems in retail shops is both functional and decorative.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The development application does not include the use and fit out of the retail tenancy. This will need to be addressed under separate applications for use and fit out of the tenancies.
<b>P3</b> Lighting is sufficient for its purpose and used to make bold design statements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>P4</b> Lighting does not interfere with amenity of residents or safety of motorists.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Development controls</b>				
<b>D1</b> Lighting design shall be integrated with the interior design of a retail/commercial premise. The use of low voltage track lighting, recesses spotlighting and designer light fittings is encouraged.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D2</b> Lighting systems shall incorporate specific display lighting to reinforce merchandise and provide a contrast against the street lighting generally.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D3</b> Surface mounted fluorescent fixtures shall not be considered in any part of the retail areas of the premises.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D4</b> The light source shall be selected to provide the desired light effect; however, fitting and methods shall be chosen produce the highest energy efficiency.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D5</b> Lighting shall not interfere with the amenity of residents or affect the safety of motorists.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No signs are proposed within this development.
<b>D6</b> Excessive lighting shall not be permitted. Light spill onto the street into the public domain shall be minimised.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>5.2 Shutters and grilles</b>				
<b>Performance criteria</b>				
<b>P1</b> Security shutters, grilles and screens allow the viewing of shopfront windows and light to spill out onto the footpath.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Part 5.2 will not apply to the development application.
<b>P2</b> Shutters, grilles and screens are to be				

made from durable, graffiti-resistant materials and compatible with the building style.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Development controls</b>				
<b>D1</b> Windows and doors of existing shopfronts shall not be filled in with solid materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D2</b> Security shutters, grilles and screens shall:				
• be at least 70% visually permeable (transparent);	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• not encroach or project over Council's footpaths; and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• be made from durable, graffiti-resistant materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D3</b> Solid, external roller shutters shall not be permitted.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>5.3 Noise</b>				
<b>Performance criteria</b>				
<b>P1</b> New developments within major arterial roads or railway lines are designed to mitigate noise and vibration impacts.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The matter of noise has been addressed earlier in the report under State Environmental Planning Policy "Infrastructure 2007.
<b>P2</b> All uses in the local centres must minimise noise impacts on adjoining residential areas caused by loading/unloading, late night operations, use of plant and equipment and entertainment activities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Development controls</b>				
<b>D1</b> New development shall comply with the provisions of the relevant acts, regulations, environmental planning instruments, Australian Standards and guidelines produced by the NSW Department of Environment, Climate Change and Water, the NSW Roads and Traffic Authority and the NSW Department of Planning as applicable for noise, vibration and quality assurance. This includes:				
• Development Near Rail Corridors and Busy Roads, NSW Department of Planning, December 2008 - Interim Guidelines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• NSW Industrial Noise Policy;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Interim Guideline for the Assessment of Noise from Rail Infrastructure Projects; and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Environmental Criteria for Road and Traffic Noise.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Restaurant and cafe design shall minimise the impact of noise associated with late night operation on nearby residents. Operation includes loading/unloading of goods/materials and the use of plant and equipment at a	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This is achieved.

<p>proposed commercial premise.</p> <p><b>D2</b> An acoustic report shall be submitted with a development application for a proposed commercial use in the local centre that operates during the hours between 10pm and 6am.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The acoustic report provided by Acoustic Logic has been assessed specific to internal and external noise sources.</p> <p>The report provides a small number of recommendations to address potential noise sources.</p> <p>The report should be incorporated into any consent issued due to the recommendations that are made.</p>
<p><b>5.4 Wind Mitigation</b></p> <p><b>Performance Criteria</b></p> <p><b>P1</b> New developments satisfy nominated wind standards and maintain comfortable conditions for pedestrians.</p> <p><b>Development Controls</b></p> <p><b>D1</b> Site design for tall buildings (towers) shall:</p> <ul style="list-style-type: none"> <li>■ set tower buildings back from lower structures built at the street frontage to protect pedestrians from strong wind downdrafts at the base of the tower;</li> <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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A wind assessment report has been submitted with the development application and prepared by SLR Global Environmental Solutions (Report Number 610.14748-R1). The report identifies:-</p> <ul style="list-style-type: none"> <li>• The Northumberland Road footpath will continue to be exposed to the north east winds.</li> <li>• There is good shielding to the south and west which will assist in reducing wind speed around the sites.</li> <li>• The common areas will be protected by winds due to the barriers or by the building itself.</li> <li>• Higher risk balconies have moveable shutters.</li> </ul> <p>Generally, the report does not find any adverse impact specific to wind issues.</p>
<p><b>6.0 Access and Car Parking</b></p> <p>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></p> <p><b>Development controls</b></p> <p><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>It is determined that there is adequate car parking to support the development. Car parking is addressed at a later stage in the report.</p>
<p><b>6.2 Creation of new streets and laneways</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> All new proposed roads are designed to convey the primary function of the street, including:</p> <ul style="list-style-type: none"> <li>• Safe and efficient movement of vehicles and pedestrians;</li> <li>• Provision for parked vehicles and landscaping, where appropriate;</li> <li>• Location, construction and maintenance of public utilities; and</li> <li>• Movement of service and delivery vehicles.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The proposal does not include any new streets or laneways. The provisions stated here will not apply to the development.</p>





<b>P3</b>	Landscaped areas are used to soften the impact of buildings and car parking areas as well as for screening purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All car parking is to be provided within the basement levels.
<b>P4</b>	Landscaped areas are provided for passive and recreational use of workers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>P5</b>	Enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>P6</b>	Encourage the planting of low water consumption plants and trees.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Development controls</b>					
<b>D1</b>	Development shall incorporate landscaping in the form of planter boxes to soften the upper level of buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All the landscaping across the site consists of planter boxes rather than deep soil zone. There are no opportunities for deep soil zone within the site.
<b>D2</b>	At grade car parking areas, particularly large areas, shall be landscaped so as to break up large expanses of paving. Landscaping shall be required around the perimeter and within large car parks.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Car parking areas at grade are not proposed in this application.
<b>D3</b>	In open parking areas, one (1) shade tree per ten (10) spaces shall be planted within the parking area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	It can be argued that the planter boxes across the Level 1 common area have a similar function to a fence. This assists in minimising visual impacts of the development.
<b>D4</b>	Fencing shall be integrated as part of the landscaping theme so as to minimise visual impacts and to provide associated site security.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D5</b>	Paving and other hard surfaces shall be consistent with architectural elements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>7.1 Street trees</b>					
<b>D1</b>	Street trees shall be planted at a rate of one (1) tree per lineal metre of street frontage, even in cases where a site has more than one street frontage, excluding frontage to laneways.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The landscape plan does not show any street trees at the front of the site.
<b>D2</b>	Street tree planning shall be consistent with Council's Street Tree Masterplan or relevant Public Domain Plan or Infrastructure Manual.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Public Domain Manual will control the streetscape upgrades required at the front of the site. The Manual suggests:-
<b>D3</b>	Significant existing street trees shall be conserved and, where possible, additional street trees shall be planted to ensure that the existing streetscape is maintained and enhanced.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"><li>Repaving of Northumberland Road.</li><li>Improved street tree planting.</li></ul>
<b>D4</b>	Where street trees and the provision of awnings are required, cut-outs shall be included in the awning design to accommodate existing and future street trees.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Should the development application be supported, appropriate conditions would be included in the recommendation addressing the public domain.
<b>D5</b>	Driveways and services shall be located to preserve significant trees.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<p>A BASIX Certificate has been submitted to address the energy efficiency and water conservation measures required for the residential component of the building and the common areas (such as foyers and basement car park).</p> <p>There will be overshadowing of the public domain south and east of the building which is inevitable given the size and height of the building.</p> <p>Overshadowing of the public domain is limited to footpath and road surfaces and not parklands.</p> <p>The development will create shadow impacts across the roofs of retail premises situated along Rawson Street which is inevitable given the proposed height of the building.</p>
b. To encourage site planning and building design which optimises site conditions to achieve energy efficiency.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. To minimise overshadowing of the public domain including streets and open space.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
d. To give greater protection to the natural environment by reducing greenhouse gas emissions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
e. To encourage the installation of energy efficient and water conserving appliances.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
f. To reduce the consumption of non-renewable energy sources for the purposes of heating, water, lighting and temperature control.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
g. To minimise potable water mains demand of non-residential development by implementing water efficiency measures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>8.1 Energy efficiency</b>				
<b>Performance criteria</b>				
<b>PI</b> Internal building layouts are designed to minimise use of fossil fuel for heating and cooling and to encourage use of renewable energy in their running. Building materials and insulation assist thermal performance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building internal layout of the buildings 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"/>	The BASIX Certificate documents the hot water system required to service the building but does not provide a Star rating. It demonstrates that a central hot water system is to be provided.
<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"/>	The BASIX Certificate requires energy efficient lighting be installed in common areas and this is considered an acceptable energy efficient measure.
<b>8.2 Water conservation</b>				
<b>Performance criteria</b>				
<b>PI</b> Water efficiency is increased by appropriate building design, site layout, internal design and water conserving appliances.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The submitted BASIX Certificate addresses water conservation.







<b>12.0 Subdivision</b>				
<b>Objectives</b>				
a. To ensure development sites are of a reasonable size to efficiently accommodate architecturally proportioned buildings and adequate car parking, loading facilities, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Subdivision of the site is not proposed.  The development application does not include Strata Subdivision of the residential flat tower development into 116 allotments. Strata Subdivision would need to be addressed via a separate development application should the Joint Regional Planning Panel support the development.
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"/>	Subpart 12.1 will not apply to the development application.
<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"/>	An electricity substation is required for the development. The matter has been addressed comprehensively under Clause 6.5 of the Auburn Local Environmental Plan 2010 earlier in the report.
<b>Development controls</b>				
<b>DI</b> The applicant shall demonstrate that each proposed allotment can be connected to appropriate utility services including water, sewerage, power and telecommunications and (where available) gas. This may include advice from the relevant service authority or a suitably qualified consultant as to the availability and capacity of services.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b> Common trenching for gas, electricity and telecommunications shall be provided in accordance with agreements between the relevant servicing authorities in NSW.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>13.0 Residential Interface</b>				
<b>Objectives:</b>				
a. To ensure that commercial development does not have adverse impacts on the amenity of adjoining and nearby residential zones.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development is located within the Auburn Town Centre. There is no land zoned for residential use adjacent and or adjoining to the site.
b. To ensure that commercial buildings are appropriately setback from nearby residential zones.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. To ensure that heavy vehicles associated with commercial development do not adversely impact upon the residential amenity.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<p><b>Development controls</b></p> <p><b>D1</b> Buildings adjoining residential zones and/or open space shall be setback a minimum of 3 metres from that property boundary.</p> <p><b>D2</b> Loading areas, driveways, rubbish, storage areas, and roof top equipment shall not be located directly adjacent to residential zones, or if unavoidable shall be suitably attenuated or screened.</p> <p><b>D3</b> Any commercial buildings which may have the potential to accommodate the preparation of food from a commercial tenancy shall provide ventilation facilities to ensure that no odour is emitted in a manner that adversely impacts upon any residential zones.</p> <p><b>D4</b> External lighting shall be positioned to avoid light spillage to adjoining residential zones.</p> <p><b>D5</b> Where noise generating development is proposed adjacent to residential or other noise sensitive uses, such as places of worship and child care centres, an acoustic report shall be submitted with a development application, outlining methods to minimise adverse noise impact.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>14.0 Auburn Town Centre</b>				
<p><b>14.1 Development to which this section applies</b></p> <p>This section applies to the Auburn Town Centre which is zoned B4 Mixed Use under <i>Auburn LEP 2010</i>. Refer to Figure 1. The development controls apply in addition to the development controls presented in previous sections of this Part. Where there are inconsistencies between the controls contained within this section and other controls within this DCP, these controls prevail to the extent of the inconsistency.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The subject development site is located within the Auburn Town Centre.
<p><b>14.2 Setbacks</b></p> <p><b>Performance Criteria</b></p> <p><b>P1</b> The built edge of development fronting the street contributes to a sense of enclosure, scale and appropriate transition within the town centre.</p> <p><b>Development controls</b></p> <p><b>D1</b> Setbacks within the town centre shall be consistent with Figure 2.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>14.3 Active frontages</b></p> <p><b>Development controls</b></p> <p><b>D1</b> As a minimum, buildings shall provide active street frontages consistent with Figure 3.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The DCP requires an active street frontage to Northumberland Road. The development provides active street frontages to Northumberland Road.











				<p>surfaces, paths, car park areas and the roofs of established shops and commercial premises.</p> <p>The retail establishments facing Rawson Street are in separate ownership and there is no development application or consent for the redevelopment of any of the sites at the present time.</p> <p>The shadows will not impact on any residential building across Number 53 to 77 Rawson Street.</p>	
Development controls					
2.4.1 Front setback					
D1	The minimum front setback shall be between 4 to 6m (except for residential flat development in the B1 and B2 zones) to provide a buffer zone from the street where residential use occupies the ground level.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The development does not comply with the stated provision however there are no residential apartments at ground level. Generally Subpart D1 will not apply due to the fact that there are no apartments at grade. The Auburn Development Control Plan “Local Centres” will take precedence over the inconsistency.</p>
D2	Where a site has frontage to a lane, the minimum setback shall be 2m, however, this will vary depending on the width of the lane.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The site has a frontage to a lane / right of way. A portion of the development adjoins the laneway with no setback offered.</p>
D3	Where a new building is located on a corner, the main frontage shall be determined on the existing streetscape patterns. Where the elevation is determined as the ‘secondary’ frontage, the setback may be reduced to 3m except where it relates to a primary frontage on that street.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The variation could be supported on grounds of location within a town centre.</p>
D4	Front setbacks shall ensure that the distance between the front of a new building to the front of the building on the opposite side of the street is a minimum of 10m for buildings up to 3 storeys high. For example, a 2m front setback is required where a 6m wide laneway is a shareway between the front of 2 buildings. Where a footpath is to be incorporated a greater setback shall be required.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D5	All building facades shall be articulated by bay windows, verandas, balconies and/or blade walls. Such articulation elements may be forward of the required building line up to 1 metre.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D6	In all residential zones, levels above 4 storeys are to be setback for mid block sites.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The site is not situated within a residential zone.</p>
2.4.2 Side setback					
D1	In all residential zones, buildings shall have a side setback of at least 3m.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The site is not situated within a residential zone.</p>
D2	Eaves may extend a distance of 700mm from the wall.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2.4.3 Rear setback					

<p><b>D1</b> Rear setbacks shall be a minimum of 10m from the property boundary.</p> <p><b>D2</b> Where there is a frontage to a street and a rear laneway the setback to the rear laneway shall be a minimum of 2m.</p> <p><b>D3</b> Where a building is an L or T shape with the windows facing side courtyards the rear setback shall be a minimum of 2m.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The development site is situated within the town centre of Auburn.</p> <p><b>Notwithstanding this, the rear setback varies from 6 metres to 18.6 metres depending on where the measurement is taken. This is a variation to Subpart D1 but considered to be appropriate.</b></p> <p>The Auburn Development Control Plan "Local Centres" will take precedence over any inconsistency.</p>
<p><b>2.4.4 Haslam's creek setback</b></p> <p><b>D1</b> A minimum 10m setback from the top of the creek bank of Haslam's Creek and its tributaries shall be required. Refer to the Stormwater Drainage Part of this DCP for additional controls.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The site is not situated close to Haslam's Creek.</p>
<p><b>2.4.5 Setbacks at Olympic Drive, Lidcombe</b></p> <p><b>Performance criteria</b></p> <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 4m.</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"/>	<p>Part 2.4.5 will not apply to the development application.</p>
<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 24m (inclusive of balconies and building articulation but excluding architectural features).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The tower building has a depth that varies from 25.2 metres to 26.4 metres. A variation is identified across every floor level.</p> <p>The aim of Part 2.5 is to promote slim line buildings which in turn allows for apartments to face views, daylight and promote sunlight penetration into apartments.</p> <p>As identified in the assessment using the Residential Flat Design Code, the level of</p>

				<b>amenity in terms of residential comfort, lighting, access to daylight, views, heating and cooling is determined as being acceptable.</b>
<b>2.6 Floor to ceiling heights</b>				
<b>Performance criteria</b>				
<b>P1</b> Floor to ceiling heights provide well proportioned rooms and spaces to allow for light and ventilation into the built form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor to ceiling heights of each floor is addressed under "Ceiling heights" of State Environmental Planning Policy 65 - "Design Quality of Residential Flat Development" and found to be satisfactory.
<b>Development controls</b>				
<b>D1</b> The minimum floor to ceiling height shall be 2.7m. This does not apply to mezzanines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b> Where there is a mezzanine configuration, the floor to ceiling height may be varied.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>2.7 Floor to ceiling heights</b>				
<b>Performance criteria</b>				
<b>P1</b> Window heights allow for light penetration into rooms and well proportioned elevations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Development controls</b>				
<b>D1</b> The head height of windows and the proportion of windows shall relate to the floor to ceiling heights of the dwelling.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b> For storeys with a floor to ceiling height of 2.7 metres, the minimum head height of windows shall be 2.4 metres.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The head height of the main windows is satisfactory being 2.4 metres high.
<b>D3</b> For storeys with a floor to ceiling height of 3 metres, the minimum head height of windows shall be 2.7 metres.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>2.8 Heritage</b>				
<b>Performance criteria</b>				
<b>P1</b> Development does not adversely affect the heritage significance of heritage items and heritage groups and archaeological sites as well as their settings, distinctive streetscape, landscape and architectural styles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is not listed in the Auburn Local Environmental Plan 2010 as containing items of heritage. The provisions of the clause will not apply to the development application.
<b>Development controls</b>				
<b>D1</b> All development adjacent to and/or adjoining a heritage item shall be:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is not situated adjacent to a heritage item. As a result, a heritage study will not be required for this application.
• responsive in terms of the curtilage and design;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>2.9 Building design</b>				
<b>Performance criteria</b>				
<b>P1</b> 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"/>	<u>Note:-</u> The site is not situated within a residential area but some of the contents will be relevant.  The colours of the building materials to be used in the development are satisfactory.

<p><b>P2</b> The use of sympathetic materials, colour schemes and details of new residential development and associated structures ensures that the character of Auburn's residential areas is not diminished.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>However it is identified that the building imposes itself as a hard urban edge to the street. The building will dominate the locality due to the height of current buildings in the locality. Given the local planning controls, it is expected that this will change over time.</p>
<p><b>Development controls</b></p> <p><b>2.9.1 Materials</b></p> <p><b>P1</b> The use of face brick (smooth faced) is encouraged.</p> <p><b>P2</b> The use of cement render on building facades is discouraged due to high ongoing maintenance issues.</p> <p><b>Development Controls</b></p> <p><b>D1</b> All developments shall be constructed from durable high quality materials.</p>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	<p>A full list of materials to be used in the development has been provided. They include:-</p> <p>Alucobond panel finish for several wall elements coloured "Natural Copper".</p> <p>Ground and first storey to have sandstone treatment facing Northumberland Road.</p> <p>Some feature wall elements to be painted white.</p> <p>Some glazed features are provided.</p> <p>An array of louvre screens is shown across all sides that vary in colour and texture to promote internal and external privacy for apartment dwellers.</p>
<p><b>2.9.2 Building articulation</b></p> <p><b>D1</b> Windows and doors in all facades shall be provided in a balanced manner and respond to the orientation and internal uses.</p> <p><b>D2</b> Dwelling entrances shall create a sense of individuality and act as a transitional space between private and communal spaces. Entrances shall be clearly articulated and identifiable from the street through use of address signage, lighting, canopies and/or architectural statements.</p> <p><b>D2</b> 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.</p>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	<p>The entrance to the tower building is identifiable and the safety issues have been reviewed by Flemington Police Command as discussed earlier in the report.</p>
<p><b>2.9.2 Roof form</b></p> <p><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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The roof form is supported.</p>
<p><b>2.9.4 Balustrades and balconies</b></p> <p><b>D1</b> Balustrades and balconies shall be designed to maximise views of the street.</p> <p>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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The balustrades for the majority of the apartments are shown to be glazed using opaque glass. A minority of the apartments are shown with solid balustrades.</p>

<b>D2</b>	Opaque glazing and or masonry for balustrading and balconies is encouraged.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D3</b>	Clear glazing for balustrading and balconies is prohibited.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>2.10 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"/>	
<b>P2</b>	All rooms are adequate in dimension and accommodate their intended use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Development controls</b>					
<b>D1</b>	The size of the dwelling shall determine the maximum number of bedrooms permitted.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>The apartments occupy areas of:-</b>
<b>Number of bedrooms</b>	<b>Dwelling size</b>				<b>One bedroom apartments - 56.1 to 67.8 square metres.</b>
Studio	50m <sup>2</sup>				
1 bedroom (cross through)	50m <sup>2</sup>				<b>The two bedroom apartments occupy areas of 75.6 square metres to 84.4 square metres.</b>
1 bedroom (masionette)	62m <sup>2</sup>				
<b>1 bedroom (single aspect)</b>	<b>63m<sup>2</sup></b>				<b>The three bedroom apartments occupy areas of 95.1 to 96.8 square metres.</b>
<b>2 bedrooms (corner)</b>	<b>80m<sup>2</sup></b>				
<b>2 bedrooms (cross through or over)</b>	<b>90m<sup>2</sup></b>				
<b>3 bedrooms</b>	<b>115m<sup>2</sup></b>				<b>Under the local planning controls, it is determined that 40 apartments comply with the provision.</b>
4 bedrooms	130m <sup>2</sup>				<b>Under the State Policy and supporting document, all the apartments comply with the minimum floor areas.</b>
<b>D2</b>	At least one living area shall be spacious and connect to private outdoor areas.				<b>It is considered appropriate to permit a variation to Part 2.10 Subpart D1 on the basis that the apartments are fully complaint with the Residential Flat Design Code and minimum areas are achieved or exceeded.</b>
					The room sizes allow an adequate layout of furniture and open plan layouts are used which reduces lost space within apartments.
<b>2.11 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"/>	
<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"/>	An appropriate variety of apartments are proposed in the development.



Variety may not be possible in smaller buildings, for example, up to six units.					
<b>D2</b>	<p>The appropriate apartment mix for a location shall be refined by:</p> <ul style="list-style-type: none"> <li>■ considering population trends in the future as well as present market demands; and</li> <li>■ noting the apartment's location in relation to public transport, public facilities, employment areas, schools and universities and retail centres.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<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"/>	There are no apartments at the ground level. Instead, Level 1 should be treated as the lowest residential level being the podium level. Level one contains an acceptable mix of apartments.
<b>D4</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>D5</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"/>	
<b>D6</b>	Apartment layouts which accommodate the changing use of rooms shall be provided.				
Design solutions may include:					
	■ windows in all habitable rooms and to the maximum number of non-habitable rooms;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The design reflects the position of the site within the Auburn Town Centre where mix use developments are supported close to a transport node.
	■ adequate room sizes or open-plan apartments, which provide a variety of furniture layout opportunities; and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	■ dual master bedroom apartments, which can support two independent adults living together or a live/work situation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D7</b>	Structural systems that support a degree of future change in building use or configuration shall be used. Design solutions may include:				Master bedrooms are distinguishable in all the apartments and where appropriate, bedrooms can support independent adults living together.
	■ a structural grid, which accommodates car parking dimensions, retail, commercial and residential uses vertically throughout the building;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	■ the alignment of structural walls, columns and services cores between floor levels;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	■ the minimisation of internal structural walls;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	■ higher floor to ceiling dimensions on the ground floor and possibly the first floor; and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	■ knock-out panels between apartments to allow two adjacent apartments to be amalgamated.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<b>3.0 Open space and landscaping</b>				
<b>Objectives</b>				
a. To provide sufficient and accessible open space for the recreation needs of the likely residents of the proposed dwelling.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There is no deep soil planting on site due to the nature of the development. Landscaping elements are provided at Level 1 but confined to planter boxes. Landscaping is limited in nature given the context of the type of development that is proposed.
b. To provide private open areas that relate well to the living areas of dwellings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. To provide sufficient areas for deep soil planting.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. To provide a mix of hard and soft landscape treatments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
e. To help provide a visual and acoustic buffer from the street without preventing passive surveillance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The apartments facing Northumberland Road are arranged to offer residents views to the street. Direct passive surveillance to the street is not required due to the presence of the commercial premises / retail premises at street level.  Given that fifty four apartments are facing the street, it is identified that appropriate passive surveillance to the street would be achieved.
f. To enhance the appearance and amenity of residential flat buildings through integrated landscape design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
g. To provide for the preservation of existing trees and other natural features on the site, where appropriate.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no significant trees situated across the site.
h. To provide low maintenance communal open space areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
i. To provide adequate opportunities for water infiltration and tall trees to grow and to spread, so as to create a canopy effect.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
j. To conserve and enhance street tree planting.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The landscape plan does not show the planting of new street trees at the front of the site.  Council's Drainage and Development Engineer has provided appropriate conditions addressing the streetscape and public domain. The final street presentation are governed by the conditions provided by the engineers.
<b>3.1 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"/>	The Landscape Plan is prepared by Vision Dynamics Pty Ltd and is considered to be 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

[illegible]

<b>Performance criteria</b>					
<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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development is occurring across a car park associated with the soccer club as well as the Auburn Soccer Club building. As a result, there is no natural landscaping situated within the site.
<b>P2</b>	Residential flat buildings are adequately designed to reduce the bulk and scale of the development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>P3</b>	Landscaping assists with the integration of the site into the streetscape.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>P4</b>	Enhance the quality and amenity of the built form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>P5</b>	Provide privacy and shade in communal and private open space areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Development controls</b>					
<b>D1</b>	Development on steeply sloping sites shall be stepped to minimise cut and fill.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no significant trees on site affected by the development. There is one Eucalyptus tree situated at the rear of Number 53 to 55 Rawson Street that is situated 4 metres from the property boundary and 4 metres from excavation works. Excavation work approaches the outer tree protection zone of that tree. It is unlikely that excavation works would have significant impacts toward the tree.
<b>D2</b>	Existing significant trees shall be retained within the development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D3</b>	The minimum soil depth for terraces where tree planting is proposed is 800 mm.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D4</b>	Applicants shall demonstrate that the development will not impact adversely upon any adjoining public reserve or bushland.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D5</b>	Residential flat buildings shall address and align with any public open space and/or bushland on their boundary.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D6</b>	All podium areas and communal open space areas, which are planted, shall be provided with a water efficient irrigation system.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are planter boxes proposed with soil depths of 1,000 mm. The landscape plan does not show significant trees to be planted within their confines. Generally, planting is limited to shrubbery, small trees and ground covers.
					The site does not adjoin any bushland.
					An irrigation system is shown on the landscape plan.
<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"/>	
<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"/>	

<ul style="list-style-type: none"> <li>■ reduces adverse impacts of adjacent buildings on privacy and overshadowing; and</li> <li>■ resolves surveillance, privacy and security issues when private open space abuts public open space.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>P3</b> Development should take advantage of opportunities to provide north facing private open space to achieve comfortable year round use.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This is achieved where possible.
<p><b>Development controls</b></p>				
<p><b>D1</b> Private open space shall be provided for each dwelling in the form of a balcony, roof terrace or, for dwellings on the ground floor, a courtyard.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This is achieved.
<p><b>D2</b> Dwellings on the ground floor shall be provided with a courtyard that has a minimum area of 9m<sup>2</sup> and a minimum dimension of 2.5m.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The smallest courtyard space across Level one is attached to Apartment Numbered 101.</p> <p>The courtyards vary in area from 14.5 square metres to 35.7 square metres.</p>
<p><b>D3</b> Dwellings located above ground level shall be provided with a balcony or roof terrace that has a minimum area of 8m<sup>2</sup> and a minimum dimension of 2m.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The main balconies occupy areas of between 8.96 square metres to 48.8 square metres. Compliance is achieved.
<p><b>D4</b> Balconies may be semi enclosed with louvres and screens.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The plans show 11 balconies situated at the south east portion of the building being provided with louvres for screening purposes.
<p><b>D5</b> Private open space shall have convenient access from the main living area.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The plans also show the balconies facing the street from Level 2 to Level 11 being provided with louvre screens. The use of louvres will assist internal and external privacy.
<p><b>D6</b> Part of the private open space shall be capable of serving as an extension of the dwelling for relaxation, dining, recreation, entertainment and children's play.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>D7</b> Additional small, screened service balconies may be provided for external clothes drying areas and storage.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<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 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>	<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 main common open space area is situated at the north east side of the building on level one. The common space incorporates a BBQ facility, seating, pathways and planter boxes which forms the landscaping elements. The landscape elements wraps around the perimeter of the common space area.</p>
<p><b>Development controls</b></p>				There are two pergola shade

<p><b>D1</b> Communal open space shall be useable and where possible have a northern aspect and contain a reasonable proportion of unbuilt upon (landscaped) area and paved recreation area.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>structures provided to provide shade. The larger structure occupies an area of 93.6 square metres while the smaller structure occupies an area of 30.4 square metres.</p> <p>The common open space including the landscape elements occupy an area of 294.6 square metres or 13.29% of the site if it were at ground level.</p>
<p><b>D2</b> The communal open space area shall have minimum dimensions of 10m.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>The size of the common area is adequate although the dimensions are not strictly 10 metres x 10 metres in size. The common space has dimensions of 5 metres to 7.7 metres (width) x 23 metres to 39 metres. It is determined that the common open space has adequate dimensions given its size. The space is functional and likely to be used due to the presence of BBQ facilities, seating and pergolas to provide shade to part of the facility.</b></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> <p><b>D2</b> Existing trees are to be retained and integrated into a new landscaping scheme, wherever possible. Suitable replacement trees are to be provided if existing trees cannot be retained.</p> <p><b>Note:</b> For additional requirements, applicants shall refer to the Tree Preservation Part of this DCP.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>There are no major trees situated across the site that requires removal.</p> <p>This will not apply because there are no major trees within the site that requires removal.</p>
<p><b>3.8 Biodiversity</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> Existing and native flora at canopy and understorey levels is preserved and protected.</p> <p><b>P2</b> Plantings are a mix of native and exotic water-wise plant species.</p> <p><b>Development controls</b></p> <p><b>D1</b> The planting of indigenous species shall be encouraged.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The landscape plan provided documents the planting of suitable plant species with the planter boxes.</p>
<p><b>3.9 Street trees</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> Existing street landscaping is maintained and where possible enhanced.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The landscape plan does not document the planting of street</p>

<b>Development controls</b>  <b>D1</b> Driveways and services shall be located to preserve existing significant trees. <b>D2</b> Additional street trees shall be planted at an average spacing of 1 per 10 lineal metres of street frontage.  <b>Note:</b> Where a site has more than one street frontage, street tree planting shall be applied to all street frontages, excluding frontage to laneways.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	trees at the front of the site.  The Public Domain Manual will control the streetscape upgrades required at the front of the site. The Manual suggests:- <ul style="list-style-type: none"> <li>Repaving of Northumberland Road.</li> <li>Improved street tree planting.</li> </ul> Should the development application be supported, appropriate conditions would be included in the recommendation addressing the public domain.
<b>4.0 Access and car parking</b>					
<b>Objectives</b>  <b>4.1 Access and car parking requirements</b>  <b>Note:</b> Applicants shall consult the Parking and Loading Part of this DCP.  <b>4.2 Basements</b>  <b>Performance criteria</b>  <b>P1</b> Basements allow for areas of deep soil planting.  <b>Development controls</b>  <b>D1</b> Where possible, basement walls shall be located directly under building walls.  <b>D2</b> A dilapidation report shall be prepared for all development that is adjacent to sites which build to the boundary.  <b>D3</b> Basement walls not located on the side boundary shall have minimum setback of 1.2m from the side boundary to allow planting.  <b>D4</b> Basement walls visible above ground level shall be appropriately finished (such as face brickwork and/or render) and appear as part of the building.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	It is identified that there is adequate car parking to support the residential part of the building.  There is no capacity for the site to support deep soil zone  A report is required due to the size and depth of the excavation required to facilitate the development which may be addressed as a condition attached to any consent that may be issued.  The basement car park occupies the entire site.  Excavation work is expected to a depth of 9.4 metres which is significant but permitted for a site within the Auburn Town Centre.  Part of the basement area mainly along the northern and western parts of the site is situated up to 600 mm above the natural ground level. The basement is not discernible at street level.
<b>5.0 Privacy and security</b>					
<b>Objectives</b>  a. To ensure the siting and design of buildings provide visual and acoustic privacy for residents and neighbours in their dwellings and private open spaces.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	It is identified that the development achieves a satisfactory level of privacy to the north, south and east due to the surrounding land uses and urban land use pattern.







avoided to discourage graffiti.				
<b>D11</b> Pedestrian and vehicular entrances must be designed so as to not be obstructed by existing or proposed plantings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D12</b> If seating is provided in communal areas of a development it should generally only be located in areas of active use where it will be regularly used.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D13</b> Buildings adjacent to streets or public spaces shall be designed to allow casual surveillance over the public area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D14</b> Ground floor apartments may have individual entries from the street.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D15</b> 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>				
<b>P1</b> 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"/>	<p>The provisions under Part 5.4 Fences will not apply to the development application.</p> <p>In this regard, there are no fence structures proposed because certain right of ways for vehicle access for Numbers 57 to 63 Rawson Street still need to be retained.</p> <p>A rear access or connection through to Number 6 and 8 Station Road will be retained.</p>
<b>P2</b> Ensure that views from streets are maintained and not obstructed by excessively high fences.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>P3</b> Reduce the impact of front fencing on the streetscape and encourage fencing which is sympathetic to the existing streetscape, general topography and the architectural style of the existing dwelling or new development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>P4</b> Ensure that materials used in front fencing are of high quality and are sympathetic to the exiting streetscape character.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Development controls</b>				
<b>D1</b> The front and side dividing fences, where located within the front yard area, shall not exceed 1.2m as measured above existing ground level and shall be a minimum of 50% transparent.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D2</b> Materials of construction will be considered on their merit, with regard being given to materials that are similar to other contributory fences in the vicinity, with a general prohibition on the following materials: <ul style="list-style-type: none"> <li>• Cement block;</li> <li>• Metal sheeting, profiled, treated or pre-coated.</li> <li>• Fibro, flat or profile;</li> <li>• Brushwood; and</li> <li>• Barbed wire or other dangerous material.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D3</b> All fences forward of the building alignment shall be treated in a similar way.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D4</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>D5</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>D6</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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D7</b> Fencing and associated walls must be positioned so as not to interfere with any existing trees.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D8</b> Gates and doors are to be of a type which does not encroach over the street alignment during operation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>6.0 Solar amenity and storm water reuse</b>				
<b>Objectives</b>				

<p>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.</p> <p>b. To create comfortable living environments.</p> <p>c. To provide greater protection to the natural environment by reducing the amount of greenhouse gas emissions.</p> <p>d. To reduce the consumption of non-renewable energy sources for the purposes heating water, lighting and temperature control.</p> <p>e. To encourage installation of energy efficient appliances that minimise greenhouse gas generation.</p>	<input 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"/>	<p>Amenity issues such as sunlight penetration into private and public spaces have been addressed at the relevant parts of State Environmental Planning Policy 65 - Design Quality of Residential Flat Development:-</p> <p>Orientation.</p>
<p><b>6.1 Solar amenity</b></p> <p>Performance criteria</p> <p><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.</p> <p><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.</p> <p><b>Development controls</b></p> <p><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.</p> <p>Solar collectors existing on the adjoining properties shall not have their solar access impeded between 9:00am to 3:00pm on June 21.</p> <p>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.</p> <p>Note: Where the proposed development is located on an adjacent northern boundary this may not be possible.</p> <p><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</p>	<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 type="checkbox"/>  <input type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<p>Amenity issues such as sunlight penetration into private and public spaces have been addressed earlier in the report.</p> <p><b>The shadow created by the building during the winter months does not impact on any residential properties. Notwithstanding this, in the event that a future residential development occurs on land towards the south then it is likely that a number of apartments would be affected by shadowing.</b></p> <p><b>There are 33 apartments out of 116 apartments that are oriented towards the south that do not receive sunlight penetration. The matter is discussed earlier in the report.</b></p> <p>No solar collectors are proposed in this development.</p> <p>There are no solar panels situated on the roofs of nearby buildings especially to the south.</p> <p><b>The shadow analysis diagrams provided show all the commercial properties to the south between 57 and 77 Rawson Street being affected by shadowing at various parts of the day with no one property receiving 3 hours of sunlight at the winter solstice. However, the properties are commercial in nature and not residential. As such the issue under Subpart D1 is not significant given the land use of the affected land parcels.</b></p>



<p><b>D3</b> Where possible residential flat buildings shall be designed with bathrooms, laundries, and kitchens positioned on an external wall with a window to allow for natural ventilation of the room.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>type of arrangement that comprises the kitchen, living and dining area which avoids lost space. As such it is inevitable that a variation would occur. The variation could be attended to via the construction of a partition wall separating the kitchen with the dining area within every apartment but this would impact on natural light penetration to the dining area.</p> <p>It is considered reasonable to allow the variation.</p> <p>There is achieved where appropriate. It is identified that the main bathroom for Apartments Number 104, 211, 311 to 711, 810, 910 to 110 is situated not adjacent to a window. Appropriate mechanical ventilation would be required to vent the rooms.</p>
<p><b>6.3 Rainwater tanks</b></p> <p><b>Performance criteria</b></p> <p><b>P1</b> The development design reduces stormwater runoff.</p> <p><b>Development controls</b></p> <p><b>D1</b> Developments may have rain water tanks for the collection and reuse of stormwater for car washing and watering of landscaped areas.</p> <p><b>D2</b> Rainwater tanks shall be constructed, treated or finished in a non-reflective material which blends in with the overall tones and colours of the building and the surrounding developments.</p> <p><b>D3</b> The suitability of rainwater tanks erected within the side setback areas of development will be assessed on an individual case by case basis.</p> <p><b>D4</b> Rainwater tanks shall not be located within the front setback.</p> <p><b>D5</b> The overflow from the domestic rain water tank shall discharge to the site stormwater disposal system. For additional details refer to the Stormwater Drainage Part of this DCP.</p> <p><b>D6</b> The rain water tank shall comply with the applicable Australian Standards AS/NZ 2179 and AS 2180 for rainwater goods and installation.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A storm water harvesting system is to be installed on site to service the development. The BASIX Certificate suggests the installation of a minimum 5,000 litre rainwater tank on site to service the development. The rainwater tank is shown as being situated within the common open space.</p>
<p><b>6.4 Stormwater drainage</b></p> <p>Applicants shall refer to the stormwater drainage requirements in the Stormwater Drainage Part of this DCP.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Stormwater drainage is capable of complying with the relevant controls. Council's Drainage and Development Engineer has determined that the site is provided with or capable of being provided with an appropriate storm water system. A number of conditions including deferred commencement consent conditions may be</p>

				provided for any consent that may be issued.	
7.0 Ancillary site facilities					
Objectives					
a) To ensure that site facilities are effectively integrated into the development and are unobtrusive.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Secure mail boxes are to be incorporated into the development.  The Ground Floor plan shows mail boxes being located adjacent to the pedestrian entrance to the residential tower complex.	
b) To maintain and enhance the character of streetscapes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
c) To ensure site facilities are adequate, accessible to all residents and easy to maintain.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
d) To cater for the efficient use of public utilities including water supply, sewerage, power, telecommunications and gas services and for the delivery of postal and other services.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
7.1 Clothes washing and drying					
Performance criteria					
P1 Adequate open-air clothes drying facilities which are easily accessible to all residents and screened, are provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A communal clothes line at the Level 1 common area is not proposed or provided.  Balconies are provided with many being provided with screening (louvres).	
Development controls					
D1 Each dwelling shall be provided with individual laundry facilities located within the dwelling unit.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
D2 Open air clothes drying facilities shall be provided in a sunny, ventilated and convenient location which is adequately screened from streets and other public places, where possible.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7.2 Storage					
Performance criteria					
P1 Dwellings are provided with adequate storage areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This is addressed under State Environmental Planning Policy 65 - Design Quality of Residential Flat Development:-  - Storage.  Satisfactory and adequate storage areas are provided per apartment.	
Development controls					
D1 Storage space of 8m <sup>3</sup> per dwelling shall be provided. This space may form part of a garage or be a lockable unit at the side of the garage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
D2 Storage space shall not impinge on the minimum area to be provided for parking spaces.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
7.3 Utility services					
Performance criteria					
P1 All proposed allotments are connected to appropriate public utility services including water, sewerage, power and telecommunications, in an orderly, efficient and economic manner.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Utility services are provided to the site.  The applicant has addressed utility services including the provision of electricity to the development. Refer to Clause 6.5 of the Auburn Local Environmental Plan 2010 above.  Water and sewer services can be made available to service the development.	
Development controls					
D1 Where possible, services shall be underground.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
7.4 Other site facilities					

<p><b>Performance criteria</b></p> <p><b>P1</b> Dwellings are supported by necessary utilities and services.</p> <p><b>Development controls</b></p> <p><b>D1</b> A single TV/antenna shall be provided for each building.</p> <p><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.</p> <p><b>D3</b> Individual letterboxes can be provided where ground floor residential flat building units have direct access to the street.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>This is provided for the development.</p>
<p><b>7.5 Waste disposal</b></p> <p>Applicants shall refer to the requirements held in the Waste Part of this DCP.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>An adequate waste storage area is provided at the rear of the development accessible via an internal corridor.</p>
<b>8.0 Subdivision</b>				
<p><b>Objectives</b></p> <p>a. To ensure that subdivision and new development is sympathetic to the landscape setting and established character of the locality.</p> <p>b. To provide allotments of sufficient size to satisfy user requirements and to facilitate development of the land at a density permissible within the zoning of the land having regard to site opportunities and constraints.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The development application does not include the Strata Title Subdivision of the development into 116 allotments. A separate development application will be required for Strata Subdivision of the tower building into 116 allotments.</p> <p>This may be addressed as a condition attached to any consent that may be issued.</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>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The two allotments forming the site will require amalgamation to facilitate the development. This may be addressed as a condition attached to any consent that may be issued.</p> <p>There are no isolated sites adjacent to or adjoining to the site.</p> <p>Council owns and operates a child care centre, a park and community services building on land to the immediate north of the site.</p> <p>Should Council decide in future to redevelop its own sites, then it is</p>



				determined that this would be feasible given the availability of the land parcels present.	
<b>8.2 Subdivision</b>					
<b>Development controls</b>					
<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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The development application does not include Strata Subdivision. A separate development application will be required for Strata Subdivision of the site into 116 allotments.
<b>D2</b>	Proposed allotments, which contain existing buildings and development, shall comply with site coverage and other controls contained within this Part.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>8.3 Creation of new streets</b>					
<b>Performance criteria</b>					
<b>P1</b>	On some sites, where appropriate, new streets are introduced.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no new streets proposed in this development.
<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"/>	
	■ 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"/>	



dwelling designated as adaptable.					
<b>Note:</b> In the design of residential flat buildings, applicants shall consider the Access and Mobility Part of this DCP.					There are 12 car residential parking spaces earmarked as being adaptable.
<b>D2</b> All development proposals with five or more housing units shall be capable of being adapted (Class C) under AS 4299. The minimum number of adaptable housing units is set out below.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are 116 apartments in the development. Of that figure, 12 are to be designated as “Adaptable apartments” which is 10.3% of the total number of apartments in the development. The tower building should be provided with twelve (12) adaptable apartments.  There are an adequate number of adaptable apartments in the development.
<b>Number of dwellings Number of adaptable units</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Number of dwellings</b>	<b>Number of units</b>				
5-10	1				
11-20	2				
21 - 30	3				
31- 40	4				
41 - 50	5				
<b>Over 50</b>	<b>6</b>				
(Plus 10% of additional dwellings beyond 60, rounded up to the nearest whole number)					
<b>Note:</b> Adaptable Housing Class C incorporates all essential features listed in Appendix A - Schedule of Features for Adaptable Housing in AS 4299.					
<b>9.3 Lifts</b>					
<b>Development controls</b>					
<b>D1</b> Lifts are encouraged to be installed in four (4) storey residential flat buildings where adaptable housing units shall be required.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are two lifts servicing the building situated within the centre. The lift core is situated within and internal of the building complex and not visible from a public space.
<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.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>9.4 Physical barriers</b>					
<b>Development controls</b>					
<b>D1</b> Physical barriers, obstacles, steps and steep gradients within the development site shall be avoided.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

#### Additional comments

A number of variations are identified including the issue of shadowing which is the most significant of all the variations. Given the context of the site, the variations are considered as being acceptable and do not adversely impact on the development or the locality. The development application should be supported when considered under the planning instrument.

#### **ADCP 2010 - Parking and Loading**

The relevant requirements and objectives of ADCP 2010 - Parking and Loading have been considered in the assessment of the development application. In term of car parking provision the following is required:-

Use	GFA / No. of apartments	Car parking / Loading rate	Required no. of spaces (NB: part spaces to be rounded up)	Proposed no. of spaces
Retail/business tenancies	856.4 Square metres	1 space/60sqm GFA	14.3 Minimum 86 spaces maximum	15

<b>Residential</b>	12	1 space/1 bedroom apartment	Minimum 12 spaces. Maximum 12 spaces.	<b>144 spaces</b>
	96	1.2 space/2 bedroom apartment (Minimum) 3 spaces/2 bedroom apartment (Maximum)	Minimum 115.2 spaces. Maximum 288 spaces.	
	8	1.5 space/3 bedroom apartment (Minimum) 4 spaces/3 bedroom apartment (Maximum)	Minimum 12 spaces  Maximum 32 spaces	
<b>Visitor</b>	116 Apartments	101 to 250 apartments 12 spaces. (Minimum) and 55 spaces maximum.	12 spaces minimum 55 spaces maximum	<b>12 Spaces which will comply.</b>
<b>Loading</b>	1 Space to support the tower building and at least one space to support the retail tenancies.			2 Spaces at the rear for the whole building.
<b>TOTAL</b>			166 spaces minimum and 413 spaces maximum	<b>171</b>

The applicant has shown 144 car parking spaces for the residents and 12 spaces for visitor use which is adequate. There are 15 spaces shown for the commercial / retail component of the development.

Notwithstanding this matter, a traffic report prepared by Varga Traffic Planning Pty Ltd is suggesting the following traffic principles:-

- Car parking is adequate to support the development.
- The development is expected to generate as much as 53 vehicle trips per hour during commuter peak periods.
- It is suggested that the development will have minimal impact on road capacity.

#### Comments:

Council's Drainage and Development Engineer has reviewed the documents provided. It is determined that the car park numbers and layout of the car park facility is appropriate and suitable for the development.

#### **ADCP 2010 - Stormwater**

The relevant requirements and objectives of ADCP 2010 - Stormwater have been considered in the assessment of the development application. Council's Development Engineer has raised no objections subject to the imposition of conditions. It is considered appropriate to proceed with deferred commencement consent as a few minor stormwater issues still require final resolution but it is determined that the project may proceed.

#### **ADCP 2010 - Access and Mobility**

The relevant requirements and objectives of ADCP 2010 - Access and Mobility have been considered in the assessment of the development application and are detailed in the report. A satisfactory number of adaptable apartments have been provided to the development. There are a number of disability access provisions incorporated into the development which includes:-

- Lifts connecting all floors of the development with the basement.
- Ramp along the colonnade to connect the commercial tenancies and the street.
- Appropriate toilets.
- Appropriate car spaces.

An Access Compliant Report has been prepared by “Certified Building Specialists” Report Number A410211 and dated 16 December 2014. The report determines that disability access to the building is compliant. The report does not identify any variations to the Building Code of Australia.

#### **ADCP 2010 - Waste**

The relevant requirements and objectives of ADCP 2010 - Waste has been considered in the assessment of the development application and detailed in the report. A satisfactory waste management plan has been submitted for the construction phase and on-going occupation of the development. Should the application be approved, a condition of consent will be imposed requiring compliance with the submitted waste management plan.

#### **Section 94 Contributions Plan**

A Section 96 Contribution is required to be paid for the purpose of this development. Contributions would be required for:-

- The new commercial tenancies.
- The apartments based on number of bedrooms.

The contribution amounts to \$649,136.60 which includes \$3,398.03 for the employment generating works.

An appropriate condition will be required addressing the matter.

#### **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.

The applicant and notification process did not result in any disclosure of Political Donations and Gifts.

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#### **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.

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#### **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.

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#### **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 fourteen (14) days between Wednesday 4 February 2015 and Wednesday 18 February 2015.

There were five (5) submissions to the development during the first notification period. The submissions include:

**1 - No more units should be constructed in the area because there is no car parking and the locality is over populated.**

##### Comment

The planning controls permit the form of development that is proposed. The role of Council officers is to ensure appropriate residential amenity is achieved with an appropriate level of servicing. The assessment report addresses the level of amenity, issues arising and servicing.

The development provides an appropriate level of car parking to support the development.

Council engineers have undertaken a full assessment of the car parking issues as identified in the assessment report.

**2 - Auburn cannot cope with any more people coming into the area and there are too many units being approved.**

##### Comment

The planning controls permit the form of development that is proposed. The role of Council officers is to ensure appropriate residential amenity is achieved with an appropriate level of servicing. The assessment report addresses the level of amenity and servicing.

**3 - The development will cause more crimes such as break and enter and bag snatches.**

##### Comment

The matter concerning likely crime issues have been addressed earlier in the report. The development was passed before Flemington Police who raised no objection to the development. A number of comments were provided to assist in the assessment process.

**4 - The lack of car parking will prevent visitors from outside Auburn using local businesses which will adversely affect the local community.**

**Additionally, family and friends visiting cannot find suitable car parking and frequently the residents of Station Road are prevented from taking their cars in and out of their properties because driveways are blocked.**

**The provision of 176 car parking spaces is inadequate because most households have more than one car.**

##### Comment

The assessment report identifies that there is adequate car parking to support the number of apartments proposed and the commercial suites at ground level. As such it is determined that the development provides adequate car parking to support the expected intensity of use that is expected.

**5 - Buses will need to be relocated causing a further loss of car parking and contributing to more congestion.**

Comment

The bus services and associated bus stops may need to be relocated at least during construction works. There are appropriate conditions in the recommendation concerning service relocation.

**6 - The development will create further traffic congestion and traffic hazards for pedestrians. A further traffic lane should be provided for entry into and out of any development that takes place due to the additional number of cars entering and leaving the site.**

Comment

The request by the applicant for an additional lane into and out of the site is not practical. Council engineers have made a detailed assessment of the development in relation to:-

- Car parking requirements.
- Road and traffic congestion.
- Capacity of the nearby intersection to support the development.
- Impact of car parking within the local road network.

It is determined that car parking is adequate and the nearby intersection is capable of handling the additional traffic loads generated by the development.

Objection Number Seven

**7 - There will be hundreds more people in the area resulting in more noise, exhaust fumes from cars, loud music and people arguing.**

Comment

It is identified that the development will result in an increase in the population of the locality. The assessment demonstrates that a satisfactory residential amenity is capable of being achieved for the population. It is identified that certain works are required to achieve appropriate amenity and as such it is essential that the specialist reports accompanying the development application are incorporated into any consent that may be issued.

**8 - Many more young children will come into the area once the development is complete. The children will need to play. Railway Park next to Auburn Railway Station is always full of children and is not large enough to accommodate the large number of children who attend the park. There is inadequate play area provided within the development and children will play in the car park.**

Comment

The development provides adequate common space on Level 2 which is exposed to the north facing sunlight year round. Additionally, it is found that the common open space complies with the provisions of the Residential Flat Design Code as demonstrated earlier in the report.

**9 - The issue of rubbish and people throwing rubbish onto adjoining properties is required to be addressed.**

Comment

Any occupant buying into or occupying an apartment would be required to abide by a set of Strata rules governing the building which will address the behaviour of occupants. The responsibility for preventing this would fall onto the Strata Manager for the building.

**10 - Garbage trucks entering and leaving the premises will create excessive noise for adjoining residents**

A condition is incorporated into the recommendation specifying that garbage collection be limited to 7 am to 6 pm Monday to Saturday.

**11 - The garbage is in an open area and people often throw their rubbish on the ground should the bins be filled. The bins should be within an enclosed area to prevent an infestation of rats, mice, flies and cockroaches.**

Comment

The garbage bin store for the residents is situated at the rear as shown in amended plans. The bin store is contained within a fully enclosed room which is serviced from the rear area. The applicant has achieved this requirement.

**12 - There is a high concentration of residential buildings in the Auburn area mostly occupied by tenants who often leave furniture, bedding and other rubbish on the footpath and nature strip. The same issues will occur within this development.**

Comment

It is unlikely that this would occur on this building given the context of the site within the town centre of Auburn and the type of use occurring at ground level.

Any occupant buying into or occupying an apartment would be required to abide by a set of Strata rules governing the building which will address the behaviour of occupants. The responsibility for preventing this would fall onto the Strata Manager for the building.

In addition, any consent issued would include appropriate conditions addressing waste removal and waste management.

**13 - The height of the development is excessive. The height restriction is 38 metres however, there is a protrusion that exceeds 38 metres.**

Comment

The breach of the building height limit at the front is addressed in an appropriate manner under Clause 5.6 of the Auburn Local Environmental Plan. Other than this, the height of the building is acceptable and consistent with the current planning controls for the locality.

**14 - The development will create overshadowing of adjoining properties resulting in a loss of sunlight.**



### Comment

The issue of shadowing is addressed in the assessment report. It is identified that the shadows will pass over commercial premises and no residential premises. Extensive shadowing is observed but considered acceptable given the context of the site within the Auburn Town Centre.

### **15 - Auburn Hospital and schools within the area will not be able to service the additional number of residents who move into the area due to the development.**

### Comment

It is acknowledged that all new developments create the need for new services within the local network. However, the statement provided by the objector is not verified with in depth analysis and studies to prove that local services can or cannot handle the population gain.

Prior to the change in the building heights and floor space ratios of the locality, an in depth analysis was undertaken specific to the level of servicing and population potential of the locality. It was determined that the locality was capable of supporting the population density envisaged for the area.

**16 - The current road traffic infrastructure at the intersection of Northumberland Road and Rawson Street is inadequate to support an increase in the number of residents. During peak times, traffic on Northumberland Road is often banked up to the location of the current RSL. Likewise on Rawson Street, traffic is often banked up from Station Road all the way to Northumberland Road meaning that there is often no space to turn left from Northumberland Road onto Rawson Street. The congestion makes it very difficult to turn right from Rawson Street onto Northumberland Road during peak periods. Often only one or two vehicles are capable of turning during a traffic cycle. The development lies within the hot zone. Residents trying to leave their apartment complex at peak times will find their driveways blocked by stationary traffic. The development will place further strain on the existing road network.**

**There is currently no government operated commuter car park on the north side of Auburn. The pressure for car parking spaces is absorbed by the RSL car park and Soccer Club car park. Soon this parking area will disappear as redevelopment occurs.**

**Further, there are four large developments planned for Northumberland Road between Hall Street and Rawson Street. The developments will remove parking areas placing further pressure on street parking. Residents will be forced to find car parking elsewhere in areas with limited car parking availability. The lack of car parking will prevent visitors from outside Auburn using local businesses which will adversely affect the local community.**

**Additionally, family and friends visiting cannot find suitable car parking and frequently the residents of Station Road are prevented from taking their cars in and out of their properties because driveways are blocked.**

### Comment

Council engineers have fully assessed the development application and traffic impacts the building may have upon the local road network. It is determined that the local road network is capable of handling the additional traffic loads generated by the development.

**17 - The development is out of character of the local area considering the existing two and three storey developments that exist. The size, height and scale of the new development is excessive and considered to be unnecessary.**

### Comment

The proposed development is consistent with the planning controls and future intentions of the locality being mid rise type developments close to the Auburn Railway Station. The development may appear to be out of character of the local area at the present time in terms of mass, bulk and height however in future such development will be common place. It is considered that the development fits the long term vision and aim for the locality.

### Public Meeting 10 February 2015

In addition, a public meeting concerning the development was held on Tuesday 10 February 2015. During that meeting, 11 attended and the following issues were raised and or discussed.

- Loss of on street car parking.
- Streetscape and height of the building.
- Traffic congestion at the intersection of Northumberland Road with Rawson Street.
- Loading and unloading and how service trucks would use the development.
- Garbage disposal.

Substantial amendments have been undertaken to the building with most issues being addressed and or further documentation being provided to assist the assessment of the development application.

### **Amended plans - Second notification period**

As a result of amended plans being lodged, a second re notification period was undertaken during the period Friday 19 June to Friday 3 July 2015. The concept of the building remained the same however design changes to the building had occurred. The second notification period generated three submissions with one containing a petition signed by five residents.

There are two submissions that are the same as the first submission and made by the same objectors to the first notification period. The following matters are raised again:-

- Current road infrastructure at the intersection of Northumberland Road and Rawson Street being inadequate to support such an increase in the number of residents.
- There is inadequate car parking in North Auburn.
- The proposed development is grossly out of character with the north side of Auburn.
- Increased congestion and noise.
- Shadowing issues.

No additional new issues of concern are raised. The matters are addressed in detail in the first submission period described above and do not require further review.

The third submission which is the petition raises issues of Development Application Number 197/2015 but links the issues of that application with this application. Many of the issues raised have no relationship to this application. The following points are raised.

**1 - This unit is my superannuation and my nest egg and I need it for my future life needs. Should the development go ahead, I will lose a vast amount in resale value on my family's future fund. I pay Council rates for 20 years which gives me some entitlement.**

### Comment

A valuation report prepared by a qualified land valuer has not been submitted to verify the claims made. Land values are not an issue that requires detailed discussion.

## **2 - The building will create 24 hour shade to my window.**

### Comment

The issue of shadowing is addressed in the assessment report. It is identified that the shadows will pass over commercial premises and no residential premises. Extensive shadowing is observed but considered acceptable given the context of the site within the Auburn Town Centre.

## **3 - There will be loss of vision out of every window and balcony of my property.**

### Comment

The objection is not supported because the development has appropriate setbacks from Number 2 and 4 Station Road. The separation distance between the two residential flat buildings exceeds 30 metres thus ensuring adequate light and daylight between buildings.

## **4 - The development will result in a 100% of loss of the breeze from the north east and north.**

### Comment

The development is situated to the west and north - west of Number 2 and 4 Station Road. Appropriate setbacks and separation distance exists between the two buildings and as such the objectors property will not be impacted by the development in terms of loss of breeze.

## **5 - Car park noise and fumes will occur to my window.**

### Comment

Car park entry and exit is from Northumberland Road and vehicles will not be passing by any residential property or window. There is vehicular access to the rear of the site but limited to trucks for loading and unloading.

Even allowing for the need for an easement through the rear of 55 and 57 Rawson Street to allow vehicle manoeuvring into that site for loading and unloading activities, it is found that the development site does not adjoin Number 2 and 4 Station Road. A commercial site at Number 53 to 55 Rawson Street provides a separation between the two sites.

It appears that this issue is more related to Number 6 to 8 Station Road and development application Number 197/2015 rather than the development at 5 to 7 Northumberland Road.

## **6 - I cannot dry my clothes without a machine.**

### Comment

The proposed development at Number 5 to 7 Northumberland Road will have no adverse impact on any residential properties including the drying of clothes. The matter raised is not supported.

## **7 - The noise and fumes from the garbage collection will be significant due to its location between the two buildings.**

### Comment

The garbage collection facility for 5 and 7 Northumberland Road is situated at the rear of the development which is appropriate. The garbage collection is at grade and irrespective of the position of the facility and the subdivision arrangement, a condition would be required that limits garbage collection to appropriate daylight hours to ensure the least impact to residents of the building and any nearby residential flat building in terms of noise emission.

#### **8 - My daughter will suffer the loss of study opportunity.**

##### Comment

It is unclear how this will occur and this is not a consideration or planning related matter. The matter is noted only.

#### **9 - Power costs will increase as I will be forced to use more light. There will be loss of winter sun and my unit will become cold. I will have no opportunity to install a solar cell for my apartment.**

##### Comment

The building at Number 5 and 7 Northumberland Road will have little no shadow impact on the apartment block at Number 2 and 4 Station Road until after 2.30 pm to 3 pm at the winter solstice. In this regard, the apartment building at 2 and 4 Northumberland Road retains almost all of its solar access throughout the year notwithstanding the shade created by adjoining trees.

There is a development application for a residential flat building at 6 to 8 Station Road which will create a shadow impact onto 2 and 4 Station Road. The shadow impact will require assessment and be appropriately documented in the assessment report (Development Application 197/2015).

#### **10 - My unit will become more accessible to the possibilities of criminal activity.**

##### Comment

It is unclear how this will occur as there is no evidence to substantiate this.

The development application has been passed before Flemington Police Command who has provided an appropriate list of conditions for any consent that may be issued. Crime prevention is addressed in the main body of the report.

#### **11 - It is impossible to drive out of my driveway due to safety concerns of passing traffic.**

##### Comment

The objection relates to Development Application Number 197/2015. The matter of safety and performance of the local road network is addressed under Objection Number 17 and 18 in the first notification period above.

#### **12 - I will be viewing a 38 metre high wall and nothing else. Falling objects such as render will be a problem and I can reach out and touch the wall.**

##### Comment

This is related to Development Application Number 197/2015 at 6 to 8 Station Road.

The separation distance between the two residential flat buildings exceeds 30 metres thus ensuring adequate light and daylight between buildings. There will be no issues of falling building materials affecting the apartment building at Number 2 to 4 Station Road.

### **13 - People will park in our car park during construction.**

#### Comment

There is no evidence to show that this will occur.

### **14 - Builders will create excessive noise and work before 7 am, after 7 pm and on Sundays.**

#### Comment

Building construction times is addressed via a condition of any development consent that may be issued. It is up to Council or the Private Certifier to enforce the condition to ensure that excessive building construction works is avoided.

### **15 - There will be sink holes occurring such as that occurring in Harris Park.**

#### Comment

There is no evidence to suggest this.

A dilapidation report is required due to basement construction works. This is addressed as a condition attached to any consent that may be issued.

#### Final comment

Generally in total there are 6 different objections when combining the objections from the first and second notification period.

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

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

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

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

### **Conclusion**

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

The proposed development is appropriately located within the B4 (Business Zone) under the provisions of the Auburn Local Environmental Plan 2000. There are some variations to the planning instruments with the most significant being the shadowing issue towards the south at Number 8 to 10 Northumberland Road. The issue of shadowing has been addressed in a comprehensive manner within the report.

Having regard to the assessment of the proposal from a merit perspective, Council may be satisfied that the development has been responsibly designed and provides for acceptable levels of amenity for future residents. It is considered that the proposal successfully minimises adverse impacts on the amenity of neighbouring properties. Hence the development, irrespective of the departures noted above, is consistent with the intentions of Council's planning controls and represents a form of development contemplated by the relevant statutory and non statutory controls applying to the land.

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 as "Deferred Commencement Consent" subject to conditions provided in the attachment provided.