# **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

Applicant	Zhinar Architects.					
Owner	Auburn Soccer Sports Club Limited.					
Application No.	DA-459/2014.					
Description of Land	Lot 201 DP 233376 and Lot 1 DP 227083 being 5-7					
	Northumberland Road Auburn.					
Proposed Development	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.					
Site Area	2,216 Square metres.					
Zoning	Zone B4 - Mixed Use.					
Disclosure of political	Nil disclosure.					
donations and gifts						
Issues	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.

# History and consultations

# 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:-

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

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.

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

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:-

Purpose of development Note: The development may be the erection of new premises or the enlargement or extension of existing premises.	Size or capacity-site with access to any road	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)
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					
Matter for Consideration	Yes/No				
Does the application involve re-development of the site or a change of land use?	Yes				
Is the development going to be used for a sensitive land use (eg: residential, educational, recreational, childcare or hospital)?	Yes No				
Comment:					
The development is for a mix use commercial and residential flat building.					
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 reconditioning 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.	Yes				
Is the site listed on Council's Contaminated Land database?	Yes X No				
Is the site subject to EPA clean-up order or other EPA restrictions?	Yes				
Has the site been the subject of known pollution incidents or illegal dumping?	Yes Xo				
Does the site adjoin any contaminated land/previously contaminated land?	Yes				
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 east. There are no outbuildings seen in the air photograph.	towards the south				
There are dwelling houses surrounding the property and an open space towards the north that park. There are commercial premises facing Rawson Street.	may have been a				
Comment:					
A phase one preliminary environmental assessment prepared by Geo Enviro Consultancy F December 2014 has been submitted.	Pty Ltd and dated				
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 con hydrocarbon compound. Should the pavement contain such material, then there is a risk 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 s rubbish. There may be limited filling within a rear portion of the site. Generally, it is consider 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.

Comment:

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 procedure	es 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?	

# (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 (Nosie 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) <u>State Environmental Planning Policy 65 - Design Quality of Residential Flat</u> <u>Development</u>

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
2 Aims, objectives etc				
(1) This Policy aims to improve the design quality of residential flat development in New South Wales.	$\boxtimes$			The development proposal would contribute to the availability of housing stock within the Auburn
(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	$\square$			town centre. The contemporary design would make a positive contribution to the locality and proposes apartments with suitable levels of amenity.
design. (3) Improving the design quality of residential	$\boxtimes$			If constructed, the building would be
flat development aims: (a) to ensure that it contributes to the sustainable development of New South Wales: (i) by providing sustainable housing in social and environmental terms, and	$\boxtimes$			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
<ul><li>(ii) by being a long-term asset to its neighbourhood, and</li><li>(iii) by achieving the urban planning policies for</li></ul>	$\square$			generally consistent with the broader intentions for this zone as expressed in the Auburn LEP 2010.
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	$\boxtimes$			
(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	$\square$			
(c) to maximise amenity, safety and security for the benefit of its occupants and the wider	$\boxtimes$			
community, and (d) to minimise the consumption of energy from non-renewable resources, to conserve the environment and to reduce greenhouse gas emissions.	$\boxtimes$			
<ul> <li>(4) This Policy aims to provide:</li> <li>(a) consistency of policy and mechanisms across the State, and</li> <li>(b) a framework for local and regional planning to achieve identified outcomes for specific places.</li> </ul>	$\boxtimes$			

Requirement	Yes	No	N/A	Comment
30 Determination of development applications				
(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.				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):				
<ul><li>(a) the advice (if any) obtained in accordance with subclause (1), and</li><li>(b) the design quality of the residential flat development when evaluated in accordance</li></ul>	$\boxtimes$			Refer to discussion of design quality principles below. Refer to discussion of Residential
with the design quality principles, and (c) the publication Residential Flat Design Code (a publication of the Department of Planning, September 2002).				Flat Design Code below.
(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.				
<ul> <li>(4) The 31-day period referred to in subclause</li> <li>(3) does not increase or otherwise affect the period within which a development application is required to be determined by a consent authority.</li> <li>Part 2 Design quality principles</li> </ul>				

Requirement	Yes	No	N/A	Comment
Principle 1: Context Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area. 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.				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. 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. 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. 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.

Requirement	Yes	No	N/A	Comment
Requirement Principle 2: Scale Good design provides an appropriate scale in terms of the bulk and height that suits the scale if the street and the surrounding buildings. 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.	Yes		N/A	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. 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. 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. 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. In additional to this, another development application provides for a similar style of building
				for a similar style of building opposite the site at 12 to 14 Northumberland Road opposite the site. 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.
				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.
				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.

Requirement	Yes	No	N/A	Comment
Requirement Principle 3: Built form 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. 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.	Yes	No	N/A	CommentThe 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.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.There are balconies provided for the front apartments facing Northumberland Road across all the levels.There are numerous other balconies facing the north and south of the site.
				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. The residential flat building observes a zero setback from the northern side boundary and along part of the southern side boundary.
				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.
				It is considered that the treatment of the building, the building materials and colours is satisfactory.

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				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.
density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.				<ul> <li>are:-</li> <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 development application incorporates two allotments that could be amalgamted into one site. There are no isolated sites generated by the development.
				The building is abutting a Council owned property and building to the immediate north at Number 9 Northumberland Road.
				There are thirty six (36) apartments with dual aspect while the others have single aspect.
				The density of the development is considered appropriate for the site and in accordance with the requirements of the Auburn LEP 2010.
Principle 5: Resource, energy and water				
efficiency Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.				The development meets the targets established by the BASIX Report.
Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials,				The design also incorporates satisfactory solar access and ventilation to many apartments so as to reduce energy demands.
adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services,				The apartments on each level have floor to ceiling heights of 2.7 metres.
soil zones for vegetation and reuse of water.				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.

Requirement	Yes	No	N/A	Comment
Principle 6: Landscape 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.				<ul> <li>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 is other areas).</li> <li>There is no opportunity for deep soil zone in this application.</li> <li>Some limited form of landscaping is provided at grade and across Level 1 but all forms of landscaping comprises the use of planter boxes.</li> <li>The total area of landscaping comprising the use of planter boxes is shown as:-</li> <li>Ground level - 39.78 square metres.</li> <li>Level 1 - 116.3 square metres.</li> <li>The use of planter boxes on podiums and terraces helps to introduce some greenery into the physical building envelope and should be supported.</li> </ul>
Principle 7: Amenity 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.				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. There are 33 south facing apartments which represents 28.4% of the total number in the development. 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. The common space occupies an area of 294 square metres across the north east rear portion of Level 1. All the apartments have suitably sized outdoor areas such as balconies or courtyards. The development is considered to provide an appropriate level of amenity for the future residents.

Requirement	Yes	No	N/A	Comment
Principal 8: Safety and security 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.				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.
Principal 9: Social dimensions and housing affordability 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.				<ul> <li>The apartment mix is considered to be satisfactory.</li> <li>The specifics of the building are:-</li> <li>12 x 1 bedroom apartments.</li> <li>96 x 2 bedroom apartments.</li> <li>8 x 3 bedroom apartments.</li> <li>Of those there are 12 adaptable apartments out of a total of 116 apartments.</li> <li>The site is within the northern side of the Auburn Town Centre but within land zoned B4 Mixed Use.</li> <li>Services are readily available close by such as shopping facilities, public transport, schools, healthcare and religious activities.</li> <li>The mix of apartments is satisfactory.</li> </ul>
<b>Principle 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.				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
Part 1 - Local Context				
Building Type				
<ul> <li>Residential Flat Building.</li> <li>Terrace.</li> <li>Townhouse.</li> <li>Mixed-use development.</li> <li>Hybrid.</li> </ul>				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.
Subdivision and Amalgamation				

Requirement	Yes	No	N/A	Comment
Objectives				Lond outdivision of the site is not
Subdivision/amalgamation pattern arising from the development site suitable given surrounding				Land subdivision of the site is not proposed or required.
<ul> <li>local context and future desired context.</li> <li>Isolated or disadvantaged sites avoided.</li> </ul>				The development site consists of two allotments that should be amalgamated into the one lot. This may be addressed as a condition attached to any consent issued.
				It is determined that there are no isolated allotments created by the development within the locality.
				It is identified that the application includes the use of the rear portion of Number 57 Rawson Street for vehicle manoeuvring (Loading and unloading). As a result of this a Right of Way will be required over the property to permit this to occur.
Building Height	1		1	
Objectives • To ensure future development responds to the desired scale and character of the street and local area.	$\boxtimes$			Excluding the single storey commercial floor at ground level, the residential flat tower building is eleven (11) storeys high and rises from a podium formed
• To allow reasonable daylight access to all developments and the public domain.	$\square$			high and rises from a podium formed by the roof of the commercial floor.
				The planning controls support a mixed use development.
				Generally, the development will meet the objectives stated at this Part.
Building Depth	1	1	1	
<ul> <li>Objectives</li> <li>To ensure that the bulk of the development is in scale with the existing or desired future context.</li> </ul>				The building when viewed from Northumberland Road is shown as being built boundary to boundary which
• To provide adequate amenity for building occupants in terms of sun access and natural ventilation.	$\square$			is considered as being appropriate for a high density urban environment.
To provide for dual aspect apartments.				There is a variation to the proposed built form at the southern side of the building where the proposed driveway is positioned.
				The building has a smaller footprint at the rear and greater side and rear setbacks allow for the inclusion of common open space across the northern portion of the building above the ground level.
				There are 36 apartments that are dual aspect. The remaining apartments generally have single aspect or face one direction.

Requirement	Yes	No	N/A	Comment
<u>Controls</u> • The maximum internal plan depth of a building should be 18 metres from glass line to glass line.		$\boxtimes$		The complex incorporates a broader mass towards Northumberland Road which is appropriate for a dense urban setting within the Auburn Town Centre.
• Freestanding buildings (the big house or tower building types) may have greater depth than 18 metres only if they still achieve satisfactory daylight and natural ventilation.				The rear component of the residential flat tower complex has building depths reaching 25.2 metres from glass line to glass line.
• Slim buildings facilitate dual aspect apartments, daylight access and natural ventilation.			$\square$	A width that exceeds 18 metres may be permitted given that daylight
• In general an apartment building depth of 10-18 metres is appropriate. <b>Developments that</b>				penetration and natural ventilation is satisfactory.
propose wider than 18 metres must demonstrate for satisfactory day lighting and natural ventilation are to be achieved.				The building provides for 36 dual aspect apartments but there are 33 south facing apartments that will receive no sunlight penetration.
				An Assessor Certificate prepared by Nationwide House identifies that the development achieves an average score of 6.3 Stars.
				A small number of south facing apartments are required to be treated with additional insulation devices to improve their performance regarding heating. Some of the south facing apartments achieves a lower Star rating when compared to other apartments.
				Generally the development achieves a satisfactory rating when reviewing the BASIX Certificate. A pass mark of 28 is achieved for energy which is in excess of the 20 as the pass mark. This is achieved because parts of the development are required to be treated to achieve an optimum performance.
				The BASIX Certificate and Assessor Certificate are required to be incorporated into any consent issued due to the recommendations that are made.
Building Separation				The design takes the form of a tower apartment complex.

Requirement	Yes	No	N/A	Comment
Objectives • To ensure that new development is scaled to support the desired area character with appropriate massing and spaces between buildings.	$\boxtimes$			
• To provide visual and acoustic privacy for existing and new residents.	$\boxtimes$			
<ul> <li>To control overshadowing of adjacent properties and private or shared open space.</li> </ul>		$\square$		A building of 38 metres will generate a shadow impact towards the south that cannot be addressed. Shadow
• To allow for the provision of open space with appropriate size and proportion for recreational activities for building occupants.	$\boxtimes$			analysis diagrams are provided and it is identified that the shadow impacts are significant to the south. It is identified that the shadows will fall across the roofs of commercial premises rather than residential uses. The shadow impacts are described in greater detail where appropriate.
• To provide deep soil zones for stormwater management and tree planting, where contextual and site conditions allow.		$\boxtimes$		Due to the location of the site within a high density urban environment and the proposed commercial tenancies at ground level and the basement car park, it is identified that no deep soil zone is introduced into the development.
				A significant variation is identified but it is appropriate to support the development application given the context of the site and building typology.

Requirement	Yes	No	N/A	Comment
<u>Controls</u> • For buildings over three storeys, building separation should increase in proportion to building height:				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.
<ul> <li>For buildings over three storeys, building separation should increase in proportion to building height:</li> </ul>				The residential flat building complex facing Northumberland Road is shown as being boundary to boundary of the
Nine storeys and above / over 25 metres: 24m between habitable rooms/balconies 18m between habitable rooms/balconies and non		$\boxtimes$		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.
habitable rooms ■ 12m between non habitable rooms				The rear of the tower building (Excluding the ground floor) observes the following setbacks:-
Allow zero separation in appropriate contexts, such as in urban areas between street wall building types (party walls).				<ul> <li>10 metres from the balconies to the northern property boundary and 10 metres from the Council owned building.</li> </ul>
<ul> <li>Where a building step back creates a terrace, the building separation distance for the floor below applies.</li> <li>Coordinate building separation controls with</li> </ul>				<ul> <li>The building has a setback of 6 to 18.6 metres from the rear boundary depending on where</li> </ul>
<ul> <li>side and rear setback controls - in a suburban area where a strong rhythm has been established between buildings, smaller building separations may be appropriate.</li> <li>Coordinate building separation controls with controls for daylight access, visual privacy and</li> </ul>				the boundary is taken. 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
<ul> <li>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</li> </ul>	$\square$			property boundary to the building and 5.4 metres to some balconies. The allotments of land facing Rawson
<ul> <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>	$\boxtimes$			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.
				The setbacks are considered to be appropriate on grounds of privacy.
				There is a residential flat building situated at 2 to 4 Station Road but the separation distance between the two buildings exceed 30 metres.
				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.
				Council operates a community centre at 9 Northumberland Road. There are no known plans for future redevelopment of this site for other land uses.
Street Setbacks				It is considered appropriate to support the setbacks that are proposed.

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

Requirement	Yes	No	N/A	Comment
<ul> <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>	$\boxtimes$			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.
Deep Soil Zones	1		[	
<ul> <li><u>Objectives</u></li> <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>	$\mathbb{X}$			The development application requires the complete excavation of the site to a depth of 9.4 metres. As a result, no deep soil zone is provided on site.
				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.
				It is identified in that report that water tables are not expected to be an issue due to the soil profiles underlying the site.
<ul> <li>Design Practice</li> <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</li> </ul>		$\bowtie$		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.
<ul> <li>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>		$\boxtimes$		The ground level consists of a number of services, utilities, access paths, vehicular access ways, commercial tenancies and a pedestrian thoroughfare.
				The basement car park occupies the entire site to a depth of 9.4 metres.
				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.
Fences and Walls Objectives				
<ul> <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> </ul>	$\boxtimes$			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.
To contribute positively to the public domain.				On this ground alone, the development is considered as being compliant with the stated objectives.

Design_Practice         Respond to the identified architectural character           C Respond to the identified architectural character         Image: Comparing the identified architectural character           C Rearby definition of the identified architectural character         Image: Comparing the identified architectural character           C Rearby definition of the identified architectural character         Image: Comparing the identified architectural character           C Rearby definition         Image: Comparing the identified architectural character           C Rearby definition         Image: Comparing the identified architectural character           Image: Comparing the identified architectural character         Image: Comparing the identified architectural character           Image: Comparing the identified architectural character         Image: Comparing the identified architectural character           Image: Comparing the identified architectural character         Image: Comparing the identified architectural character           Image: Comparing the identified architectural character         Image: Comparing the identified architectural character           Image: Comparing the identified architectural character         Image: Command will be essential tor           Image: Comparing the identified architectural character         Image: Command will be essential tor           Image: Command will be addet the identified architectural character         Image: Command will be addet command will be addet command will be addet command will be addet command wil	Requirement	Yes	No	N/A	Comment
Clearly delineate the private and public domain without compressing advectively and security will have the privacy and security will not eliminating views, culook, light and air; and limiting the length and height of retaining walks along street forcages.     Contribute to the amenity, beauty and useability of private and communal open spaces by incorporating benches and seats; planter boxes; pergolas and communal open spaces by solutions as rand communal open spaces.     Contribute to the amenity, the public domain by avoiding the use of continuous blank walks at street level; and using planting to solar difference of their apparent scale.     Another the deges of any raised terraces to the street, such as over sub basement car parking and reduce their apparent scale.     Tardscape Design     Common space and street street, such as over sub basement car parking and reduce their apparent scale.     Tardscape Design     Common space and street street, such as over sub basement car parking and reduce the development in the forms of privacy, outlook and views.     To provide habitat for native indigenous plants and animals.     To provide habitat for native indigenous plants and animals.     Contribute to biodiversity.     Te contribute to biodiversity.     Te contribute to biodiversity.     Te planter boxes which are capable of supporting shrubs and small trees.     The landscape design which, provides appropriate landscape design which are capable of supporting shrubs and small trees.     The planter boxes will be development.     Contribute to sterestcape character and the omerity which water and blanks and scale structure and splanter boxes.     So of subs and struct the scale of the development in the forms of privacy, outlook and views.     Contribute to biodiversity.     To provide habitat for native indigenous plants and small trees will be development.     Contribute to sterestcape character of the streets cape character of the splanteres and scale structure as a simmality of planter boxes.     The l	• Respond to the identified architectural character	$\boxtimes$			
of private and communial open spaces by incorporating benches and seats; planter boxes; pergolas and trelises; BBQs; water features; composing boxes and worm farms. <ul> <li>Retain and enhance the amenity of the public domain by avoiding the use of continuous blank multis at street level; and using planting to soften the edges of any raised tetraces to the street, such as over sub bearement care parking and reduce their apparent scale.</li> <li>Select durable materials which are easily cleaned and graffit resistant.</li> </ul> <ul> <li>Limited form of landscaping is provided to rovide shade.</li> <li>Limited form of landscaping is provided on Level One within the common area. The landscaping consists primarily of supporting shrubs and small trees.</li> </ul> <ul> <li>To arovide habitat for native indigenous plants and animals.</li> <li>To improve stormwater quality and reduce quanity.</li> <li>To improve the microclimate and solar performance within the development.</li> <li>To improve stormwater of ground floor within apartments.</li> <li>Contribute to biodiversity.</li> <li>Design Practice subidings; screens cars, communal drying area, swiming pools and the courtyards of ground floor within apartments.</li> <li>Contribute to streetscape character and the amenty of the public domain by: relating and character of the streetscape character and the amenty of the street development of the development, mediating between and visually softening the buk of large development for the person on the street.</li> <li>Imorove th</li></ul>	• 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				proposed at ground level. Security is determined as being acceptable although certain conditions as recommended by the Flemington Police Command will be essential for
pergolas and trelless; BDCs; water features;         compositip boxes and worm farms.         • 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.         • Select durable materials which are easily       Imere are two pergola shade structures provided to provide shade. The larger shade structure has dimensions of 2.3.4 metres.         Landscape Design       Disclives         Objectives       • A diverse structure has dimensions of 7.6 metres structure has dimensions of 7.6 metres structure has dimensions of 2.3.4 metres.         Landscape Design       Imit evelop envide habitat for native indigenous plants and animals.         • To provide habitat for native indigenous plants and animals.       Imit evelop metric evelop envide habitat for native indigenous plants and animals.         • To improve the microclimate and solar performance within the development.       Imit evelop metric evelop envides appropriate in teses of structures; provides accessible routes though the space and between performance within planter boxes. This will require water proof membranes to building; screens cars, communal dying areas, swimming pools and the courty ands of ground form interes of the street should the supportient to the screens tructures; provides appropriate into screens as communal dying areas, swimming pools and the courty ends of ground form intere evel planter boxes on podiums and character of the streets evel and the courty and so and sele of the development, mediating between and visually of the public domain by: relia	of private and communal open spaces by	$\square$			Common space
the edges of any raised terraces to the street, such as over sub basement car parking and reduce their apparent scale. There are two provide shade structures as dimensions of 23.4 metres. At metres while the smaller structure has dimensions of 7.6 metres thad graftit resistant.   Landscape Design Design   Discrives Limited form of landscaping is provided and evelopment in the forms of privacy, outlook and views.   • To add value to residents' quality of life within the development in the forms of privacy, outlook and views.   • To provide habitat for native indigenous plants and animals.   • To improve stormwater quality and reduce quantity.   • To improve stormwater quality.   • To improve the microclimate and solar performance within the development.   • To improve the amenity of open space with landscape design which: provides appropriate shade form 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 at works where they can be viewed by users of open space and/or from within apartments.   • Contribute to streetscape character and the amenity of the spublic domain by: relating landscape design to the deside proporions and flandscape design by users of open space and/or from within apartments.   • Contribute to streetscape character and the amenity of the streets appropriate of the streets.   • Improve the energy efficiency and solar fifting and terraces introduces some greenery into the sport shubs and stormwater management.   • Contribute to streetscape character and the amenity of the streetscape character and the size of planter boxes. This apartnet bas of polysical building envelope which shuld be supported.	<ul><li>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</li></ul>			$\boxtimes$	includes walkways, planter box structures, seating and formal open
Objectives <ul> <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 orntribute to biodiversity.</li> <li>Design Practice</li> <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/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 terraces introduces some greenery into the physical building envelope which should be supported.</li> </ul> <ul> <li>The use of planter boxes which are capable of supported.</li> <li>The landscaping on the podium occupies 116.3 square metres but 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.</li> <li>The planter boxes will be deep enough to support shubs and small trees with a height of no greater than 5 metres.</li> <li>The use of planter boxes on podiums and terraces introduces some greenery into the physical building envelope which should be supported.</li> <li>The use of planter boxes on podiums and terraces introduces some greenery into the physical building envelope which should be supported.</li> <li>The use of planter boxes which contributes to the site's particular and positive characteristits.</li> <li>Contribute to water a</li></ul>	<ul><li>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</li></ul>	$\boxtimes$			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
<ul> <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 views.</li> <li>To improve stormwater quality and reduce quantity.</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 the amenity of open space with landscape design which: provides appropriate shade from trees or structures; provides accessible routes through the space and between building; screens cars, communal drying areas, swimming pools and the courtyards of ground floor within apartments.</li> <li>Contribute to streetscape character and the amenity of the spues character and the street.</li> <li>Improve the energy efficiency and solar efficiency of dwellings and the microclimate of the streetscape; using planting and terraces sime and yiews.</li> <li>The use of planter boxes on podiums and terraces some greenery into the physical building envelope which should be supported.</li> </ul>	Landscape Design				
<ul> <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> <li>Design Practice</li> <li>Improve the amenity of open space with landscape design which: provides appropriate scars, communal drying areas, swimming pools and the courtyards of ground floor units; allows for locating att 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 Indscape design 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 efficiency by integrating landscape design with water and stormwater efficiency by integrating landscape design with water and stormwater efficiency by integrating landscape design with water and stormwater efficiency by integrating landscape design with water and stormwater efficiency by integrating landscape design with water and stormwater efficiency by integrating landscape design with water and stormwater efficiency by integrating landscape design with water and stormwater efficiency by integrating landscape design with water and stormwater efficiency by integrating landscape design with water and stormwater efficiency by using robust landscape elements.</li> </ul>	• To add value to residents' quality of life within the development in the forms of privacy, outlook	$\boxtimes$			on Level One within the common area.
quantity.       • To improve the microclimate and solar performance within the development.         • To improve urban air quality.       • To contribute to biodiversity.         Design Practice       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 at works where they can be viewed by users of open space and/or from within apartments.       Improve 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 for the person on the street.       Improve the energy efficiency and solar efficiency of dwellings and the microclimate of private open spaces.       Improve the energy efficiency and solar efficiency of dwellings and the microclimate of private open spaces.       Improve the energy efficiency by using robust landscape elements.         • Improve the energy efficiency by integrating landscape design with water and stormwater efficiency by using robust landscape elements.       Improve the energy efficiency by using robust landscape elements.		$\square$			planter boxes which are capable of
<ul> <li>To contribute to biodiversity.</li> <li>Design Practice</li> <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 att 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 divelopment; 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>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>	<ul><li>quantity.</li><li>To improve the microclimate and solar performance within the development.</li></ul>				
<ul> <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 att 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 design with water and stormwater efficiency by integrating landscape design with water and stormwater efficiency by integrating landscape design with water and stormwater efficiency by using robust landscape elements.</li> </ul>	To contribute to biodiversity.				
<ul> <li>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>	• 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				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. The planter boxes will be deep enough to support shrubs and small trees with
<ul> <li>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>	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.			$\boxtimes$	The use of planter boxes on podiums and terraces introduces some greenery into the physical building envelope
<ul> <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>	efficiency of dwellings and the microclimate of	$\square$			
<ul> <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>	• Design landscape which contributes to the site's	$\square$			
<ul> <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>	• Contribute to water and stormwater efficiency by integrating landscape design with water and	$\square$			
	<ul> <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>	$\boxtimes$			

Requirement	Yes	No	N/A	Comment
<u>Objectives</u>				
• To provide residents with passive and active recreational opportunities.				Every apartment features at least one balcony for passive outdoor activities.
• To provide an area on site that enables soft landscaping and deep soil planting.	$\square$			The apartments on Level 1 facing the
• To ensure that communal open space is consolidated, configured and designed to be	$\boxtimes$			north being apartments Numbered 101, 102 and 103 include terraces that are
<ul><li>useable and attractive.</li><li>To provide a pleasant outlook.</li></ul>	$\boxtimes$			to be screened with vegetation and planter box structures.
				Generally, the objectives are achieved where possible.

Requirement	Yes	No	N/A	Comment
Design Practice		_		A common open space area is
• Provide communal open space which is	$\square$			provided across the northern portion of
<ul><li>appropriate and relevant to the building's setting.</li><li>Where communal open space is provided,</li></ul>				Level 1. The common area features a pathway, landscaped elements being
facilitate its use for the desired range of activities	$\square$			planter boxes, seating and a BBQ
by locating it in relation to buildings to optimise				facility.
solar access to apartments; consolidating open				
space on the site into recognisable areas with				Common open space:
reasonable space, facilities and landscape;				The common onen encode including
designing its size and dimensions to allow for the program of uses it will contain; minimising				The common open spaces including the landscaping elements occupy an
overshadowing; carefully locating ventilation duct				area of 294.6 square metres. If this
outlets from basement car parks.				was at grade level, this would
• Provide open space for each apartment capable				occupy 13.29% of the site area.
of enhancing residential amenity in the form of	$\square$			The location of the open space area
balcony, deck, terrace, garden, yard, courtyard and/or roof terrace.				The location of the open space area is acceptable given the type of
<ul> <li>Locate open space to increase the potential for</li> </ul>	$\square$			development that is proposed.
residential amenity by designing apartment				
buildings which: are sited to allow for landscape				The applicant has suggested that
design; are sited to optimise daylight access in				the Auburn Development Control
winter and shade in summer; have a pleasant				Plan 2010 should prevail in this instance which prescribes a smaller
outlook; have increased visual privacy between apartments.				common area than the Residential
<ul> <li>Provide environmental benefits including habitat</li> </ul>	$\bowtie$			Flat Design Code.
for native fauna, native vegetation and mature				
trees, a pleasant microclimate, rainwater				<u>Comment</u>
percolation and outdoor drying area.				The Residential Flat Design Code
• The area of communal open space required		$\square$		should be given more weight in the
should generally be at least 25-30% of the site area. Larger sites and brown field sites may				assessment of the development
have potential for more than 30%.				application.
• Where developments are unable to achieve the				The Joint Degianal Diagning Degal
recommended communal open space, they must	$\square$			The Joint Regional Planning Panel has previously requested additional
demonstrate that residential amenity is provided in the form of increased private open space and/or a				open space at ground level via the
contribution to public open space.				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.
• Minimum recommended area of universe				There are three Level 1 apartments
• Minimum recommended area of private open space for each apartment at ground level or				that are provided with terraces that
similar space on structure is 25sqm and the				occupy areas of 14.5 square metres
minimum preferred dimension is 4 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.
Orientation				

Requirement	Yes	No	N/A	Comment		
Objectives • To optimise solar access to residential apartments within the development and adjacent	$\boxtimes$			The development will create a shadow impact to the south which is		
<ul><li>apartments within the development and adjacent development.</li><li>To contribute positively to desired streetscape character.</li></ul>	$\boxtimes$	$\boxtimes$		$\boxtimes$		unavoidable but generally, the level of shadowing is determined as being acceptable.
<ul><li>To support landscape design of consolidated open space areas.</li><li>To protect the amenity of existing development.</li></ul>				, In this regard, the shadows will fall mainly over road surfaces, car park areas and the roofs of neighbouring		
• To improve the amenity of existing development.				shops. There are no residential buildings affected by the shadows.		
				The site is situated within the Auburn Town Centre in which the planning controls encourage mid to high rise buildings such as this.		
				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.		
				As such the shadow impacts onto any future developments along Numbers 55 to 77 Rawson Street cannot be determined.		
<ul> <li><u>Design Practice</u></li> <li>Plan the site to optimise solar access by: positioning and orienting buildings to maximise</li> </ul>	$\square$			Shadow diagrams and detailed analysis diagrams are provided for		
<ul> <li>north facing walls (within 30<sup>°</sup> east and 20<sup>°</sup> 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</li> </ul>	$\boxtimes$			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.		
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				The shadows toward the south are significant but there are no residential buildings affected by any shadow.		
side boundaries on north-south streets.				Internal solar amenity		
<ul> <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</li> </ul>	$\boxtimes$			The apartments facing the north west are located in an appropriate position and under normal circumstances they should receive much afternoon sun.		
winter and sun shading in summer.				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.		
				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.		
Planting on Structures Objectives						
• To contribute to the quality and amenity of communal open space on roof tops, podiums and internal courtyards.	$\boxtimes$			The objectives are achieved.		
• To encourage the establishment and healthy growth of trees in urban areas.	$\square$					

Requirement	Yes	No	N/A	Comment
Design Practice				
• Design for optimum conditions for plant growth	$\boxtimes$			The proposed development is
by: providing soil depth, soil volume and soil area				consistent with the Planting on
appropriate to the size of the plants to be				Structures objectives as adequate soil depth is provided within the respective
established; providing appropriate soil conditions and irrigation methods, providing appropriate				planter boxes.
drainage.				planter boxes.
• Design planters to support the appropriate soil	$\square$			The soil depth in the planter boxes is 1
depth and plant selection by: ensuring planter	$\square$			metre which includes shallow sand fill
proportions accommodate the largest volume of				with drainage below plus waterproof
soil possible; and providing square or rectangular				membranes.
planting areas rather than long narrow linear areas. Minimum soil depths will vary depending on				
the size of the plant however soil depths greater				
than 1.5 metres are unlikely to have any benefits				
for tree growth.				
• Increase minimum soil depths in accordance	$\square$			
with: the mix of plants in a planter; the level of				
landscape management; anchorage requirements of large and medium trees; soil type and quality.				
<ul> <li>Minimum standards:</li> </ul>				
○ Small trees:				
<ul> <li>Minimum soil depths 800mm.</li> </ul>	$\boxtimes$			
• Ground cover:				The applicant is using planter boxes to
<ul> <li>Minimum soil volume 9 cubic metres.</li> <li>Any subsurface drainage requirements are in</li> </ul>	$\boxtimes$	Ц		support the shrubs and small trees.
addition to the minimum soil depths.	$\boxtimes$			
				It will be possible to plant shrubs and
				small trees that grow up to 5 metres high. The landscape plan documents
				the use of feature shrubs and small
				shrubs in the planter boxes such as:-
				-
				Magnolia Little Gem (Magnolia) - They
				grow up to 5 metres in height. A total of 4 are shown to be planted on site.
				+ are shown to be planted on site.
				Fraxinus Excelsior "Nana" (Designer
				Ash) - They grow up to 5 metres in
				height. A total of 4 are shown to be planted on site.
Stormwater Management				planted on site.
Objectives				
• To minimise the impacts of residential flat	$\boxtimes$	$\square$		
development and associated infrastructure on the				
health and amenity of natural waterways.	_	_	_	
• To preserve existing topographic and natural features including waterways and wetlands.	$\square$			
• To minimise the discharge of sediment and				
other pollutants to the urban stormwater drainage	$\boxtimes$			
system during construction activity.				
Design Practice			_	
• Reduce the volume impact of stormwater on	$\boxtimes$			Stormwater drainage is capable of
infrastructure by retaining it on site.				complying with the relevant controls. Council's Drainage and Development
• Optimise deep soil zones. All development must address the potential for deep soil zones.	$\boxtimes$			Engineer has determined that the site
<ul> <li>On dense urban sites where there is no potential</li> </ul>			_	is provided with or capable of being
for deep soil zones to contribute to stormwater	$\boxtimes$			provided with an appropriate storm
management, seek alternative solutions.				water system. A number of conditions
• Protect stormwater quality by providing for				including deferred commencement
stormwater filters, traps or basins for hard	$\square$			consent conditions may be provided for any consent that may be issued.
surfaces, treatment of stormwater collected in sediment traps on soils containing dispersive				any consent that may be issued.
clays.				
Reduce the need for expensive sediment	$\square$			
trapping techniques by controlling erosion.				
Consider using grey water for site irrigation.	$\square$			
Safety				

Requirement	Yes	No	N/A	Comment
<ul> <li><u>Objectives</u></li> <li>To ensure residential flat developments are safe and secure for residents and visitors.</li> <li>To contribute to the safety of the public domain.</li> </ul>	$\boxtimes$			The proposed development is consistent with the Safety objectives as an appropriate level of safety is provided. The matters concerning safety and crime prevention is addressed earlier in the report.
<ul> <li><u>Design Practice</u></li> <li>Reinforce the development boundary to strengthen the distinction between public and private space. This can be actual or symbolic and</li> </ul>	$\boxtimes$			The matter of crime prevention and safety is addressed earlier in the report.
<ul> <li>may include: employing a level change at the site and/or building threshold; signage; entry awnings; fences; walls and gates; change of material in paving between the street and the development.</li> <li>Optimise the visibility, functionality and safety of building entrances by: orienting entrances towards the public street; providing clear lines of sight between entrance foyers and the street; providing direct entry to ground level apartments from the street rather than through a common foyer; direct</li> </ul>				A crime safety audit has been submitted with the development application which makes a number of recommendations for addressing certain matters. The safety report should be incorporated into any consent that may be issued due to the recommendations
and well lit access between car parks and dwellings, between car parks and lift lobbies and to all unit entrances.				that are made. Flemington Police Command has
• Improve the opportunities for casual surveillance by: orienting living areas with views over public or communal open spaces where possible; using bay windows and balconies which protrude beyond the main façade and enable a wider angle of vision to the street; using corner windows which provide oblique views of the street; providing casual views of common internal areas, such as lobbies and				provided a number of conditions to address crime and safety matters.
foyers, hallways, recreation areas and car parks. • Minimise opportunities for concealment by: avoiding blind or dark alcoves near lifts and stairwells, at the entrance and within indoor car parking, along corridors and walkways; providing well lit routes throughout the development; providing appropriate levels of illumination for all common areas; providing graded illumination to car parks and illuminating entrances higher than				
<ul> <li>the minimum acceptable standard.</li> <li>Control access to the development by: making apartments inaccessible from the balconies, roofs and windows of neighbouring buildings; separating the residential component of a development's car parking from any other building use and controlling car park access from public and common areas; providing direct access from car parks to apartment lobbies for residents; providing separate access for residents in mixed-use buildings; providing an audio or video intercom system at the entry or in the lobby for visitors to communicate with residents, providing key card access for residents.</li> </ul>				
• Carry out a formal crime risk assessment for all residential developments of more than 20 new dwellings.	$\boxtimes$			
Visual Privacy				
<ul> <li><u>Objectives</u></li> <li>To provide reasonable levels of visual privacy externally and internally during the day and night.</li> </ul>	$\square$			The proposed development is consistent with the Visual Privacy
<ul> <li>To maximise outlook and views from principal rooms and private open space without compromising visual privacy.</li> </ul>				Objectives as outlook of open space is maximised where possible, without creating adverse impacts.

Design Practice         It is determined that compliance is achieved.           I Locate and orient new development to maximise visual privacy between buildings adequate building sacquate building separation.         It is determined that compliance is achieved.           The site enjoys the basic leaving sacquate building separation.         It is determined that compliance is achieved.           Pesign building layouts to minimise direct overlooking of rooms and private open space.         It is determined that building is sited in an area where residential flat building.           Space: separating communal open space, common areas and access routes through the development from the windows of rooms, particularly habitable rooms, changing the level between ground floor approximate reserve.         It is determined that compliance is achieved.           The site enjoys the benefit of being located adjacent to alleneway and in a mare where residential flat building.         It is determined that compliance is achieved.           Common areas and access routes through the development for maximise direct of the site of privates additional builfers to multi storey building.         It is determined that buildings.           I Use details the antivity to the extrements to increase privacy without compromising access.         It is determined the vision.           I Dial and all.         It is determined that compliance is achieved within the extent is consistent with the Building Entry Objectives as the entrance point to the street by: locating entries so that they relate to the existing Entries of the existing Entries and access retworks.           I Dial and all.         I	Requirement	Yes	No	N/A	Comment
visual privacy between buildings adequate building adequate building separation, employing appropriate rear and side settacks, utilise the site alyocit to increase building separation. The settacks, utilise the site alyocit to increase building separation. The site enjoys the benefit of being increase building separation. The site enjoys the benefit of being increase and generation area where residential flat buildings. The site enjoys the benefit of being increase and access routes through the development from the windows of rooms, particularly habitable rooms; changing the level between ground floor apartments with their associated private open space, and the public domain or communal open space. • Use detailed site and building design elements to increase privacy without compromising access to increase privacy without compromising access to increase privacy without compromising access to be development. • To create entrances which provide a desirable residential if acade design. <b>Disclives</b> • Contribute positively to the streetscape and building lacade design. <b>Disclives</b> • To create entrances which provide a desirable residential flat building. • To create entrances which provide a desirable residential flat building the entry. <b>Disclives</b> • To create entrances which provide a desirable residential flat building cased design. <b>Disclives</b> • To create entrances which provide a desirable residential flat building acade design. <b>Disclives</b> • To create entrances which provide a desirable residential flat building case design. <b>Disclives</b> • To create entrances which provide a desirable residential flat building is readily dentifiable. <b>Envide Disclives</b> • To oright the street circulation space, and the public design. <b>Disclives</b> • To reside as direct a physical and visual connection aspossible between the street of anting soluting space. <	Design Practice				
visual privacy between buildings adequate building separation, employing appropriate rear and side settacks, utilise the site algoritu to increase building separation. The site enjoys the benefit of being instead and side settacks, utilise the site algoritus to increase building. The site enjoys the benefit of being increase and side settacks, utilised in a arraw here residential flat buildings. The site enjoys the benefit of being increase and resource and the position of a adjoining building. The site enjoys the benefit of being increase and access routes through the development from the windows of rooms, particularly habitable rooms; changing the level between ground floor apartments with their associated private open space, and the public domain or communal open space. Use detailed site and building design elements to increase privacy without compromising access to light and air. Objectives as the ensemble of the development. To create entrances which provide a desirable residential flat building Entry Objectives as the entrance point to the site is clearly visible, identifiable and suiding lacade design. Disclusses I contribute positively to the streetscape and building facade design. Design Practice I contribute positively to the streetscape and subdivision pattern, street tree planting and pedestria access network; designing the entry as a clearly identifiable and subdivision address and the apartment to it. Envoide as direct a physical and visual connection as possible between the street and the street size distribution spaces and the apartment to the street of and laces size to allow now merent of trunties along a street. Provide as and access rolal. Provide safe and associated circulation space and the apartment to the use and to design mitmoses to the convenient for the street. Provide safe and associated circulation space and the apartment tor intersidents and construct the suppearance of the wellowe		$\square$			
separation, employing appropriate rear and side separation.       The residential flat building isstation in appropriate location given the site in constraints and the position of adjoining buildings. <ul> <li>Design building layouts to minimise direct overtooking of rooms and private open spaces adjacent to apartments by: balonies to screen other balconies and any ground level private open space; separating communal open space, common areas and access routes through the development from the windows of rooms, particularly habitable rooms; changing the level between ground floor apartments with their associated private open space.       The site enjoys the benefit of being located adjacent to a laneway and in area where residential flat buildings do not dominate. In addition, the presence of Council owned buildings and infrastructure adjacent to the site provides addition, the presence of Council owned buildings.                Use detailed site and building design elements to increase privacy without compromising access to light and air.                The proposed development is consistent with the Building Entry Objectives as the two commercial / retail entrance areas.                Design Practice Improve the presentation of the development to the street by locating entries along a street.              The entry to the residential flat building towner is recognisable and separate from the site endigor with estreet uilling untiple entries where it is desirable to activate the street dear or lease or allowise addition spaces and the apartment unit.              The entry to the residential flat building towners and associated dirouting space.                Provide as direct a physical and visual connection as possible between th</li></ul>					achieved.
setbacks, utilise the site layout to increase building separation. <ul> <li>Pesign building layouts to minimise direct overlooking of rooms and private open spaces adjacent to apartments by: balconies to screen other balconies and any ground level private open space; separating communal open space, soparating communal open space, and the public domain or communal open space, and the public domain or communal open space.</li> <li>Use detailed site and building design elements to increase privace without compromising access</li> <li>Use detailed site and building design elements to increase privace without compromising access</li> <li>Is create entrances which provide a desirable residential identity for the development.</li> <li>To create entrances which provide a desirable residential identity for the development.</li> <li>To contribute positively to the streetscape and building actions access.</li> <li>Improve the presentation of the development to the street by locating in the site is class of the building in the site evolution access.</li> <li>The entry to the residential flat buildings.</li> <li>The entry to the residential flat buildings.</li> </ul> <li>Design brain the visitor.</li> <li>Improve the presentation of the development to the street by locating in the site evolution access.</li> <li>Provide as direct a physical and visual connection as possible between the street and the public street and subdivision pattern, street for pedarate entries from the street for provide size of all without of increas any low movement of the many access action of a segurate or the sparate entries from the street for pedarate nerties from the street for pedarate entries from the street for pedarate actess for all.</li> <li>Provide as direct a physical and visual connectin the spaparate or the sparate entries from the stre</li>					<b>T</b> I II (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)
separation.       Constraints and the "position of adjoining buildings.         • Design building layouts to minimise direct overlooking of rooms and private open space, common areas and access routes through the development from the windows of rooms, changing the level between ground floor apartments by windows of rooms, changing the level between ground floor apartments with their associated private open space, and the public domain or communal open space.       Image: separating common areas and access routes through the development from the windows of rooms, sharing is the interest of the site of carly without compromising access         • Use detailed site and building design elements to increase privacy without compromising access       Image: separate of common areas and access context or allowing the section of adjoining buildings.         • Use detailed site and building design elements to increase privacy without compromising access       Image: separate of common areas and access neurons; changing the level of common areas and access to the streetscape and building facade design.         • To contribute positively to the streetscape and building facade design.       Image: separate from the wo commercial / retail entrance areas.         • Improve the presentation of the development to the existent all sublicing in the street, utilising and pedestrian access network; designing the entry as a clearly identifiable.         • Provide as direct a physical and visual connection as possible between the street adge or reinforce a rhythm of entries along a street.         • Provide as discure access.       • Provide as descure access.         • Provide as descure access.       • Provide as descure access.					
Design building layouts to minimise direct wetooking of rooms and private open spaces adjacent to apartments by, balconies to soreen space, separating communal open space, separating communal open space, separating communal open space, separating communal open space, and the public domain or communal open space, and the public domain or communal open space, and the public domain or communal open space.         Use detailed site and building design elements to increase privace ynithout compromising access to light and air.         Diadrives         Use detailed site and building design elements to increase privace without compromising access to light and air.         Diadrives         I cortact entrances which provide a desirable residential identity for the development.         To contribute positively to the streetscape and building face design.         Design Practice         I more the visitor.         To contribute positively to the streetscape and building face design.         Design Practice         Improve the presentation of the development to the street by locating entries so that they relate to the existing street and subdivision pattern, street tere planning and pedestrian access network; designing the entry as a clearly identifiable and ascent to estimate the sublicing face so that they relate to the existing street and subdivision pattern, street effect a physical and visual connection as possible between the street and the building in the street to any access for all.         Provide as a direct a physical and visual consent be size and associated circulation spaces and the apartment unit.         Provide safe and ascure access.         Provide as and associated circulation spaces and the apartment to the street tory or nortimes the previse or all associated direculations pace and the apartment unit.         Provide as deal design and between the public street was of the spenarate for the street of an adque size to allow now menent of furthing the street tory or nortimes and associated circul					
overtoxing of rooms and private open spaces <ul> <li>The site enjoys the benefit of being located adjacent to a laneway and in space; separating communal open space, common areas and access routes through the development from the windows of rooms, particularly habitable rooms; changing the level</li> <li>development from the windows of rooms, particularly habitable rooms; changing the level</li> <li>Use detailed site and building design elements to increase privacy without compromising access</li> <li>Use detailed site and building design elements to increase privacy without compromising access</li> <li>To create entrances which provide a desirable consistent with the Building Entry Objectives as the entrance opint to the site is clearly visible, identifiable and separate from the visitor.</li> <li>To contribute positively to the streetscape and building facade design.</li> <li>Descrives</li> <li>Dimortue private so that they relate to the existent as a clearly identifiable and separate from the two commercial / retail entrance areas.</li> <li>Improve the presentation of the development to existent as a clearly identifiable.</li> <li>Provide as direct a physical and visual connection a possible between the street edge or reinforce a rhythm of entries along a street.</li> <li>Provide sade and ascure access.</li> <li>Provide adequate cor point the street.</li> <li>Provide adequate cor point to the suilding.</li> <li>Provide adequate cor point to the ubilding and error and was and access is proposed via the use of two lift compartments.</li> <li>Provide sade and ascure access.</li> <li>Provide sade and ascure access</li></ul>					
adjacent to apartments by: balconies to screen other balconies and any ground level private open space; separating communal open space, common areas and access forules through the development from the windows of rooms, particularly habitable rooms; changing the level between ground floor apartments with their associated private open space, • Use detailed site and building design elements to increase privacy without compromising access to light and air.              The site enjoys the benefit of being prevides additional buffers to multi storey building.         • Use detailed site and building design elements to increase privacy without compromising access to light and air.              The proposed development is consistent with the site residential identity for the development.         • To create entrances which provide a desirable residential identity for the development.              The proposed development is consistent with the siteling entry visible, identifiable and site is clearly visible, identifiable design.         • Design Practice              The entry to the residential flat building the entry as a clearly identifiable element of the building in the street tuilising multiple entry as a clearly identifiable element of the building in the street tuilising element of the building in the street tuilising element of the building in the street tor the existing street and subdivision pattern, street tree planting and pedestrian access network: Achieve clear lines of transition between the provide as fand cacces for all.         • Provide as deards idential furthilable.         • Provide as deards idential furthilable.         • Provide as deards entries from the street for provide ster and design maliboxes to be convenient for residents and cas		$\bowtie$			adjoining buildings.
other balconies and any ground level private open space, common areas and access routes through the development from the windows of rooms, particularly habitable rooms; changing the level between ground floor apartments with their associated private open space, and the public domain or communal open space. <ul> <li>Use detailed site and building design elements to increase privace without compromising access</li> <li>Use detailed site and building design elements to increase privace without compromising access</li> <li>The proposed development.</li> <li>To create entrances which provide a desirable residential identify for the development.</li> <li>To contribute positively to the streetscape and building access that they relate to the existing street and subdivision pattern, street tee planning and pedstrain access network; designing the entry as a clearly identifiable.</li> <li>Provide as direct a physical and visual conscions apossible between the street and the apartment unit.</li> <li>Encure equal access for all.</li> <li>Provide and care and care and the space and the application.</li> <li>Provide as and care; different uses and ground floor apartments.</li> <li>Provide and care and the application space of an adequate size to allow movement of turniture bedestinas and care; different uses and ground floor apartment.</li> <li>Provide and care and transport use and to promote iternation and care; and region mail boxes to be convenient for residential floor space, and the application of the development to the street.</li> <li>Provide ade and secces areas and care; different uses and ground floor apartments.</li> <li>Provide as direct a physical and visual consert be given to this application. The mail boxes are shown on the plans.</li> <li>Flemington Police Command has recommended that acc</li></ul>					The site enjoys the benefit of being
space:       separating       common area where residential flat buildings         common areas and access routes through the development from the windows of rooms, particularly habitable conservices, changing the level between ground floor apartments with their associated private open space, and the public domain or communal open space, or Use detailed site and building design elements to increase privacy without compromising access to light and air.         Building Entry         Objectives         • To create entrances which provide a desirable residential identity for the development.         • To contribute positively to the streetscape and building faced design.         Description         Description         • Ensign Practice         • Improve the presentation of the development to the street place to is obtained by relate to the street dege or reinforce a rhythm of entries along a street.         • Provide as direct a physical and visual connection as possible between the street and the entry.         • Christer clease for all.         • Provide sand cass; different uses and ground floor apartment unit.         • Design entries and associated circulation spaces of an adequate size to allow movement of furniture between public and private coreal space of an adequate size to allow movement of furniture between the street.         • Provide as dequate car parking for the uprivate sand visual for partment tonit.         • Provide as and cars; different uses and ground foor apartments.         • Provide asefe and secure access.					
development       from the windows of rooms, bardiousy of rooms, between ground floor apartments with their associated private ground floor apartments with their associated private ground floor apartments with their associated private without compromising access to light and air.       presence of Council owned building sufficiency and infrastructure adjacent to the site provides additional buffers to multi storey buildings. <ul> <li>Use detailed site and building design elements to increase privacy without compromising access to light and air.</li> <li>Building Entry</li> <li>Objectives</li> <li>To create entrances which provide a desirable residential identity for the development.</li> <li>To create entrances which provide a desirable residential identity for the development to the site is clearly visible, identifiable and separate from the two commercial / retail entrance areas.</li> <li>Design Practice</li> <li>Improve the presentation of the development to the existeng street and subdivision pattern, street tree planting and pedestrian access network; designing the entry as a clearly visible for advisible. The entry is readily identifiable.</li> <li>Provide as direct a physical and visual connection as possible between the street and the entry.</li> <li>Provide as direct a physical and visual connection as possible between the street for pedestinas and cars; different uses and ground floor apantments.</li> <li>Provide as and cars; different uses and ground floor apantments.</li> <li>Provide as direct be shared private circulation space of an adequate size to allow movement of furtility and access for all.</li> <li>Provide and design maliboxes to be convenient for redestinas and cars; different uses and ground floor apantments.</li> <li>Provide and design maliboxes to be convenient for redevelopment from the street.</li> <li>Provide and</li></ul>					0
particularly habitable rooms: changing the level susceitated private open space, and the public domain or communal open space.       and infrastructure adjacent to the site provides additional buffers to multi storey buildings.         Use detailed site and building design elements to increase privacy without compromising access to light and air.       Image: Communal open space.         Building Entry       Image: Communal open space.       Image: Communal open space.         Objectives       Image: Communal open space.       Image: Communal open space.         Building Entry       Image: Communal open space.       Image: Communal open space.         Objectives as the entrance point to the site is clearly visible, identifiable and separate from the two commercial / retail entrance areas.         Provide scale design.       Image: Commercial / retail entrance areas.         Designers       Image: Commercial / retail entrance areas.         Provide scale and subdivision pattern, street tree planting and pedestrian access network; designing the entry as a clearly identifiable entry is readily identifiable.         Provide as direct a physical and visual connections appossible between the street and the entry.       Image: Commercial / retail enancies.         Provide safe and secure access.       Provide safe and secure access.       Provide safe and secure access and ground floor apartments.         Provide safe and secure access is to prove the presenter form the street for pedestrians and cars; different uses and ground floor apartments.       Image: Commercial / retail entra	common areas and access routes through the				
between 'ground floor apartments' with their associated private open space, and the public domain or communal open space. <ul> <li>Use detailed site and building design elements to increase privacy without compromising access to light and air.</li> <li> <ul> <li>Building Entry</li> <li>Objectives</li> <li>To create entrances which provide a desirable residential identity for the development.</li> <li>To create entrances which provide a desirable residential identity for the development.</li> <li>To create entrances which provide a desirable residential identity for the development.</li> <li>To consistent with the Building Entry Objectives as the entrance point to the site is clearly visible, identifiable and separate from the two commercial / retail entrance areas.</li> </ul></li></ul>					
associated private open space, and the public domain or communal open space.       storey buildings.         Juse detailed site and building design elements to increase privacy without compromising access       i         Building Entry       increase privacy without compromising access       increase         Objectives       • To create entrances which provide a desirable residential identity for the development.       increase privacy without compromising access       increase privacy without compromising access         • To orient the visitor.       • To contribute positively to the streetscape and building fact design.       increase privacy weight access at the visitor.       increase privacy weight access at the visitor.         • Improve the presentation of the development to the street y locating entries so that they relate to the existing and pedestrian access network; designing the entry as a clearly identifiable element of the building in the street; utilising multiple entries where it is desirable to accivate the astreet adge or reinforce a thytim of entries along a street.       • Provide as direct a physical and visual connection as possible between the street and the apartment unit.         • Achieve clear lines of transition between the public street, the shared private circulation spaces and the apartments.       increase and socure access.         • Provide as descure access.       • Provide safe and associated circulation space of an adequate size to allow movement of furniture between public and rivate space.       increase privacy base and space and of the building.         • Provide adequate size to allow movement of furniture betwe					
domain or communal open space.       Image: communal open space.         • Use detailed site and building design elements to increase privacy without compromising access to light and air.       Image: communal open space.         Building Entry       Detectives         • To create entrances which provide a desirable residential identity for the development.       Image: communal open space.         • To control the visitor.       • To control the visitor.         • To control the visitor.       • To control the presentation of the development to the street by: locating entries so that they relate to the existing street and subdivision pattern, street tree planting and pedestrian access network; designing the entry as a clearly identifiable element of the building in the street; utilising multiple entries where it is desirable to activate the entry.       The entry to the residential flat building tower is recognisable and separate to the entry or reinforce a rhythm of entries along a street.         • Provide as direct a physical and visual connection as possible between the street and the entry.       Image: communal tree should be the street and the origing entries of transition between the public street, the shared private circulation spaces and the apartment unit.         • Provide as and ascure access.       Image: communal street and subdivision pattern.         • Provide as direct a circulation space of an adequate size to allow movement of furniture between public and private spaces.       Image: communal tree should be the entries of the street of pedestrians and casce and space and secore access.         • Provide as direct a dependency for commuting an					
<ul> <li>Use detailed site and building design elements to increase privacy without compromising access to light and air.</li> <li>Building Enry</li> <li>Objectives</li> <li>To create entrances which provide a desirable residential identity for the development.</li> <li>To contribute positively to the streetscape and building facade design.</li> <li>Design Practice</li> <li>Improve the presentation of the development to the street scate and subdivision pattern, street tree planting and pedestrian access network; designing the entry as a clearly identifiable and separate to the existing arter and subdivision pattern, street tree planting and pedestrian access network; designing the entry as a clearly identifiable and separate to the street scate and subdivision pattern, street street adge or reinforce a hythm of entries along a street.</li> <li>Provide as direct a physical and visual connection as possible between the street and the apartment unit.</li> <li>Ensure equal access for all.</li> <li>Provide safe and secure access.</li> <li>Provide safe and ascure access.</li> <li>Provide size and associated circulation spaces and the apartments.</li> <li>Design entries and ascure access and ground floor apartments.</li> <li>Provide size and associated circulation spaces of an adequate size to allow moment of furnitive be given to the steldents of the building complex from gaining access to the development from the street.</li> <li>Provide and design maliboxes to be convenient of the development for mestance of the development from the street.</li> <li>Provide and design maliboxes to be convenient of the building complex from gaining access to the development from the street.</li> <li>Provide addequate size to allow moment of furnitive building complex from gaining access to the development from the street.</li> <li>Provide addequate size to allow moment of furnitive building complex from gaining access to the building complex from gaining access to the building to public transport.</li> <li>Provide adequate cars par</li></ul>					Storey Sunango.
to increase privacy without compromising access   billight and air.   Building Entry   Objectives   Objectives   To create entrances which provide a desirable residential identity for the development.   • To create entrances which provide a desirable residential identity for the development.   • To create entrance point to the site is clearly visible, identifiable and building facade design.   Design Practice   • Improve the presentation of the development to the existing street and subdivision pattern, street is desirable to activate the street by: locating entries so that they relate to the existing street and subdivision pattern, street, designing the entry as a clearly identifiable entries where it is desirable to activate the street entries where it is desirable to activate the street entries along a street.   • Provide as direct a physical and visual connection as possible between the street and the entry.   • Provide as darget and secure access.   • Provide stand and secure access.   • Provide stand and secure access.   • Provide separate entries from the street for pedestrians and cars; different uses and ground for apartment unit.   • Provide separate entries from the street for pedestrians and cars; different uses and ground for the select of the development of functive between public and private spaces.   • Provide and design mailboxes to be convenient for residents and not to clutter the appearance of the development of the street.   • Provide as darget and secure access.   • Provide separate entries from the street of redentian the street.   • Provide separate entries from the street of redentians and cars; different uses and ground for residents and n			_		
to light and air.         Building Entry         Objectives         • To create entrances which provide a desirable residential identity for the development.         • To orient the visitor.         • To contribute positively to the streetscape and building facade design.         Design Practice         • Improve the presentation of the development to the street by locating entries so that they relate to the existing street and subdivision pattern, street tree planting and pedestrian access network; designing the entry as a clearly identifiable element of the building in the street; utilising multiple entries where it is desirable to activate the street edge or reinforce a rhythm of entries along a street.         • Provide as direct a physical and visual connection as possible between the street and the entry.         • Achieve clear lines of transition between the public street, the shared private circulation spaces         • Provide asel and secure access.         • Provide separate entries from the street for pedestrians and cars; different uses and ground floor apartments.         • Provide separate entries to be convenient for residents and the aptrent st.         • Provide separate entries to be convenient for residents and to building complex from gaining access to the building complex from gaining access to the building complex from gaining access to the building and private spaces.         • Provide separate entries to be convenient for residents and not to clutter the appearance of the development of transport.         • Drovide adequesting maliboxes to be convenient for residents and n		$\bowtie$			
Discrives         • To create entrances which provide a desirable residential identity for the development.         • To orient the visitor.         • To contibute positively to the streetscape and building facade design.         Design Practice         • Improve the presentation of the development to the street y locating entries so that they relate to the existing and pedestrian access network; designing the entry as a clearly identifiable element of the building in the street; utilising multiple entries where it is desirable to activate the street edge or reinforce a rhythm of entries along a street.         • Provide as direct a physical and visual connection as possible between the street et, the shared private circulation spaces and the apartment unit.         • Ensure equal access for all.         • Provide sale and secure access.         • Provide separate entries from the street for pedestrinas and cars; different uses and ground floor apartments.         • Provide sale and secure access.         • Provide sale and secure access.         • Provide separate entries to be convenient for mesidents and not to clutter the appearance of the development of unitime between public strenes, detication spaces of an adequate size to allow movement of furniting complex from gaining access to the building.         • Provide adequate size to allow movement of furniting between public anap					
• To create entrances which provide a desirable residential identity for the development. • To contribute positively to the streetscape and building facade design.      • To contribute positively to the streetscape and building facade design.      Design Practice • Improve the presentation of the development to the existing street and subdivision pattern, street tree planting and pedestrian access network; designing the entry as a clearly identifiable element of the building in the street; utilising multiple entries where it is desirable to activate the street edge or reinforce a rhythm of entries along a street. • Provide as direct a physical and visual connection as possible between the street and the entry. • Choice equal access for all. • Provide safe and secure access. • Provide safe and associated circulation spaces of an adequate size to allow movement of furniture between public and private spaces. • Provide and design mailboxes to be convenient for residents and not to clutter the appearance of the development to the street. Parking • To provide adequate car parking for the building. • To provide adequate car parking for the building. • To provide and transport use and to provent element of transitions detered. • Provide and design mailboxes to be convenient for residents and not to clutter the appearance of the development from the street. Parking • To provide adequate car parking for the building. • To provide adequate car parking for the building. • To provide adequate car parking for the building to build the street of element of to building to building to the street. • To provide and design mailboxes to be convenient for residents and not to clutter the appearance of the development from the street. • Provide and design mailboxes to be convenient for residents and not to clutter the appearance of the development from the street. • Provide and design and iboxes for the building subsers and visitors depending on building • Provide and design and to proc	Building Entry				
residential identity for the development.       Consistent with the Building Entry         • To contribute positively to the streetscape and building facade design.       Improve the presentation of the development to the site is clearly visible, identifiable and separate from the two commercial / retail entrance areas.         • Improve the presentation of the development to the street by: locating entries so that they relate to the existing and pedestrian access network; designing the entry as a clearly identifiable element of the building in the street, tuilising multiple entries where it is desirable to activate the street edge or reinforce a rhythm of entries along a street.			_		
<ul> <li>To orient the visitor.</li> <li>To contribute positively to the streetscape and building facade design.</li> <li>Design Practice</li> <li>Improve the presentation of the development to the street by: locating entries so that they relate to the existing street and subdivision pattern, street tree planting and pedestrian access network; designing the entry as a clearly identifiable element of the building in the street; utilising multiple entries where it is desirable to activate the street edge or reinforce a thythm of entries along a street.</li> <li>Provide as direct a physical and visual connection as possible between the street and the entry.</li> <li>Provide as direct a physical and visual connection as possible between the street for pedestrians and cars; different uses and grounf foor apartments.</li> <li>Provide safe and associated circulation space of an adequate size to allow movement of furniture between public and private spaces.</li> <li>Provide and design malboxes to be convenient for residents and not to clutter the appearance of the development from the street.</li> <li>Provide and design malboxes to be convenient for residents and not to clutter the appearance of the development for the street.</li> <li>Provide and design malboxes to be convenient for performand has treet.</li> <li>Provide and design malboxes to be convenient for performants and cars; different uses and to promote alternative means of transport - public transport, bicycling and walking.</li> <li>To provide and design and boxes care for the street.</li> <li>Provide and design and boxes to be convenient for performant the street.</li> <li>Provide and design and boxes to be convenient for performants and cars; different uses and to promote alternative means of transport - public transport, bicycling and walking.</li> <li>To provide adequate car parking for the building users and visitors depending on building ype and proxibits depending on building ype and proxibits depending on building ype and proximity to public transp</li></ul>		$\bowtie$			
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Requirement	Yes	No	N/A	Comment
<ul> <li><u>Design Practice</u></li> <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> </ul>	$\boxtimes$			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.
• Limit the number of visitor parking spaces, particularly in small developments where the impact on landscape and open space is significant.			$\square$	The residential component (Excluding the commercial components) require the following:-
Give preference to underground parking wherever possible. Design considerations include: reteining and actimizing the consolidated areas of	$\square$			Minimum requirements
retaining and optimising the consolidated areas of deep soil zones; facilitating natural ventilation to basement and sub basement car parking areas;				12 x 1 bedroom apartments = 12 spaces.
integrating ventilation grills or screening devices of car park openings into the façade design and				96 x 2 bedroom apartments = 115 spaces.
landscape design; providing safe and secure access for building users, including direct access				8 x 3 bedroom apartments = 12 spaces.
<ul><li>to residential apartments where possible; provide a logical and efficient structural grid.</li><li>Where aboveground enclosed parking cannot</li></ul>				Total minimum requirement is 139 spaces.
be avoided ensure the design of the development mitigates any negative impact on streetscape and			$\square$	Including visitors:- 12 spaces.
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				Total:- 151 spaces at the minimum requirement.
scale, proportions and detail; wrapping the car parks with other uses.				The maximum based on the tables is 382 spaces which is excessive.
• 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;				The applicant has shown 144 car parking spaces for the residents and 12 spaces for visitor use which is adequate.
<ul><li>incorporating parking into the landscape design of the site.</li><li>Provide bicycle parking which is easily</li></ul>				There are 15 spaces shown for the commercial / retail component of the development.
accessible from ground level and from apartments.				There is adequate car parking across the site to support the development.
				Loading and unloading
				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.
				<u>Bike bays</u>
				There are 32 bike parking bays provided.
Pedestrian Access				
<ul> <li><u>Objectives</u></li> <li>To promote residential flat development which is well connected to the street and contributes to the accessibility of the public domain.</li> </ul>	$\square$			Access to and from the development from Northumberland Road is found to be acceptable.
• 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.	$\square$			

Requirement	Yes	No	N/A	Comment
<ul> <li><u>Design Practice</u></li> <li>Utilise the site and its planning to optimise accessibility to the development.</li> </ul>	$\boxtimes$			An Access Compliance Report has been prepared with the development
<ul> <li>Provide high quality accessible routes to public and semi-public areas of the building and the site, including major entries, lobbies, communal open space, site facilities, parking areas, public streets and internal roads.</li> </ul>	$\boxtimes$			application. This is prepared by Certified Building Specialists (Report Number A410211) and dated 16 December 2014.
• Promote equity by ensuring the main building entrance is accessible for all from the street and from car parking areas; integrating ramps into the overall building and landscape design.	$\boxtimes$			The report identifies the areas of compliance that is achieved. It would be appropriate that the report be included into the bundle of plans to be approved should the development application be supported.
• Design ground floor apartments to be accessible from the street, where applicable, and to their			$\square$	There are no ground floor apartments within the development.
<ul><li>associated private open space.</li><li>Maximise the number of accessible, visitable and adaptable apartments in a building.</li></ul>	$\boxtimes$			
<ul> <li>Separate and clearly distinguish between pedestrian access ways and vehicle access ways.</li> </ul>	$\square$			
• Consider the provision of public through site pedestrian access ways in large development			$\square$	
<ul> <li>Identify the access requirements from the street</li> </ul>	$\square$			
<ul><li>or car parking area to the apartment entrance.</li><li>Follow the accessibility standard set out in AS1428 as a minimum.</li></ul>	$\square$			
• Provide barrier free access to at least 20% of dwellings in the development.	$\square$			
Vehicle Access		1		
<ul> <li><u>Objectives</u></li> <li>To integrate adequate car parking and servicing access without compromising street character,</li> </ul>	$\boxtimes$			The proposed development is consistent with the Vehicle Access
<ul><li>Iandscape or pedestrian amenity and safety.</li><li>To encourage the active use of street frontages.</li></ul>	$\square$			objectives. The vehicle entry driveway is located in an appropriate location.

Requirement	Yes	No	N/A	Comment
Design Practice			-	
• Ensure that pedestrian safety is maintained by	$\boxtimes$	$\square$		One vehicular access way is provided
minimising potential pedestrian/vehicle conflicts.				to the building complex from
• Ensure adequate separation distances between	$\boxtimes$	$\square$		Northumberland Road. The access
vehicular entries and street intersections.				area is situated along the southern side
Optimise the opportunities for active street     for active street	$\square$	$\square$		of the building.
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.				Loading and unloading and garbage
• Improve the appearance of car parking and	$\square$			
service vehicle entries by: screening garbage				A garbage bin storage area and loading area is situated at the rear of
collection, loading and servicing areas visually away from the street; setback or recess car park				the building which is an appropriate
entries from the main façade line; avoid 'black				design solution.
holes' in the façade by providing security doors to				0
car park entries; where doors are not provided,				It is identified that the loading and
ensure that the visible interior of the car park is				unloading bay is required to be shared
incorporated into the façade design and materials				with the proposed development at 6 to 8 Station Road. This is addressed as
selection and that building services - pipes and				conditions within the
ducts - are concealed; return the façade material into the car park entry recess for the extent visible				recommendationmade.
from the street as a minimum.				
• Generally limit the width of driveways to a	$\square$			The driveway
maximum of 6 metres.				The driven into the basement is 0.4
Locate vehicle entries away from main	$\square$	$\square$		The driveway into the basement is 6.4 metres wide which is adequate for the
pedestrian entries and on secondary frontages.				development.
				The driveway on the southern side of
				the site is 5.5 metres wide.
				There is a direct connection to the long
				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.
Part 03 Building Design				
Apartment Layout Objectives				
• To ensure the spatial arrangement of	$\square$			
apartments is functional and well organised.				
• To ensure that apartment layouts provide high	$\square$			
standards of residential amenity.				
• To maximise the environmental performance of	$\square$			
apartments.				
• To accommodate a variety of household activities and occupants' needs.	$\square$			
Design Practice				
Determine appropriate sizes in relation to:	$\square$			The apartments achieve a satisfactory
geographic location and market demands; the				furniture layout due to their shape and
spatial configuration of an apartments;				orientation.
affordability.				<b>-</b>
• Ensure apartment layouts are resilient over time	$\square$			The majority of the living spaces for the
by accommodating a variety of furniture				two bedroom apartments are between 3.6 and 3.8 metres in width which is
arrangements; providing for a range of activities and privacy levels between different spaces within				adequate.
the apartment; utilising flexible room sizes and				
proportions or open plans; ensuring circulation by				Distance from windows
stairs, corridors and through rooms is planned as				<b>_</b>
efficiently as possible thereby increasing the				The kitchens are situated from being
amount of floor space in rooms.				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	$\square$			
opportunities by: providing private open space in				There are 6 kitchens situated near a
the form of a balcony, terrace, courtyard or garden				window and another 26 within 3 metres
for every apartment; orienting main living areas				of a window.
toward the primary outlook and aspect and away				

Requirement	Yes	No	N/A	Comment
from neighbouring noise sources or windows.				Kitchen windows
• Locating main living spaces adjacent to main private open space; locating habitable rooms, and where possible kitchens and bathrooms, on the external face of buildings; maximising opportunities to facilitate natural ventilation and to capitalise on natural daylight by providing corner apartments, cross-over/cross-through apartments; split-level/maisonette apartments, shallow/single				All the kitchens will comply with the provision specific to "Back of a kitchen should be no more than 8 metres from a window". In this, there are no kitchens that are more than 8 metres from a window.
aspect apartments.				Living areas of apartments
• Avoid locating kitchen as part of the main circulation spaces of an apartment, such as a hallway or entry space.				The living area of each apartment is connected to the balcony or terrace.
<ul> <li>Include adequate storage space in apartment</li> <li>Ensure apartment layouts and dimensions facilitate furniture removal and placement.</li> </ul>	$\boxtimes$			The kitchens do not form part of the major circulation space of any apartment.
• Single aspect apartments should be limited in depth to 8 metres from a window.		$\square$		Adequate storage is provided for each apartment or capable of being
• The back of a kitchen should be no more than 8 metres from a window.		$\boxtimes$		provided. Some apartments are provided with
• The width of cross-over/cross-through apartments over 15 metres deep should be 4				designated storage rooms rather than standard storage space being shelving.
<ul> <li>metres or greater.</li> <li>Buildings not meeting the minimum standards must demonstrate how satisfactory day lighting</li> </ul>				The apartments have the following areas:-
<ul> <li>and natural ventilation can be achieved, particularly for habitable rooms.</li> <li>If Council chooses to standardise apartment sizes, a range of sizes that do not exclude affordable housing should be used. As a guide, the Affordable Housing Service suggest minimum</li> </ul>	$\boxtimes$			The one bedroom apartments occupy 56 to 67.8 square metres. The two bedroom apartments occupy areas of between 75.6 and 84.4 square metres. The three bedroom apartments occupy 95 to 96 square metres.
apartment sizes: 1 bed = 50sqm, 2 bed = 70sqm, 3 bed = 95sqm.				Compliance is achieved.
				Comment on size of apartments
				All the apartments are large enough and comply with the minimum size provision stated.
				Apartment mix
				The apartment mix include:-
				<ul> <li>12 x 1 bedroom apartment.</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.
				There is an appropriate mixture of apartments in the development although there is an emphasis on the provision of two bedroom apartments.
Apartment Mix				All the apartments feature an outdoor space predominantly in the form of a balcony attached to the living area. There are three apartments provided with a terrace area which are suitably sized for passive use.

Requirement	Yes	No	N/A	Comment
Objectives • To provide a diversity of apartment types, which cater for different household requirements now	$\boxtimes$			The proposed development is consistent with the Apartment Mix
<ul> <li>and in the future.</li> <li>To maintain equitable access to new housing by cultural and socio-economic groups.</li> </ul>				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.
<ul> <li><u>Design Practice</u></li> <li>Provide a variety of apartment types particularly in large apartment buildings. Variety may not be</li> </ul>	$\square$			The comments provided above in Part 3 - Building Design (Apartment Layout) is relevant to this part.
<ul> <li>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,</li> </ul>	$\boxtimes$			An appropriate range of apartments is proposed across all floors to meet the expected demand of occupants.
<ul><li>universities and retail centres.</li><li>Locate a mix of 1 and 3 bed apartments on the ground level where accessibility is more easily</li></ul>			$\square$	The site enjoys the advantage of being within the Auburn Town Centre. Hence, shops, transport services and access to
<ul><li>achieved.</li><li>Optimise the number of accessible and adaptable units to cater for a wider range of</li></ul>	$\square$			community facilities are readily available or close by to the site.
<ul> <li>occupants.</li> <li>Investigate the possibility of flexible apartment configurations which support change in the future.</li> </ul>	$\square$			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
Balconies				of the commercial floor).
Objectives				
<ul> <li>To provide all apartments with private open space.</li> <li>To ensure balconies are functional and</li> </ul>				The proposed development is consistent with the objectives concerning balconies as all apartments
responsive to the environment thereby promoting the enjoyment of outdoor living for apartment residents.				are provided with suitably sized private open spaces which integrate with the overall architectural form of the building
• To ensure that balconies are integrated into the overall architectural form and detail of residential flat buildings.	$\square$			and provide casual overlooking of communal and public areas.
• To contribute to the safety and liveliness of the street by allowing for casual overlooking and address.				
<ul> <li><u>Design Practice</u></li> <li>Where other private open space is not provided, provide at least one primary balcony.</li> </ul>	$\boxtimes$			All apartments where appropriate have at least one balcony or large useable
• Primary balconies should be: located adjacent to the main living areas, such as living room, dining room or kitchen to extend the dwelling living	$\square$			terrace with access provided directly from living areas.
space; sufficiently large and well proportioned to be functional and promote indoor/outdoor livening – a dining table and 2 chairs (small apartment) and 4 chairs (larger apartment) should fit on the majority of balconies in the development.				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.
• 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			$\boxtimes$	
<ul> <li>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</li> </ul>				The balconies above the ground level for the various apartments have adequate size.
provide solar access; utilising sun screens, pergolas, shutters ad operable walls to control sunlight and wind; providing balconies with operable screens, Juliet balconies or operable				The balustrades for the majority of the apartments are shown to be opaque glazing. A minority of the apartments are shown with solid balustrades.

Requirement	Yes	No	N/A	Comment
<ul> <li>walls in special locations where noise or high windows prohibit other solutions; choose cantilevered balconies, partly cantilevered balconies and/or recessed balconies in response to daylight, wind, acoustic privacy and visual privacy; ensuring balconies are not so deep that they prevent sunlight entering the apartment below.</li> <li>Design balustrades to allow views and casual surveillance of the street while providing for safety and visual privacy.</li> </ul>	$\boxtimes$			Should the development be approved, then relevant conditions shall be included in any consent for the subtle treatment of building services, as not to detract from the appearance of the building.
	$\boxtimes$		$\square$	
• Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.			$\square$	
• Consider supplying a tap and gas point on primary balconies.	$\boxtimes$			
<ul> <li>Provide primary balconies for all apartments with a minimum depth of 2 metres (2 chairs) and 2.4 metres (4 chairs).</li> <li>Developments which seek to vary from the minimum standards must demonstrate that</li> </ul>			$\boxtimes$	
<ul> <li>negative impacts from the context – noise, wind, cannot be satisfactorily ameliorated with design solutions.</li> <li>Require scale plans of balcony with furniture layout to confirm adequate, useable space when an alternate balcony depth is proposed.</li> </ul>	$\boxtimes$			
Ceiling Heights		1		
<ul><li><u>Objectives</u></li><li>To increase the sense of space in apartments and provide well proportioned rooms.</li></ul>	$\boxtimes$			The proposed development is consistent with the Ceiling Heights
• To promote the penetration of daylight into the depths of the apartment.	$\square$			objectives as suitable ceiling heights are provided for the apartments.
<ul> <li>To contribute to flexibility of use.</li> <li>To achieve quality interior spaces while considering the external building form requirements.</li> </ul>	$\boxtimes$			

Requirement	Yes	No	N/A	Comment
Design Practice				
Design better quality spaces in apartments by using ceilings to define a spatial hierarchy between areas of an apartment using double				
height spaces, raked ceilings, changes in ceiling heights and/or the location of bulkheads; enable better proportioned rooms; maximise heights in habitable rooms by stacking wet areas from floor to floor; promote the use of ceiling fans for cooling/heating distribution.				
• Facilitate better access to natural light by using ceiling heights which enable the effectiveness of light shelves in enhancing daylight distribution into deep interiors; promote the use of taller windows, highlight windows and fan lights. This is particularly important for apartments with limited light access such as ground floor apartments and apartments with deep floor plans.				
• Design ceiling heights which promote building	$\square$			
flexibility over time for a range of other uses, including retail or commercial, where appropriate.				
• Coordinate internal ceiling heights and slab levels with external height requirements and key datum lines.	$\square$			
• Count double height spaces with mezzanines as			$\square$	
<ul><li>two storeys.</li><li>Cross check ceiling heights with building height</li></ul>				
<ul><li>controls to ensure compatibility of dimensions, especially where multiple uses are proposed.</li><li>Minimum dimensions from finished floor level to</li></ul>				
finished ceiling level: o Mixed use buildings: 3.3 metres minimum for ground floor retail/commercial and for first floor				This is achieved for the ground floor commercial premises.
<ul> <li>residential, retail or commercial.</li> <li>o For RFBs in mixed use areas 3.3 metres</li> </ul>			$\boxtimes$	
<ul> <li>minimum for ground floor;</li> <li>For RFBs or other residential floors in mixed use</li> </ul>				There are no apartments on the ground
buildings: 2.7 metres minimum for all habitable rooms on all floors, 2.4 metres preferred minimum for non-habitable rooms but no less than 2.25				level. The floor to ceiling height of the apartments from Level 1 and upwards
metres;				is 2.7 metres for every level. Compliance is achieved.
<ul> <li>2 storey units: 2.4 metres for second storey if 50% or more of the apartments has 2.7 metres minimum ceiling heights;</li> </ul>				Compliance is achieved.
o 2 storey units with a 2 storey void space: 2.4			$\square$	
<ul> <li>metres minimum;</li> <li>Attic spaces: 1.5 metres minimum wall height at</li> </ul>		H		
edge of room with a 30 <sup>0</sup> minimum ceiling slope.				
• Developments which seek to vary the recommended ceiling heights must demonstrate			$\square$	
that apartments will receive satisfactory daylight.				
Flexibility				
Objectives • To encourage housing designs which meet the	$\square$			The proposed development is
broadest range of the occupants' needs as possible.				consistent with the Flexibility objectives as layouts promote changes to
• To promote 'long life loose fit' buildings, which can accommodate whole or partial changes of	$\square$			furniture arrangement and a suitable number can be adapted to the
use.				changing needs of residents.
<ul> <li>To encourage adaptive reuse.</li> <li>To save the embodied energy expended in building demolition.</li> </ul>				

Requirement	Yes	No	N/A	Comment
Design Practice • Provide robust building configurations, which utilise multiple entries and circulation cores,	$\boxtimes$			Apartment layout provides for basic changes to internal configuration.
especially in larger buildings over 15 metres long by: thin building cross sections, which are suitable for residential or commercial uses; a mix of				Accessible and visitable apartments are promoted.
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.				There are 116 apartments in the development. Of that figure, 12 are to be designated as "Adaptable
• Provide apartment layouts which accommodate the changing use of rooms.	$\square$			apartments". This is 10.3% of the total number of apartments in the
• Utilise structural systems which support a degree of future change in building use or configuration.	$\square$			development. There are an adequate number of adaptable apartments in the development.
• Promote accessibility and adaptability by ensuring: the number of accessible and visitable apartments is optimised; and adequate pedestrian mobility and access is provided.	$\boxtimes$			
Ground Floor Apartments	1	1	1	
Objectives • To contribute to the desired streetscape of an area and to create active safe streets.			$\boxtimes$	There are no ground floor apartments within the development due to the
• To increase the housing and lifestyle choices available in apartment buildings.			$\square$	proposed commercial tenancies occupying the ground level.
				The objectives stated here would not be relevant to the development.
				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.
<ul> <li><u>Design Practice</u></li> <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> </ul>				The provisions of this Part cannot apply to the development because no ground floor apartments are proposed.
• Ensure adequate privacy and safety of ground floor units located in urban areas with no street			$\square$	The residential flat building complex commences from Level 1.
setbacks by: stepping up the ground floor level from the level of the footpath a maximum of 1.2 metres; designing balustrades and establishing				It is identified that:-
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				The level 1 apartments are provided with terraces or balconies that are accessible from the living areas of the apartments.
<ul> <li>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</li> </ul>			$\boxtimes$	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.
<ul> <li>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:</li> </ul>			$\boxtimes$	There is an appropriate range of apartments at Level 1 including two apartments that are suitable for people with disabilities.
<ul> <li>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</li> </ul>			$\boxtimes$	The concepts outlined under the stated headings are achieved where appropriate notwithstanding the fact that the lowest residential level is at
with separate entries and consider requiring an appropriate percentage of accessible units.				Level One.
• Provide ground floor apartments with access to private open space, preferably as a terrace or garden.			$\square$	
Internal Circulation				

Requirement       Yes       No       N/A       Comment         Objectives       • To create safe and pleasant spaces for the inculation of people and their personal possessions. <ul> <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> <li>Design Practice</li> <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 dequate ventilation.              </li></ul> <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 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</li> <li>Image: A mage: A mage</li>
circulation of people and their personal possessions. • To facilitate quality apartment layouts, such as dual aspect apartments. • To contribute positively to the form and articulation of the building façade and its relationship to the urban environment. • To encourage interaction and recognition between residents to contribute to a sense of community and improve perceptions of safety. Design Practice • 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 adequate ventilation. • Support better apartment building layouts by designing buildings with multiple cores which: increase the number of vertical circulation points; give more articulation to the façade; limiting the
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dual aspect apartments. <ul> <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> <li>Design Practice</li> <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 adequate ventilation.</li> <li>Support better apartment building layouts by designing buildings with multiple cores which: increase the number of vertical circulation points; give more articulation to the façade; limiting the</li> </ul> <ul> <li>There is one central core supporting each residential level of the building.</li> <li>There is one central core supporting each residential level of the building.</li> </ul>
<ul> <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> <li>Design Practice <ul> <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 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</li> </ul> </li> </ul>
articulation of the building façade and its relationship to the urban environment.  • To encourage interaction and recognition between residents to contribute to a sense of community and improve perceptions of safety.  Design Practice  • 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 adequate ventilation. • 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
relationship to the urban environment. • To encourage interaction and recognition between residents to contribute to a sense of community and improve perceptions of safety. Design Practice • 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. • Support better apartment building layouts by designing buildings with multiple cores which: increase the number of entries along a street; give more articulation to the façade; limiting the
To encourage interaction and recognition between residents to contribute to a sense of community and improve perceptions of safety.     Design Practice     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 adequate ventilation.     Support better apartment building layouts by designing buildings with multiple cores which: increase the number of vertical circulation points; give more articulation to the façade; limiting the
between residents to contribute to a sense of community and improve perceptions of safety.          Design Practice         • 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 apartment numbers, common areas and general directional finding; providing adequate ventilation.       Corridor, foyer and hallway widths are adequately lit, articulated and dimensioned to promote safety and movement of residents and their belongings.         • Value of the signal of the use of natural daylight where possible; minimising corridor lengths to give short, clear sight lines; avoiding tight corners; providing adequate ventilation.       • There is one central core supporting each residential level of the building.         • Value of the number of vertical circulation points; give more articulation to the façade; limiting the       • Intere is one central core supporting each residential level of the building.
Design Practice         • 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 adequate ventilation. <ul> <li>Support better apartment building layouts by designing buildings with multiple cores which: increase the number of vertical circulation points; give more articulation to the façade; limiting the</li> </ul> <ul> <li>Corridor, foyer and hallway widths are adequately lit, articulated and dimensioned to promote safety and movement of residents and their belongings.</li> </ul>
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increase the number of vertical circulation points; give more articulation to the façade; limiting the
give more articulation to the façade; limiting the
number of units off a circulation core on a single
Articulate longer corridors by: utilising a series of The internal corridors feature limited
foyer areas and/or providing windows along or at the end of a corridor.
Minimise maintenance and maintain durability
by using robust materials in common circulation
areas.
Where units are arranged off a double loaded     Apartments per corridor
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 suggested.
achievement of the desired streetscape
character and entry response: where When reviewing this, it is identified that
developments can demonstrate a high level of the corridor is open to allow natural
amenity for common lobbies, corridors and light to filter into the confined space. Additionally, it is considered more
units. 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
Mixed Use not considered to be practical.

Requirement	Yes	No	N/A	Comment
Objectives • To support a mix of uses that complement and reinforce the character, economics and function of the local area				A mixed use development is proposed.
<ul> <li>the local area.</li> <li>Choose a compatible mix of uses.</li> <li>Consider building depth and form in relation to each use's requirements for servicing and amenity.</li> <li>Design legible circulation systems, which ensure the safety of users by: isolating commercial service requirements such as loading docks from residential access, servicing needs and primary outlook; locating clearly demarcated residential entries directly from the public street; clearly distinguishing commercial and residential entries and vertical access points; providing security</li> </ul>				Compatibility of the uses 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.
<ul> <li>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</li> </ul>	$\boxtimes$			
<ul> <li>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</li> </ul>				This is addressed and an appropriate acoustic report has been provided addressing noise impacts to and within the development.
<ul><li>later.</li><li>Recognising the ownership/lease patterns and separating requirements for purposes of BCA.</li></ul>	$\boxtimes$			This is crucial for the development and fire separation between uses must be addressed.
				The Health and Building Surveyor has considered the plans and determine that the development is acceptable subject to conditions.
Storage				
<ul> <li>Objectives</li> <li>To provide adequate storage for everyday household items within easy access of the apartment.</li> </ul>				The apartments are provided or capable of being provided with adequate storage areas.
To provide storage for sporting, leisure, fitness and hobby equipment.	$\square$			

Requirement	Yes	No	N/A	Comment
Design Practice				
• Locate storage conveniently for apartments	$\square$	$\square$		There are 136 storage locker cages
including: at least 50% of the required storage				available within the basement car park
within each apartment and accessible from either				levels. It is identified that up to 20
the hall or living area - best provided as cupboards accessible from entries and hallways and/or under				apartments could be provided with two storage lockers or cages or
internal stairs; dedicated storage rooms on each				storage lockers or cages or alternatively up to 20 cages could be
floor within the development, which can be leased				amalgamated.
by residents as required; providing dedicated				
and/or leasable storage in internal or basement				
car parks.				
• Provide storage which is suitable for the needs	$\square$			
of residents in the local area and able to				
accommodate larger items such as sporting equipment and bicycles.				
• Ensure that storage separated from apartments		_		The storage spaces provided are in
is secure for individual use.	$\square$			addition to normal cupboard space and
• Where basement storage is provided: ensure	_	_		wardrobes.
that it does not compromise natural ventilation in	$\square$			
car parks or create potential conflicts with fire				
regulations; exclude it from FSR calculations.				
• Consider providing additional storage in smaller apartments in the form of built-in cupboards to			$\square$	
promote a more efficient use of small spaces.				
<ul> <li>In addition to kitchen cupboards and wardrobes,</li> </ul>				
provide accessible storage facilities at the	$\square$			
following rates:				
<ul> <li>Studio = 6cum;</li> </ul>				
$\circ$ 1 bed = 6cum;				
○ 2 bed = 8cum;				
<ul> <li>○ 3+ bed = 10cum.</li> <li>Acoustic Amenity</li> </ul>				
Objectives				
• To ensure a high level of amenity by protecting	$\square$			The proposed development is
the privacy of residents within residential flat				consistent with the Acoustic Amenity
buildings both within the apartments and in private				objectives as acoustic intrusion is
open spaces.				minimised through building separation
				and the grouping of like-use rooms in a majority of the apartments.
Design Practice				majority of the apartments.
• Utilise the site and building layout to maximise	$\square$			Internal privacy
the potential for acoustic privacy by providing				
adequate building separation within the				Generally the level of internal privacy is
development and from neighbouring buildings.				satisfactory.
• Arrange apartments within a development to minimise noise transition between flats by: locating	$\square$			Like use apartments
busy, noisy areas next to each other and quieter				<u>Elice doc apartmento</u>
areas next to other quieter areas (kitchen near				Like-use areas of apartments are
kitchen, bedroom near bedroom); using storage or				grouped where feasible to avoid
circulation zones within an apartment to buffer				acoustic disturbance of neighbouring
noise from adjacent apartments, mechanical				apartments. (i.e. bedrooms adjoin
services or corridors and lobby areas; minimising				bedrooms and living areas adjoin living areas).
<ul><li>the amount of party walls with other apartments.</li><li>Design the internal apartment layout to separate</li></ul>				aleas <i>)</i> .
noisier from quieter spaces by: grouping uses	$\square$			Where possible, noisier areas such as
within an apartment – bedrooms with bedrooms				bathrooms and laundries are distanced
and service areas like kitchen, bathroom, laundry				from bedrooms.
together.				
• Resolve conflicts between noise, outlook and	$\square$			
views by using design measures including: double				
glazing, operable screened balconies; continuous				
walls to ground level courtyards where they do not conflict with streetscape or other amenity				
requirements.				
Reduce noise transmission from common	$\boxtimes$			
corridors or outside the building by providing seals				
at entry doors.				
Daylight Access				

Requirement	Yes	No	N/A	Comment
Objectives • To ensure that daylight access is provided to all habitable rooms and encouraged in all other areas of residential flat development.	$\boxtimes$			This is achieved where possible.
• To provide adequate ambient lighting and minimise the need for artificial lighting during daylight hours.				
To provide residents with the ability to adjust the quantity of daylight to suit their needs.     Design Practice				
Plan the site so that new residential flat development is oriented to optimise northern aspect.				Shadow diagrams and shadow analysis diagrams for the respective apartments are provided for the winter solstice showing the shadow impact to
• Ensure direct daylight access to communal open space between March and September and provide appropriate shading in summer.				/ sunlight penetration to each apartment.
• 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				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.
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 acing apartments and increase their window area; use light shelves to reflect light into deeper apartments.				Up to 28.5% of the apartments are facing the south which is in excess of the 10% limitation found at this Part.
• 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).				
• Limit the use of light wells as a source of daylight by prohibiting their use as the primary source of daylight in habitable rooms.				No skylights are proposed.
• 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.				
• 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.				Compliance is achieved because a majority of apartments are facing the north or north west to obtain as much exposure to sunlight as possible.
• Limit the number of single aspect apartments with a southerly aspect (SW-SE) to		$\square$		There are 33 apartments that face the south. As a result, the south

Requirement	Yes	No	N/A	Comment
<ul> <li>a maximum of 10% of the total units proposed.</li> <li>Developments which seek to vary from the minimum standards must demonstrate how site constrains and orientation prohibits the achievement of these standards and how energy efficiency is addressed.</li> </ul>				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.
Natural Ventilation				<del></del>
Objectives • 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.				The proposed development is consistent with the Natural Ventilation objectives as all habitable rooms, and where possible non-habitable rooms,
To provide natural ventilation in non-habitable rooms, where possible.	$\boxtimes$			have openings for ventilation. The BASIX commitments dictate energy
• To reduce energy consumption by minimising the use of mechanical ventilation, particularly air conditioning.				consumption requirements.
<ul> <li><u>Design Practice</u></li> <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> </ul>				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.
• Utilise the building layout and section to increase the potential for natural ventilation.	$\square$			
• Design the internal apartment layout to promote natural ventilation by: minimising interruptions in	$\square$			
<ul><li>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></ul>	$\boxtimes$			
Coordinate design for natural ventilation with passive solar design techniques.	$\square$			
<ul> <li>Explore innovative technologies to naturally ventilate internal building areas or rooms.</li> <li>Building depths which support natural ventilation typically range from 10-18 metres.</li> </ul>				The building depth exceeds 18 metres which has been discussed earlier in the report.
• 60% of residential units should be naturally cross ventilated.	$\boxtimes$			It is identified that 76 apartments or 65.5% of the apartments achieve suitable ventilation.
• 25% of kitchens within a development should have access to natural ventilation.		$\square$		There are 32 kitchens situated close to a window or within 3 metres of a window.
• Developments which seek to vary from the minimum standards must demonstrate how natural ventilation can be satisfactorily achieved particularly in relation to habitable rooms.				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.
Awnings and Signage	1	1	1	

Requirement	Yes	No	N/A	Comment
<ul> <li><u>Objectives</u></li> <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>	$\boxtimes$			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.
Design Practice Awnings • 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.				
• Contribute to the legibility of the residential flat development and amenity of the public domain by locating local awnings over building entries.	$\square$			
• Enhance safety for pedestrians by providing under-awning lighting.	$\square$			
<ul> <li>Signage</li> <li>Councils should prepare guidelines for signage based on the desired character and scale of the local area.</li> </ul>			$\square$	No signage is proposed in this application.
• Integrate signage with the design of the development by responding to scale, proportions			$\square$	
<ul><li>and architectural detailing.</li><li>Provide clear and legible way finding for</li></ul>			$\boxtimes$	
residents and visitors. Facades				
Objectives				
• To promote high architectural quality in residential flat buildings.	$\square$			A satisfactory design and facade treatment has been proposed.
• To ensure that new developments have facades which define and enhance the public domain and desired street character.	$\square$			
• To ensure that building elements are integrated into the overall building form and façade design.	$\square$			
<ul> <li>Design Practice</li> <li>Consider the relationship between the whole</li> </ul>				The building will present a strong
building form and the façade and/or building elements.	$\square$			facade and a hard urban edge to Northumberland Road.
• Compose facades with an appropriate scale, rhythm and proportion, which respond to the building's use and the desired contextual character.				
• Design facades to reflect the orientation of the site using elements such as sun shading, light shelves and bay windows as environmental	$\square$			The residential flat building tower occupies much of the site but setbacks have been introduced to allow some
<ul><li>controls, depending on the façade orientation.</li><li>Express important corners by giving visual</li></ul>			$\boxtimes$	site landscaping across the podium level (Level 1) and to permit the
<ul> <li>prominence to parts of the façade.</li> <li>Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony</li> </ul>	$\square$			introduction of terraces or courtyards on three of the Level 1 apartments.
<ul> <li>Coordinate security grills/screens, ventilation louvres and car park entry doors with the overall façade design.</li> <li>Roof Design</li> </ul>				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.

Requirement	Yes	No	N/A	Comment
Objectives				The number of development is
• To provide quality roof designs, which contribute to the overall design and performance of	$\square$			The proposed development is consistent with the roof design
residential flat buildings.				objectives. A flat roof is proposed.
• To integrate the design of the roof into the	$\square$			
overall façade, building composition and desired				
contextual response.	$\square$			
• To increase the longevity of the building through weather protection.				
Design Practice				
Relate roof design to the desired built form.	$\square$	$\square$		Generally, the roof is satisfactory
• Design the roof to relate to the size and scale of	$\mathbb{X}$			although the roof element facing
the building, the building elevations and three				Northumberland Road in in breach of the maximum height limit. The
dimensional building form. This includes the design of any parapet or terminating elements and				applicant has requested that the
the selection of roof materials.				feature be assessed under Clause 5.6
• Design roofs to respond to the orientation of the	$\boxtimes$			of the Auburn Local Environmental
site.				Plan 2010 as an architectural roof
Minimise the visual intrusiveness of service	$\square$			feature.
elements (lift overruns, service plants, chimneys, vent stacks, telecommunication infrastructure,				
gutters, downpipes, signage) by integrating them				
into the design of the roof.				
• Support the use of roofs for quality open space			$\square$	
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.				la colli la constituía de la composita conten
• Facilitate the use or future use of the roof for	$\square$			It will be possible to incorporate solar panels to the roof in due course if
sustainable functions e.g. rainwater tanks, photovoltaics, water features.				desired.
Where habitable space is provided within the			$\square$	
roof optimise residential amenity in the form or				
attics or penthouse apartments.				
Energy Efficiency	-		1	
Objectives				The proposed development is
• To reduce the necessity for mechanical heating and cooling.				The proposed development is consistent with the Energy Efficiency
To reduce reliance on fossil fuels.				objectives as a BASIX Certificate which
To minimise greenhouse gas emissions.	$\square$			achieves the relevant energy targets is
• To support and promote renewable energy	$\square$			provided and the relevant
initiatives.				commitments are shown on the plans.

Requirement	Yes	No	N/A	Comment
Design Practice	$\boxtimes$			The BASIX Certificate for the
Requirements superseded by BASIX.				development requires a number of sustainability features to be
				constructed into the development.
				A NatHERS Thermal Comfort Assessor
				Certificate is provided for the
				development which addresses the thermal comfort for every apartment.
				The report identifies that the
				apartments achieve a Star rating of
				between 4 for the worst performing
				domiciles to 7.5 for the best performing domiciles.
				There are no apartments that achieve a Star rating of 8.
				There are 39 apartments that achieve
				a Star rating of 7.
				There are 42 apartments that achieve
				a Star rating of 6 to 7.
				This represents 81% that have Star
				ratings of 6 or higher.
				The rest have lower Star ratings.
				The average Star rating for the tower
				building is 6.3
				The BASIX Certificate should be incorporated into any approval given by
				the Joint Regional Planning Panel.
Maintenance		-		
Objectives • To ensure long life and ease of maintenance for	$\boxtimes$			The proposed development is consistent with the Maintenance
the development.				objectives as relevant conditions shall
				be included in any consent to ensure
Desize Deseties				the site is suitably maintained.
<ul><li><u>Design Practice</u></li><li>Design windows to enable cleaning from inside</li></ul>	$\square$			
the building, where possible.				
• Select manually operated systems in preference	$\boxtimes$			
to mechanical systems.				
• Incorporate and integrate building maintenance systems into the design of the building form, roof	$\square$			
and façade.				
• Select durable materials, which are easily	$\square$			
cleaned and are graffiti resistant. • Select appropriate landscape elements and				
vegetation and provide appropriate irrigation	$\square$			
systems.				
• For developments with communal open space,			$\square$	A storage shed is not provided. The landscaping does not include lawns or
provide a garden maintenance and storage area, which is efficient and convenient to use and is				turf areas that will require mowing. It is
connected to water and drainage.				considered that a storage shed would
				not be required for the development.
Waste Management				

Requirement	Yes	No	N/A	Comment
<u>Objectives</u>		_		
• To avoid the generation of waste through design, material selection and building practices.	$\square$			A waste storage bin for the residential component of the building complex is
• To plan for the types, amount and disposal of				provided.
waste to be generated during demolition,	$\square$			
excavation and construction of the development.				A suitable sized waste storage room is
• To encourage waste minimisation, including	$\square$			shown at the rear of the site with
source separation, reuse and recycling.				appropriate access for waste collection vehicles.
• To ensure efficient storage and collection of waste and quality design of facilities.				
Design Practice				
Incorporate existing built elements into new			$\square$	A waste management plan has been
work, where possible.				submitted with the development
• Recycle and reuse demolished materials, where	$\square$			application. The waste management
possible.				plan addresses waste.
• Specify building materials that can be reused and recycled at the end of their life.	$\square$			
<ul> <li>Integrate waste management processes into all</li> </ul>	$\square$			
stages of the project, including the design stage.				
• Support waste management during the design	$\square$			
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.				
• Prepare a waste management plan for green	$\square$			
and putrescible waste, garbage, glass, containers	$\square$			
and paper.				
Locate storage areas for rubbish bins away from the front of the development where they have	$\square$			The waste storage bin area will comply
the front of the development where they have a significant negative impact on the streetscape, on				with the stated provisions.
the visual presentation of the building entry and on				
the amenity of residents, building users and				
pedestrians.				
Provide every dwelling with a waste cupboard or	$\square$			
temporary storage area of sufficient size to hold a single day's waste and to enable source				
separation.				
• Incorporate on-site composting, where possible,			$\square$	
in self contained composting units on balconies or				
as part of the shared site facilities.	$\square$			
• Supply waste management plans as part of the DA submission.				
Water Conservation				
Objectives				
To reduce mains consumption of potable water.	$\square$			The proposed development is
• To reduce the quantity of urban stormwater	$\overline{\boxtimes}$			consistent with the Water Conservation
runoff.				objectives as on-site detention and a
				suitable stormwater drainage plan is proposed.
Design Practice		<u> </u>		
Requirements superseded by BASIX.			$\square$	The design practice requirements are
			لاست	superseded by commitments listed in
				the accompanying BASIX Certificate.

## 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.

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

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

# (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		
Part 1 Preliminary						
1.1 Name of Plan						

Clause	Yes	No	N/A	Comment
This Plan is <i>Auburn</i> Local Environmental Plan 2010.	$\boxtimes$			
1.1 AA Commencement				
This Plan commences on the day on which it is published on the NSW legislation website.	$\square$			The plan was gazetted on 29 October 2010.
1.3 Land to which Plan applies				
(1) This Plan applies to the land identified on the Land Application Map.	$\square$			The plan will apply to the site.
<ul> <li>Note. Part 23 of Schedule 3 to the State Environmental Planning Policy (Major Development) 2005 applies to certain land identified on the Land Application Map.</li> <li>(2) Despite subclause (1), this Plan does not apply to the land identified on the Land Application Map as "Deferred matter".</li> </ul>	$\boxtimes$			
1.6 Consent authority				
The consent authority for the purposes of this Plan is (subject to the Act) the Council.		$\square$		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.
1.9 Application of SEPPs and REPs				
(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.				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:				The state policy and regional environmental plan stated will not be relevant to this application.
State Environmental Planning Policy No 1— Development Standards				
Sydney Regional Environmental Plan No 24— Homebush Bay Area				
1.9A Suspension of covenants, agreements and instruments				
(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.				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. The development will retain the
<ul> <li>(2) This clause does not apply:</li> <li>(a) to a covenant imposed by the Council or that the Council requires</li> </ul>			$\boxtimes$	some crucial access ways to the laneway.
<ul> <li>to be imposed, or</li> <li>(b) to any prescribed instrument within the meaning of section 183A of the <i>Crown Lands Act 1989</i>, or</li> <li>(c) to any conservation agreement within</li> </ul>				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.
the meaning of the <i>National Parks</i> and Wildlife Act 1974, or				Subclause (2), (3) and (4) will not

Clause		Yes	No	N/A	Comment
<ul> <li>(d) to any Trust agreement we meaning of the Nature Con Trust Act 2001, or</li> <li>(e) to any property vegetation pl the meaning of the Native V</li> </ul>	se <i>rvation</i> an within				need to apply to the development application. <u>Future stormwater easement</u>
Act 2003, or (f) to any biobanking agreement the meaning of Part 7A Threatened Species Con Act 1995, or (g) to any planning agreement of meaning of Division 6 of Day	of the servation vithin the				The plans show a future stormwater easement to pass through the site for draining stormwater from number 6 to 8 Station Road.
<ul><li>meaning of Division 6 of Par Act.</li><li>(3) This clause does not affect the interests of any public authori</li></ul>	rights or			$\boxtimes$	
<ul> <li>(4) Under section 28 of the Autom</li> <li>Governor, before the making</li> </ul>	Act, the			$\square$	
clause, approved of subclauses Part 2 Permitted or prohibited dev	(1)–(3).				
2.1 Land use zones					
The land use zones under this Plat follows:	n are as				
Business Zones					
B1 Neighbourhood Centre					
B2 Local Centre B4 Mixed Use		$\boxtimes$			The land is zone B4 Mixed Use
B6 Enterprise Corridor B7 Business Park					which permits the critical development forms being:-
					<ul> <li>A residential flat building.</li> <li>Retail outlet and commercial premises.</li> </ul>
					Subject to consent.
2.3 Zone objectives and land use ta	ble				
<ul><li>(1) The Table at the end of t specifies for each zone:</li></ul>	his Part		_	_	
(a) the objectives for deve and	-	$\boxtimes$			The objectives of the zone have been considered during the assessment of the development
(b) development that may be out without consent, and					application.
<ul> <li>(c) development that may be out only with consent, and</li> <li>(d) development that is prohibit</li> </ul>					
(d) development that is prohib					
(2) The consent authority must have to the objectives for developm zone when determining a developm application in respect of land v zone.	ent in a elopment				
(3) In the Table at the end of this Pa	art:	$\boxtimes$			
<ul> <li>(a) a reference to a type of building or other thing is a reference to a type of building or other that type of building or other and</li> </ul>	uilding or ence to poses of				
(b) a reference to a type of b other thing does not (despite any definition in t	include				

Cla	use	Yes	No	N/A	Comment
(4)	a reference to a type of building or other thing referred to separately in the Table in relation to the same zone. This clause is subject to the other provisions of this Plan.				
Note	-				
1.	Schedule 1 set out additional permitted uses for particular land.				
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.				
3.	Schedule 3 sets out complying development (for which a complying development certificate may be issued as an alternative to obtaining development consent).				
4.	Clause 2.6 requires consent for subdivision of land.				
5.	Part 5 contains other provisions which require consent for particular development.				
6.	Part 6 contains local provisions which require consent for particular development.				
2.4	Unzoned land				
(1)	Development may be carried out on unzoned land only with consent.				The land is within the B4 Mixed Use zone.
(2)	Before granting consent, the consent authority:			$\square$	
	<ul> <li>(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</li> </ul>				
	(b) must be satisfied that the development is appropriate and is compatible with permissible land uses in any such adjoining land.				
2.5	Additional permitted uses for particular land				
(1)	Development on particular land that is described or referred to in Schedule 1 may be carried out:			$\boxtimes$	
	(a) with consent, or				
	(b) if the Schedule so provides— without consent,				
	in accordance with the conditions (if any) specified in that Schedule in relation to that development.				

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.						
<ul> <li>2.6 Subdivision—consent requirements</li> <li>(1) Land to which this Plan applies may be subdivided, but only with consent.</li> <li>Notes.</li> </ul>	$\boxtimes$			A subdivision is not proposed. As a result, the clause will not apply to the development application.		
<ol> <li>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.</li> <li>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.</li> </ol>				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.		
(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.						
<b>2.7 Demolition requires consent</b> The demolition of a building or work may be carried out only with consent.	$\boxtimes$			The soccer club currently on site as well as the car park area and driveways are earmarked for demolition.		
If the demolition of a building or work is identified in an applicable environmental planning instrument, such as this plan or <i>State</i> <i>Environmental Planning Policy (Exempt and</i> <i>Complying Development Codes) 2008</i> as exempt development, the Act enables it to be carried out without development consent.				The statement of effects requests the demolition of the buildings across the site and as such, the process is included in the assessment report.		
Land Use Table Note. A type of development referred to in the L the extent it is not regulated by an applical environmental planning policies in particular may	ble State	e enviror	mental j	planning policy. The following State		
State Environmental Planning Policy (Affordable Rental Housing) 2009 (including provision for secondary dwellings).         State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.         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).         State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.         State Environmental Planning Policy (Rural Lands) 2008.         State Environmental Planning Policy No 33—Hazardous and Offensive Development.         State Environmental Planning Policy No 62—Sustainable Aquaculture.         State Environmental Planning Policy No 64—Advertising and Signage.						
Zone B4 Mixed use zone 1 Objectives of zone						
<ul> <li>To provide a mixture of compatible land uses.</li> </ul>	$\boxtimes$			The relevant objectives are complied with in which the development is within the Auburn		

Clause	Yes	No	N/A	Comment
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.				Town Centre and situated close to a range of services.
<ul> <li>To encourage high density residential development.</li> </ul>	$\boxtimes$			
<ul> <li>To encourage appropriate businesses that contribute to economic growth.</li> <li>To achieve an accessible, attractive and safe public domain.</li> </ul>	$\boxtimes$			
2 Permitted without consent				
Nil				
3 Permitted with consent				
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 <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; 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; Storage premises; Tourist and visitor accommodation; Transport facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies				<ul> <li>The land is zone B4 Mixed Use which permits the critical development forms being:-</li> <li>A residential flat building.</li> <li>Retail outlet.</li> <li>Commercial premise.</li> <li>Subject to consent.</li> <li>The definition of a "retail premise" in the Auburn Local Environmental Plan 2010 includes shops and food and drink premises.</li> <li>The development application does not propose any signage at the front of the building.</li> <li>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 subject of a further consent.</li> </ul>
Part 4 Principal development standards 4.1 Minimum subdivision lot size				
(1) The objectives of this clause are as follows:			$\boxtimes$	A subdivision of the site is not proposed.
(a) to ensure that lot sizes are able to accommodate development consistent with relevant				A minimum allotment size is not designated for the site or immediate locality under the Auburn Local

Cla	use	Yes	No	N/A	Comment
	development controls, and				Environmental Plan 2010.
	(b) to ensure that subdivision of land is capable of supporting a range of development types.				It is identified that two lots are subjected to the redevelopment. It is considered appropriate that the two lots be amplemented into the app
(2)	This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.				lots be amalgamated into the one allotment. This may be addressed as a condition attached to any consent that may be issued.
(3)	The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.				
(3A)	Despite subclause (3), the minimum lot size for dwelling houses is 450 square metres.				
(3B)	Despite subclause (3), if a lot is a battle- axe lot or other lot with an access handle and is on land in Zone R2 Low Density Residential, Zone R3 Medium Density Residential, Zone B6 Enterprise Corridor, Zone B7 Business Park, Zone IN1 General Industrial and Zone IN2 Light Industrial, the minimum lot size excludes the area of the access handle.				
(3C)	Despite subclauses (3)–(3B), the minimum lot size for development on land within the Former Lidcombe Hospital Site, as shown edged blue on the Lot Size Map, is as follows in relation to development for the purpose of:				
	(a) dwelling houses:				
	(i) 350 square metres, or				
	<ul><li>(ii) if a garage will be accessed from the rear of the property - 290 square metres, or</li></ul>				
	<li>(iii) if the dwelling house will be on a zero lot line - 270 square metres,</li>				
	(b) semi-detached dwellings - 270 square metres,				
	(c) multi dwelling housing - 170 square metres for each dwelling,				
	(d) attached dwellings - 170 square metres.				
(4) <b>4.3 I</b>	This clause does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme. Height of buildings				
(1)	The objectives of this clause are as follows:	$\square$			The maximum height of buildings specific on the map is 38 metres.
	(a) to establish a maximum building height to enable appropriate development density to be achieved, and				The height of the building is identified as being 39.2 metres from the natural ground level to the topmost part of the roof being the
	(b) to ensure that the height of buildings is compatible with the character of				parapet (Excluding the design element).

Cla	use	Yes	No	N/A	Comment
	the locality				
(2)	The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.				A variation of 1,200 mm occurs. In addition, there is a roof top design element facing Northumberland Road which
(2A)	Despite subclause (2), the maximum height of office premises and hotel or motel accommodation is:			$\boxtimes$	exceeds the height limit by as much as 4.4 metres. The applicant is requesting a
	(a) if it is within the Parramatta Road Precinct, as shown edged orange on the Height of Buildings Map—27 metres,				variation to the height limit which is discussed under Clause 5.6 below.
	(b) if it is on land within Zone B6 Enterprise Corridor within the Silverwater Road Precinct, as shown edged light purple on the Height of Buildings Map—14 metres.				
4.4 F	Floor space ratio				
(1)	The objectives of this clause are as follows:				
	To establish a maximum floor space ratio to enable appropriate development density to be achieved, and				The floor space ratio designated for the site is 5:1. The floor space ratio of the building is calculated at 10,119 square metres or 4.566:1. Compliance is achieved. This is
	To ensure that development intensity reflects its locality.				based on a building where the corridors are open to the elements.
(2)	The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.	$\boxtimes$			
(2A)	Despite subclause (2), the maximum floor space ratio for development for the purpose of multi dwelling housing on land other than land within the Former Lidcombe Hospital Site, as shown edged black on the Floor Space Ratio Map, is as follows:				
	(a) for sites less than 1,300 square metres—0.75:1,				
	(b) for sites that are 1,300 square metres or greater but less than 1,800 square metres—0.80:1,				
	(c) for sites that are 1,800 square metres or greater—0.85:1.				
(2B)	Despite subclause (2), the maximum floor space ratio for the following development on land in Zone B6 Enterprise Corridor within the Parramatta Road Precinct, as shown edged orange on the Floor Space Ratio Map, is as follows:				
	(a) 1.5:1 for bulky goods premises, entertainment facilities, function centres and registered clubs, and				
	(b) 3:1 for office premises and hotel or motel accommodation.				
(2C)	Despite subclause (2), the maximum floor space ratio for the following				

Clause	Yes	No	N/A	Comment
development on land in Zone B6 Enterprise Corridor within the Silverwater Road Precinct, as shown edged light purple on the Floor Space Ratio Map, is as follows:				
<ul> <li>(a) 1.5:1 for bulky goods premises, entertainment facilities, function centres and registered clubs, and</li> </ul>				
(b) 2:1 for office premises and hotel or motel accommodation.				
<ul> <li>(2D) Despite subclause (2), the maximum floor space ratio for retail premises on land in Zone B6 Enterprise Corridor within the Commercial Precinct, as shown edged green on the Floor Space Ratio Map is 1.5:1.</li> <li>4.5 Calculation of floor space ratio and site</li> </ul>				
area				
(1) Objectives				
The objectives of this clause are as follows:				
(a) to define <i>floor space ratio</i> ,	$\square$			
<ul> <li>(b) to set out rules for the calculation of the site area of development for the purpose of applying permitted floor space ratios, including rules to:</li> </ul>				
<ul> <li>(i) prevent the inclusion in the site area of an area that has no significant development being carried out on it, and</li> </ul>				
<ul> <li>(ii) prevent the inclusion in the site area of an area that has already been included as part of a site area to maximise floor space area in another building, and</li> </ul>				
(iii) requires community land and public places to be dealt with separately.				
(2) Definition of "floor space ratio"				
The <i>floor space ratio</i> of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.				
(3) Site area				
In determining the site area of proposed development for the purpose of applying a floor space ratio, the <i>site area</i> is taken to be:				
<ul> <li>(a) if the proposed development is to be carried out on only one lot, the area of that lot, or</li> </ul>				
(b) if the proposed development is to be carried out on 2 or more lots, the area of any lot on which the development is proposed to be carried out that has at least one common boundary with another lot on which the development is being carried out.				
In addition, subclauses (4)–(7) apply to the calculation of site area for the purposes of applying a floor space ratio to proposed				

Cla	use	Yes	No	N/A	Comment
deve	elopment.				
(4)	Exclusions from site area				
	following land must be excluded from the area:			$\square$	Subclause 4 will not apply to the development application.
(a)	land on which the proposed development is prohibited, whether under this Plan or any other law,				
(b)	community land or a public place (except as provided by subclause (7)).				
(5)	Strata subdivisions				Strata subdivision of the
of ar be in only anot	area of a lot that is wholly or partly on top nother or others in a strata subdivision is to ncluded in the calculation of the site area to the extent that it does not overlap with her lot already included in the site area ulation.				development is not proposed.
(6)	Only significant development to be included				Only the late offered by the
not whic unle	site area for proposed development must include a lot additional to a lot or lots on the development is being carried out ss the proposed development includes ificant development on that additional lot.				Only the lots affected by the development are included in the floor space ratio calculation.
(7)	Certain public land to be separately considered				
to a belo site abov plac by t inclu	the purpose of applying a floor space ratio ny proposed development on, above or w community land or a public place, the area must only include an area that is on, ve or below that community land or public e, and is occupied or physically affected he proposed development, and may not ide any other area on which the proposed elopment is to be carried out.				
(8)	Existing buildings				
prop proje bour calce purp whe	gross floor area of any existing or osed buildings within the vertical action (above or below ground) of the ndaries of a site is to be included in the ulation of the total floor space for the oses of applying a floor space ratio, ther or not the proposed development es to all of the buildings.				
(9)	Covenants to prevent "double dipping"				
site the regis area auth of flo	en consent is granted to development on a comprised of 2 or more lots, a condition of consent may require a covenant to be stered that prevents the creation of floor on a lot (the restricted lot) if the consent ority is satisfied that an equivalent quantity poor area will be created on another lot only ause the site included the restricted lot.				
(10)	Covenants affect consolidated sites				
lf:					

Clause	Yes	No	N/A	Comment
<ul> <li>(a) a covenant of the kind referred to in subclause (9) applies to any land (<i>affected land</i>), and</li> </ul>				
(b) proposed development relates to the affected land and other land that together comprise the site of the proposed development,				
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.				
(11) Definition				
In this clause, <i>public place</i> has the same meaning as it has in the <i>Local Government Act</i> 1993.				
4.6 Exceptions to development standards				
(1) The objectives of this clause are:			$\square$	There are breaches of the height
<ul> <li>(a) to provide an appropriate degree of flexibility in applying certain development standards to particular development, and</li> </ul>				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
(b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.				discussion regarding the height breaches.
(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.				
(3) Consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:				
(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and				
(b) that there are sufficient environmental planning grounds to justify contravening the development standard.				
<ul> <li>(4) Consent must not be granted for development that contravenes a development standard unless:</li> </ul>				
(a) the consent authority is satisfied that:				
(i) the applicant's written request has adequately addressed the				

Cla	ause	Yes	No	N/A	Comment
	<ul> <li>matters required to be demonstrated by subclause (3), and</li> <li>(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and</li> <li>(b) the concurrence of the Director-General has been obtained.</li> </ul>				
(5)	<ul> <li>In deciding whether to grant concurrence, the Director-General must consider:</li> <li>(a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and</li> </ul>				
	(b) the public benefit of maintaining the development standard, and				
	(c) any other matters required to be taken into consideration by the Director-General before granting concurrence.				
(6)	Development consent must not be granted under this clause for a subdivision of land in Zone RUI Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if:				
	(a) The subdivision will result will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or				
	(b) The subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.				
(7)	After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).				
(8)	<ul><li>This clause does not allow consent to be granted for development that would contravene any of the following:</li><li>(a) a development standard for complying development,</li></ul>				

Clause	Y	es	No	N/A	Comment
Environmental Planning Pc	Act, : set r a :tate blicy dex: and				
Part 5 Miscellaneous provisions					
5.6 Architectural roof features					
<ul> <li>(1) The objectives of this clause are:</li> <li>(a) To ensure that any decorative relement does not detract from architectural design of the build and</li> <li>(b) To ensure that promining the second secon</li></ul>	the ling,	]			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
	are				breaching the maximum 38 metre height limit.
(2) Development that includes architectural roof feature that exceeds causes a building to exceed, the he limits set by clause 4.3 may be carr out, but only with consent.	ight	]			The roof feature incorporates two blade walls and a solid element connecting the blades with louvres between. It is identified that:-
<ul> <li>(3) Development consent must not granted to any such development unl the consent authority is satisfied that:</li> </ul>		]			<ul> <li>The design element is a decorative feature.</li> <li>The design element is not an</li> </ul>
(a) the architectural roof feature:					advertising structure.
(i) comprises a decora element on the upperm portion of a building, and					<ul> <li>The design element does not include floor space and not capable of being converted to additional floor space.</li> </ul>
(ii) is not an advertising structure and					<ul> <li>The design element does not create additional shadowing</li> </ul>
<ul> <li>(iii) does not include floor sp area and is not reasona capable of modification include floor space area, an</li> <li>(iv) will cause mini</li> </ul>	ably to nd				onto adjoining areas. The building when viewed from Northumberland Road is provided with a series of rectangular built
<ul> <li>(iv) will overshadowing, and</li> <li>(b) any building identification signage equipment for servicing the build (such as plant, lift motor rooms, stairs and the like) contained in supported by the roof feature is f integrated into the design of the plant overshadowing, and the like overshadowing, stairs and the like overshadowing, supported by the roof feature is for the design of the plant overshadowing, and set overshadowing, and the like overshadowing, and the like overshadowing, stairs and the like overshadowing, and the like overshado</li></ul>	e or ding fire n or fully				forms with the design elements on the uppermost levels forming part of the built form. As such the design elements may be supported.
feature.					
5.9 Preservation of trees or vegetation					
(1) The objective of this clause is to prese the amenity of the area, includ biodiversity values, through preservation of trees and other vegetation	ding the ion.	]			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.
(2) This clause applies to species or kinds trees or other vegetation that prescribed for the purposes of this cla by a development control plan made	are 🗠 iuse	]			A detailed site inspection identifies a small number of shrubs including Callistemon species to be removed

Clause	Yes	No	N/A	Comment
the Council.				but no major trees.
Note. A development control plan may prescribe the trees or other vegetation to which this clause applies by reference to species, size, location or other manner. (3) A person must not ringbark, cut down, top,				The position of a large Eucalyptus tree at the rear of Number 53 and 55 Rawson Street has been reviewed. The tree trunk lies at least 4 metres from the boundary of the site and eventual excavation works.
lop, remove, injure or wilfully destroy any tree or other vegetation to which any such development control plan applies without the authority conferred by:				Excavation works may approach the outer tree root zone of that tree but should not adversely impact upon that tree.
<ul><li>(a) development consent, or</li><li>(b) a permit granted by the Council.</li></ul>				
(4) The refusal by the Council to grant a permit to a person who has duly applied for the grant of the permit is taken for the purposes of the Act to be a refusal by the Council to grant consent for the carrying out of the activity for which a permit was sought.				
(5) This clause does not apply to a tree or other vegetation that the Council is satisfied is dying or dead and is not required as the habitat of native fauna.				
(6) This clause does not apply to a tree or other vegetation that the Council is satisfied is a risk to human life or property.			$\boxtimes$	
(7) A permit under this clause cannot allow any ringbarking, cutting down, topping, lopping, removal, injuring or destruction of a tree or other vegetation:				
(a) that is or forms part of a heritage item, or that is within a heritage conservation area, or			$\boxtimes$	
(b) that is or forms part of an Aboriginal object or that is within an Aboriginal place of heritage significance, unless the Council is satisfied that the proposed activity:			$\boxtimes$	
(c) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area,				
(d) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area.				
<b>Note.</b> As a consequence of this subclause, the activities concerned will require development consent. The heritage provisions of clause 5.10 will be applicable to any such consent.				
(8) This clause does not apply to or in respect of:				
(a) the clearing of native vegetation:				
(i) that is authorised by a development consent or property vegetation plan under the			$\boxtimes$	

Clause	Yes	No	N/A	Comment
Native Vegetation Act 2003, or (ii) that is otherwise permitted under Division 2 or 3 of Part 3 of that Act, or			$\boxtimes$	
(b) the clearing of vegetation on State protected land (within the meaning of clause 4 of Schedule 3 to the <i>Native Vegetation Act</i> 2003) that is authorised by a development consent under the provisions of the <i>Native</i> <i>Vegetation Conservation Act</i> 1997 as continued in force by that clause, or				
(c) trees or other vegetation within a State forest, or land reserved from sale as a timber or forest reserve under the <i>Forestry Act 1916</i> , or				
(d) action required or authorised to be done by or under the <i>Electricity Supply Act 1995</i> , the <i>Roads Act 1993</i> or the <i>Surveying and Spatial</i> <i>Information Act 2002</i> , or				
(e) plants declared to be noxious weeds under the <i>Noxious Weeds Act 1993</i> .	$\boxtimes$			
<b>Note.</b> Permissibility may be a matter that is determined by or under any of these Acts.				
(9) Not adopted				
<b>5.10 Heritage conservation</b> <b>Note.</b> Heritage items, if any are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the Heritage Map as well as being described in Schedule 5.				
(1) Objectives				
The objectives of this clause are as follows:				
(a) to conserve the environmental heritage of Auburn,			$\boxtimes$	The site is not listed in the Auburn Local Environmental Plan 2010 as
(b) to conserve the heritage significance of heritage items and heritage conservation areas including associated fabric, settings and views,				containing items of heritage. The provisions of the clause will not apply to the development application.
(c) to conserve archaeological sites,				There are no heritage listed sites situated immediately close to the
(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.				development site that will be impacted by the proposed works.
(2) Requirement for consent				The nearest heritage items are the Clyde Marshalling Yards and the
Development consent is required for any of the following:			$\boxtimes$	Keighery Hotel. The site does not adjoin the heritage listed items and as such a detailed report is not
(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):				required.
(i) a heritage item,			$\square$	
(ii) an Aboriginal object,				

Clause	Yes	No	N/A	Comment
<ul> <li>(iii) a building, work, relic or tree within a heritage conservation area,</li> <li>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</li> </ul>				
(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,			$\boxtimes$	
(d) disturbing or excavating an Aboriginal place of heritage significance,				
(e) erecting a building on land:				
(i) on which a heritage item is located or that is within a heritage conservation area, or			$\boxtimes$	
(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,				
(f) subdividing land:				
(i) on which a heritage item is located or that is within a heritage conservation area, or				
(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.			$\boxtimes$	
(3) When consent not required				
However, development consent under this clause is not required if:				
(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:				
(i) is of a minor nature, or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site, or a building, work, relic, tree or place within the heritage conservation area, and				
(ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or				
(b) the development is in a cemetery or burial ground and the proposed development:				
(i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and				

Clause	Yes	No	N/A	Comment
(ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or				
(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or			$\square$	
(d) the development is exempt development.				
(4) Effect of proposed development on heritage significance				
The consent authority must, before granting consent under this clause, in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).				
(5) Heritage assessment				
The consent authority may, before granting consent to any development:				
(a) on land on which a heritage item is located, or			$\square$	
(b) on land that is within a heritage conservation area, or				
(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),				
require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.				
(6) Heritage conservation management plans				
The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.				
(7) Archaeological sites				
The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):				
(a) notify the Heritage Council of its intention				

Clause	Yes	No	N/A	Comment
to grant consent, and				
(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.				
(8) Aboriginal places of heritage significance			$\boxtimes$	
The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance: 2010 No 616 Auburn Local Environmental Plan 2010 Clause 5.11 Miscellaneous provisions Part 5 Page 47				
(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and				
(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate about the application and take into consideration any response received within 28 days after the notice is sent.				
(9) Demolition of nominated State heritage items				
The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:				
(a) notify the Heritage Council about the application, and				
(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.				
(10) Conservation incentives				
The consent authority may grant consent to development for any purpose of a building that is a heritage item, or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:				
(a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and				
(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and				
(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and				

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				
<ul> <li>(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.</li> <li>Part 6 Additional local provisions</li> </ul>				
6.1 Acid sulfate soils				
<ol> <li>The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.</li> </ol>	$\boxtimes$			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.				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.
ClassWorks of Land1Any works.2Works below the natural ground surface. Works by which the water table is likely to be lowered.3Works 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.4Works more than 2 metres below the natural ground surface.4Works more than 2 metres below the natural ground surface.5Works 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. 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
(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.				acid sulphate soils would not be a serious concern on the site.
<ul> <li>(4) Despite subclause (2) Development consent is not required under this clause for the carrying out of works if:</li> <li>(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</li> </ul>				

Cla	ause	Yes	No	N/A	Comment
(b)	not required for the works, and the preliminary assessment has been provided to the consent authority and the consent authority has confirmed the assessment by notice in writing to the person proposing to carry out the works.				
(1)	Despite subclause (2), development consent is not required under this clause for the carrying out of any of the following works by a public authority (including ancillary work such as excavation, construction of access ways or the supply of power):				
(a)	emergency work, being the repair or replacement of the works of the public authority required to be carried out urgently because the works have been damaged, have ceased to function or pose a risk to the environment or to public health and safety,				
(b)	routine management work, being the periodic inspection, cleaning, repair or replacement of the works of the public authority (other than work that involves the disturbance of more than 1 tonne of soil),				
(c)	minor work, being work that costs less than \$20,000 (other than drainage work).				
(2)	Despite subclause (2), development consent is not required under this clause to carry out any works if:				
(a)	the works involve the disturbance of more than 1 tonne of soil, such as occurs in carrying out agriculture, the construction or maintenance of drains, extractive industries, dredging, the construction of artificial water bodies (including canals, dams and detention basins) or foundations, or flood mitigation works, or				
	the works are likely to lower the watertable.				
	The objectives of this clause are as follows:				
	<ul> <li>(a) to ensure that earthworks for which a development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features of the</li> </ul>				As stated above a significant amount of excavation work will be undertaken to a depth of 9.4 metres to support the basement car park. The earthworks form part of the
	surrounding land, (b) to allow earthworks of a minor nature				development application and such work will change the typology of the site.
(2)	without separate development consent. Development consent is required for earthworks, unless:				The earthworks form a crucial part of the development proposed and the nature of the site will be altered. In addition:-
	(a) the work does not alter the ground level (existing) by more than 600 millimetres, or				<ul> <li>The works will impact on a number of services and conduits.</li> </ul>

Clause	Yes	No	N/A	Comment
<ul> <li>(b) the work is exempt development under this Plan or another applicable environmental planning instrument, or</li> <li>(c) the work is ancillary to other development for which development</li> </ul>				• The works form part of the proposed development and the basement is an essential component of the development.
<ul> <li>development for which development consent has been given.</li> <li>(3) Before granting development consent for earthworks, the consent authority must consider the following matters:</li> <li>(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,</li> <li>(b) the effect of the proposed development on the likely future use or redevelopment of the land,</li> <li>(c) the quality of the fill or of the soil to be excavated, or both,</li> <li>(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,</li> <li>(e) the source of any fill material and the destination of any excavated material,</li> <li>(f) the likelihood of disturbing relics,</li> <li>(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.</li> <li>Note. The National Parks and Wildlife Act 1974, particularly section 86, deals with disturbing or excavating land and Aboriginal objects.</li> </ul>				<ul> <li>A preliminary contamination assessment report has been submitted with the information package which identifies that the site is suitable to support a development of this nature.</li> <li>Excavation works are taking place close to the property boundaries. A dilapidation report would be required to ensure adjoining building assets are not adversely impacted by the proposed works.</li> <li>The waste management plan identifies that the excavated material will be taken to Art Excavations and Demolitions at Bankstown. A review of the Western Sydney Recycling Directory identifies that the company accepts excavated material.</li> <li>The site is not identified as having archaeological features in the Auburn Local Environmental Plan 2010.</li> <li>The works are not occurring within or close to any formal water course or drinking water</li> </ul>
6.3 Flood planning				catchment.
<ul> <li>(1) The objectives of this clause are:</li> <li>(a) to minimise the flood risk to life and property associated with the use of land,</li> <li>(b) to allow development on land that is compatible with the land's flood hazard,</li> </ul>	$\boxtimes$			The site is prone to flooding and or overland flow. As a result, a flood study has been submitted with the information package which is prepared by NPC and dated June
taking into account projected changes as a result of climate change,				2015 2014.
(c) to avoid significant adverse impacts on flood behaviour and the environment.				Council's engineers have assessed the flood study and determine that
(2) This clause applies to:				the development may proceed as deferred commencement consent.
(a) land that is shown as "Flood planning area" on the Flood Planning Map, and	$\square$			
(b) other land at or below the flood planning level.				
(3) Development consent must not be granted for development on land to which this clause applies unless the consent authority is satisfied that the development:				
(a) is compatible with the flood hazard of the land, and				
(b) is not likely to significantly adversely affect				

Clause	Yes	No	N/A	Comment
flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and				
(c) incorporates appropriate measures to manage risk to life from flood, and				
(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				
(e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.				
(4) A word or expression used in this clause has the same meaning as it has in the NSW Government's <i>Floodplain</i> <i>Development Manual</i> published in 2005, unless it is otherwise defined in this clause.				
(5) In this clause:				
<b>flood planning level</b> means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.				
<i>Flood Planning Map</i> means the Auburn Local Environmental Plan 2010 Flood Planning Map. <b>6.5 Essential Services</b>				
(1) Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required:				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.
(a) the supply of water,				Permanent electrical supply can be
(b) the supply of electricity,				made available to the building. The proposed substation will be located
<ul><li>(c) the disposal and management of sewage.</li></ul>				within the development site at Number 5 and 7 Northumberland
(d) stormwater drainage or on-site conservation,				Road with the substations servicing all three sites known as 5 and 7, 12 and 14 Northumberland Road and
(e) suitable road access.				Number 6 and 8 Station Road.
(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.				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.
				Correspondence confirms that critical services are capable of being supplied to the development.
Schedule 1 Additional permitted uses "Nil				1 1 1

## 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:

Req	uirement	Yes	No	N/A	Comments
2.0 E	Built Form				
Obje	ectives				
a.	To provide richness of detail and architectural interest, especially to visually prominent parts of buildings such as lower storeys and street facades.				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.	$\boxtimes$			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				There is appropriate building treatment facing the laneway although it is identified that:-
d.	the street, and maintain residential amenity. To achieve active street frontages with	$\boxtimes$			<ul> <li>The new upgraded driveway to the site is proposed within the same location as the current driveway.</li> </ul>
u.	good physical and visual connections between buildings and the street.				<ul> <li>The position of the driveway</li> </ul>
e.	To ensure consistency in the main street frontages of buildings.	$\square$			creates a cavity at the south west side of the building across the ground level and Level one. This
f.	To ensure building depth and bulk appropriate to the environmental setting and landform.				has been reviewed and considered an appropriate design solution for ensuring that the laneway is not the sole means of
g.	To ensure building separation is adequate to protect amenity, daylight penetration and privacy between adjoining developments.				access to and from the site. Council engineers are seeking to limit excessive use of the laneway and as such, a vehicle access
h.	To ensure that the form, scale, design and nature of development enhances the streetscape and visual quality of	$\boxtimes$			point on site direct from Northumberland Road is considered more optimal.
i.	commercial areas. To ensure that the built form and density of a new development respects the scale, density and desired future character of	$\boxtimes$			There is a colonnade facing Northumberland Road adjacent to the front of both commercial tenancies. An active street frontage is provided to
j.	the area. To ensure development appropriately supports the centres hierarchy.				Northumberland Road due to the proposed commercial premises facing the road.
					The concept of a mixed use development incorporating commercial premises at grade and a residential flat

		building above is supported. The development will improve or enhance the visual quality of the immediate locality. <u>Shadowing</u> As previously identified, the development will cast a significant shadow towards the south which is expected for a building this size. The shadow is cast across commercial and retail premises.
Development Controls		
<b>D1</b> To allow for their adaptive use, mixed use buildings are to incorporate the following flexible design requirements:		
<ul> <li>the number of internal apartment structural walls are to be minimised; and</li> </ul>		The proposed layout and design of the apartments are considered to be flexible to allow reconfiguration at a later date.
<ul> <li>ceiling heights for the ground floor is to be a minimum of 3.6 metres.</li> </ul>		The ground floor is to be occupied by two commercial / retail tenancies. The ceiling heights of 3.6 metres are appropriate.
<b>D2</b> Residential components are to be provided with direct access to street level with entrances clearly distinguishable from entries to commercial premises.		The entrance to the residential tower is separate to the entrances to the commercial tenancies.
<b>D3</b> Secure entries are to be provided to all entrances to private areas, including car parks and internal courtyards.		A crime safety audit has been provided which identifies a number of safety issues that requires attention. This is
D4 Car parking provided for the residential component of the development is to be clearly delineated and provided separate to general customer parking.		addressed earlier in the report.
D5 Development shall be designed to locate loading bays, waste storage/collection areas and any other noise and odour generating aspects of buildings away from		The loading bay and waste storage area is situated away from residential areas. The loading and unloading facilities are situated at the rear of the building accessible from the lane way
residential areas. <b>D6</b> Vehicular circulation areas must be legible and must differentiate between the commercial service requirements, such as loading areas, and residential access.		or driveway for garbage trucks. It is identified that the loading area is likely to require a shared arrangement with Number 6 to 8 Station Road. This is addressed as conditions attached to the recommendation.
<b>D7</b> Mechanical plant is to be located on the roof or visually and acoustically isolated from residential uses.		Suitable plant has been proposed as part of the development and is not considered to impact on surrounding uses.
2.1 Number of storeys		
<ul> <li>Performance criteria</li> <li>P1 To ensure an acceptable level of amenity and future flexibility is provided for new commercial and residential developments.</li> </ul>		The proposed development is considered to provide an acceptable level of amenity for the intended occupants.
<b>Development controls</b> <b>DI</b> The minimum finished floor level (FFL) to		

	finished ceiling level (FCL) shall be as follows:			
	3300mm for ground level     (regardless of the type of	$\boxtimes$		The two commercial premises are provided with a ceiling height of 3.6 metres.
	<ul> <li>development);</li> <li>3300 for all commercial/retail levels; and</li> </ul>	$\boxtimes$		Floor to ceiling heights of 2.7m have
	• 2700mm for all residential levels above ground floor.	$\boxtimes$		been provided for each residential floor level.
2.2	Articulation and proportion			
Perf PI	ormance criteria The bulk, scale and intensity of development is consistent with the scale of surrounding existing and planned developments.			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.
P2	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.			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. The facades have balanced horizontal and vertical elements and well-spaced windows.
P3	New facades complement the predominant horizontal and vertical proportions in the street and are compatible with surrounding buildings.			
Р4	Ensure infill development is well articulated, makes a positive contribution to the streetscape and responds to local urban character.			
Р5	Retain the use of awnings as visually dominant and coordinating townscape features.	$\square$		Any street awning may be addressed as a condition attached to any consent that may be issued.
	Ensure new development maintains a pedestrian scale, and provides weather protection at street level elopment controls Buildings shall incorporate:			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.
	<ul> <li>balanced horizontal and vertical proportions and well spaced and proportioned windows;</li> </ul>	$\boxtimes$		
	<ul> <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>	$\boxtimes$		
D2	The maximum width of blank walls for building exteriors along key retail streets shall be 5m or 20% of the street frontage,	$\boxtimes$		The ground floor treatment is of an appropriate scale and includes large areas of glazing.

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.			
<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.			
D5 Street awnings which appear as horizontal elements along the façade of the building shall be provided as part of all			Any street awning may be addressed as a condition attached to any consent that may be issued.
<ul><li>new development.</li><li>D6 Where development has two (2) street frontages the streetscape should be addressed by both facades.</li></ul>			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.
2.3 Materials			
<ul><li>Performance criteria</li><li>PI Materials enhance the quality and character of the business precinct.</li></ul>			The proposed materials are considered to be of high quality and contemporary appearance which will enhance the
P2 The use of face brick (smooth faced) is encouraged.	$\boxtimes$		character of the town centre. A full list of materials to be used in the development has been provided. They
<b>P3</b> The use of cement render on building facades is discouraged due to the high ongoing maintenance issues.			include:- Alucobond panel finish for several wall elements coloured "Natural Copper".
Development controls			Ground and first storey to have
<b>DI</b> New buildings shall incorporate a mix of solid (i.e. masonry concrete) and glazed			sandstone treatment facing Northumberland Road.
materials, consistent with the character of buildings in the locality. The use of cement rendering shall be minimised.			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			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.
<ul><li>certain features of the building.</li><li>D3 Building facades at street level along primary streets and public places consist of a minimum of 80% for windows/glazed</li></ul>			The material sheet does not suggest any use of render material for the development.
<ul><li>areas and building and tenancy entries.</li><li>D4 Visible light reflectivity from building materials used on the facades of new buildings shall not exceed 20%.</li></ul>			Large portions of the ground floor facing Northumberland Road and the lane way comprise glazed elements.
2.4 Roofs			
Performance criteria			

PI	Roof design is integrated into the overall building design.			
	<b>elopment controls</b> Design of the roof shall achieve the following:			
	<ul> <li>concealment of lift overruns and service plants;</li> <li>presentation of an interesting skyline;</li> <li>enhancing views from adjoining developments and public places; and</li> <li>complementing the scale of the building.</li> </ul>			Plant rooms are to be located at the rear of the building at grade and contained within the loading / unloading area.
D2	Roof forms shall not be designed to add to the perceived height and bulk of the building.			The matter concerning the additional roof elements that breach the 38 metre height limit is addressed under Clause 5.6 of the Auburn Local Environmental Plan 2010.
	Where outdoor recreation areas are proposed on flat roofs, shade structures and wind screens shall be provided.		$\boxtimes$	There are no recreation areas proposed on the roof of the tower building.
2.5	Balconies			
Perf P1	ormance criteria Balconies contribute positively to the amenity of residents and the visual quality of the local centre.	$\boxtimes$		
Dev D1	elopment controls Opaque glazing and / or masonry for balconies is encouraged.	$\square$		The balustrades for the majority of the apartments are shown to be glazed using opaque glass. A minority of the
D2	Clear glazing for balconies is prohibited.	$\square$		apartments are shown with solid balustrades.
D3	Verandas and balconies shall not be enclosed.	$\boxtimes$		None of the balconies are to be enclosed.
D4	Balconies and terraces shall be oriented to overlook public spaces.	$\boxtimes$		The facade and balconies present to Northumberland Road and the lane way in a coordinated manner.
D5	The design of the underside of the balcony shall take into consideration the view of the underside from the street and shall not have exposed pipes and utilities.	$\square$		
D6	Screens, louvers or similar devices shall be provided to balconies so as to visually screen any drying of laundry.	$\square$		

2.6	Interface with schools, places of public			
	worship, and public precincts			
	elopment controls Where a site adjoins a school, place of public worship or public open space:			
	• This interface shall be identified in the site analysis plan and reflected in building design;			The site adjoins a Council owned building and community facility. There is a small park nearby but the development will not adjoin the park.
	• Building design incorporates an appropriate transition in scale and character along the site boundary(s);	$\boxtimes$		Residents on the upper levels facing north will have clear views of the park.
	• Building design presents an appropriately detailed facade and landscaping in the context of the	$\square$		There is a child care centre at 11 to 13 Northumberland Road.
D2	adjoining land use. The potential for overlooking of playing areas of schools shall be minimised by siting, orientation or screening.			There is no direct viewing into the child care centre playground because the play area of that facility is situated on the northern curtilage of the building.
D3	Fencing along boundaries shared with public open space shall have a minimum transparency of 50%.			A dilapidation report will be required addressing Council assets.
D4	Sight lines from adjacent development to public open space shall be maintained and/or enhanced. Direct, secure private access to public open space is encouraged, where possible.			
	Streetscape and Urban form	1	1	I
Obje a.	ectives To ensure development integrates well with the locality and respects the streetscape, built form and character of the area.			The proposed building if approved and built would be the first significant building for the locality however the long term vision for the locality is for other mid rise buildings of similar height and stature to promote more residential development close to a transport node.
b.	To encourage innovative development	$\square$		The building is consistent with the long term vision for the locality.
	which is both functional and attractive in its context.			The architectural treatment of the building is functional and attractive.
	Streetscape ormance criteria New and infill development respects the integrity of the existing streetscape and is sympathetic in terms of scale, form, height, shopfront character, parapet, veranda design, and colours and materials, in a manner which interprets the traditional architecture, albeit in modern forms and materials.			The design concept and façade treatments of the development are compatible with the streetscape.
P2	New development conserves and enhances the existing character of the street with particular reference to architectural themes.			
P3	To ensure that a diversity of active street frontages is provided which are compatible with the scale, character and	$\boxtimes$		Active frontages are expected along Northumberland Road.

	architectural treatment of Auburn's local area.				
P4	To maintain the surviving examples of original whole shop frontages where the shop frontages contribute to the local character.			$\square$	There are no shop fronts currently existing on site.
Р5	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.	$\boxtimes$			The treatment of the ground floor is compatible with the scape, character and architectural treatment of the Auburn Town Centre.
Dev	elopment controls				
D1	Applicants shall demonstrate how new development addresses the streetscape and surrounding built environment.				The shopfronts are to be fully glazed which is compatible with the materials proposed for the remainder of the
D2	New shopfronts shall be constructed in materials which match or complement materials used in the existing building.	$\square$			building at ground level.
D3	Development shall provide direct access between the footpath and the shop.	$\boxtimes$			
D4	Development shall avoid the excessive use of security bars.	$\boxtimes$			
D5	Block-out roller shutters are not permitted.	$\boxtimes$			
D6	Signage shall be minimised and coordinated to contribute to a more harmonious and pleasant character for the locality.	$\boxtimes$			No signage is proposed as part of the development application.
	Setbacks				
	ormance criteria				
PI	The setback of new buildings is consistent with the setback of adjoining buildings.	$\boxtimes$			The planning controls allow a hard edge built form to Northumberland
P2	The built edge of development at the street frontage contributes to a sense of enclosure and scale within the centre.	$\boxtimes$			Road. The ground level is setback 2.5 metres from Northumberland Road to allow an appropriate entrance to the
P3	Building design minimises building bulk within the streetscape through use of setbacks, architectural features and	$\square$			commercial tenancies / shops as well as a colonnade or walkway.
Dev	variations in materials and colour palette.				The Levels above the commercial floor are shown to be built on the front property boundary which is consistent
Dev					with the planning controls.
D1	New development or additions to existing development shall adopt front setbacks, as shown in Figure 2 (refer to section	$\boxtimes$			
	14.2 Setbacks for Auburn Town Centre) and Figure 8 (refer to section 15.2 Setbacks for Lidcombe Town Centre).				
4.0	Mixed Use Developments	l	1	l	1
	ectives	_	_	_	
a)	To encourage sustainable development by permitting services and employment- generating uses in conjunction with residential uses.	$\boxtimes$			The proposed development generally satisfies the objectives for mixed use development insofar as employment generating uses are provided in
b)	To provide affordable residential development within close proximity to transport, employment and services.	$\square$			conjunction with residential uses. A mix of apartment sizes is provided in close proximity to transport and services and
c)	To enhance the vitality and safety of commercial centres by encouraging further residential development.	$\boxtimes$			the vitality and safety of the town centre is enhanced or maintained.
d)	To achieve a lively and active street	$\square$			

e) f)	frontage by encouraging the integration of appropriate retail and commercial uses with urban housing. To manage the bulk, scale and traffic generation of mixed use developments. To ensure that mixed use developments are designed having adequate regard for the amenity of occupants and surrounding development.	$\boxtimes$		It is identified that there is adequate car parking to support the residential part of the development. It is also shown that there is adequate car parking to support the commercial / retail tenancies provided.
	Building design ormance criteria			
PI	Mixed use developments are designed to architecturally express the different functions of the building while sympathetically integrating into the local			This is achieved in which the ground floor commercial / retail tenancies are defined.
P2	centre streetscape. 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.			The appearance of the residential flat building is different to the ground floor in terms of building materials, colours and design.
Dev	elopment controls			
D1	The architecture of ground level uses shall reflect the commercial/retail function of the centre.	$\bowtie$		
D2	Buildings shall achieve a quality living environment that sympathetically integrates into the character of the commercial precinct.	$\boxtimes$		
D3	Commercial and retail servicing, loading and parking facilities shall be separated from residential access and servicing and parking.	$\boxtimes$		The loading area and garbage storage area is situated at the rear of the building.
D4	The design of buildings on corner sites or at the ends of a business/commercial zone shall emphasise the corner as a	$\boxtimes$		The site situated on the corner of a road carriageway and a laneway / right of way.
	focal point.			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.
	Active street frontages ormance criteria			
PI	Active frontage uses are defined as one of a combination of the following at street level:			
	<ul> <li>front entry to shopfront;</li> <li>shop front;</li> <li>café or restaurant if accompanied by an entry from the street;</li> </ul>	$\boxtimes$		The development includes two commercial / retail tenancies at ground level. The southern tenancy is oriented
	<ul> <li>active office uses, such as reception, if visible from the street; and</li> <li>public building if accompanied by an entry.</li> </ul>			towards the laneway to provide a sense of address to the lane.
Dev	elopment controls			

			r		
D1	Retail outlets and restaurants are located at the street frontage on the ground level.	$\square$			This is achieved.
D2	A separate and defined entry shall be provided for each use within a mixed use development.	$\square$			This is achieved.
D3	Only open grill or transparent security (at least 70% visually transparent) shutters are permitted to retail frontages.			$\boxtimes$	No security grills are provided to the development.
4.3	Awnings				
P1	ormance criteria Street frontage awnings are to be provided in all areas with active frontage	$\boxtimes$			Any street awning may be addressed as a condition attached to any consent that may be issued.
	elopment controls Awning dimensions shall generally be:				
	<ul> <li>horizontal in form;</li> <li>minimum 2.4m deep (dependent on footpath width);</li> </ul>	$\boxtimes$			
	<ul> <li>minimum soffit height of 3.2m and maximum of 4m;</li> </ul>	$\boxtimes$			
	steps for design articulation or to accommodate sloping streets are to be integral with the building design			$\boxtimes$	
	<ul> <li>and should not exceed 700mm;</li> <li>low profile, with slim vertical fascia or eaves (generally not to exceed 300mm height);</li> </ul>	$\boxtimes$			
	<ul> <li>1.2m setback from kerb to allow for clearance of street furniture, trees, and</li> </ul>	$\square$			
	<ul> <li>other public amenity elements; and</li> <li>In consideration of growth pattern of mature trees.</li> </ul>	$\boxtimes$			
D2	Awning design must match building facades, be complementary to those of adjoining buildings and maintain continuity.	$\boxtimes$			
D3	Awnings shall wrap around corners for a minimum 6m from where a building is sited on a street corner.			$\square$	
D4	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.			$\boxtimes$	
D5	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.	$\boxtimes$			
D6	Soft down lighting is preferred over up lighting to minimise light pollution.	$\square$			
D7	Any under awning sign is to maintain a minimum clearance of 2.8m from the level of the pavement.	$\boxtimes$			
D8	All residential buildings are to be provided with awnings or other weather protection at their main entrance area.	$\boxtimes$			
4.4	Arcades				
-	ormance criteria Provide safe and convenient connections			$\square$	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
P2	Encourage the use of parking at the rear of a development site by providing good access to the front of the site.		$\boxtimes$	application.
P3	Encourage activity within arcades.		$\boxtimes$	
	lopment controls rcades shall:			
'	<ul> <li>Accommodate active uses such as shops, commercial uses, public uses, residential lobbies, cafes or restaurants;</li> </ul>			
	<ul> <li>Be obvious and direct thoroughfares for pedestrians;</li> </ul>			
	<ul> <li>Provide for adequate clearance to ensure pedestrian movement is not obstructed;</li> </ul>			
	<ul> <li>Have access to natural light for all or part of their length and at the openings at each end, where practicable;</li> </ul>		$\boxtimes$	
	<ul> <li>Have signage at the entry indicating public accessibility and to where the</li> </ul>		$\boxtimes$	
	<ul> <li>arcade leads; and</li> <li>Have clear sight lines and no opportunities for concealment.</li> </ul>		$\boxtimes$	
n e	Where arcades or internalised shopping nalls are proposed, those shops at the ntrance must have direct pedestrian ccess to the street.		$\boxtimes$	
	Amenity			
Perfo P1	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.	$\boxtimes$		The development provides for an appropriate level of residential amenity. Refer to the SEPP 65/Residential Flat Design Code assessment section of the report.
Deve	lopment controls			
D1	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.	$\boxtimes$		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.
	Residential flat building component of nixed use developments			
Appli Build requi comp	cants shall consult the Residential Flat ings Part of this DCP for the design rements for the residential flat building ponent of a mixed use development. rivacy and Security			Refer to the Auburn DCP - Residential Flat Buildings compliance table which is addressed earlier in the report.
	ctives			
a.	To provide personal and property security for residents and visitors and enhance perceptions of community safety.	$\boxtimes$		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			Command who has provided a number of recommendations to address crime.
c.	residents. To create a balance of uses that are safe and easily accessible.	$\boxtimes$		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.	$\square$		
e.	To enhance the architectural character of buildings at night, improve safety and enliven the town centre at night.	$\square$		
Per P1	formance criteria Private open spaces and living areas of adjacent dwellings are protected from overlooking.	$\square$		This is achieved.
	Site layout and design of buildings, including height of front fences and use of security lighting, minimises the potential for crime, vandalism and fear. relopment controls	$\boxtimes$		
D1	Views onto adjoining private open space shall be obscured by:			
	<ul> <li>Screening with a maximum area of 25% openings is permanently fixed and made of durable materials; or</li> </ul>	$\boxtimes$		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
	<ul> <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</li> </ul>	$\boxtimes$		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.
	further improve privacy.			Views to the child care centre
D2	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.	$\boxtimes$		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
D3	Shared pedestrian entries to buildings shall be lockable.	$\boxtimes$		the northern curtilage of that building.
D4	Buildings adjacent to streets or public spaces shall be designed to allow casual surveillance over the public area.	$\boxtimes$		
D5	Pedestrian walkways and car parking shall be direct, clearly defined, visible and provided with adequate lighting, particularly those used at night.	$\boxtimes$		
D6	Landscaping and site features shall not block sight lines and are to be minimised.	$\bowtie$		No external seating is proposed in this
D7	Seating provided in commercial areas of a development shall generally only be located in areas of active use where it will be regularly used.		$\boxtimes$	development adjacent to the ground floor shops / commercial premises.
D8	Adequate lighting shall be provided to minimise shadows and concealment spaces.	$\square$		
D9	All entrances and exits shall be made clearly visible.	$\boxtimes$		The entry to the residential part of the building is separate to the entry area to the two commercial / retail tenancies.
				This is achieved.

	D10	Buildings shall be arranged to overlook public areas and streets to maximise surveillance.				
	D11	Development shall be consistent with Council's Policy on Crime Prevention Through Environmental Design.				
	5.1	Lighting				
	Perf P1	ormance criteria 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.				Conditions of consent could be imposed with regards to lighting.
	P2	The use of integrated lighting systems in retail shops is both functional and decorative.				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
	P3	Lighting is sufficient for its purpose and used to make bold design statements.	$\square$			fit out of the tenancies.
	P4	Lighting does not interfere with amenity of residents or safety of motorists.				
		elopment controls 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.				
	D2	Lighting systems shall incorporate specific display lighting to reinforce merchandise and provide a contrast against the street lighting generally.				
	D3	Surface mounted fluorescent fixtures shall not be considered in any part of the retail areas of the premises.				
	D4	The light source shall be selected to provide the desired light effect; however, fitting and methods shall be chosen produce the highest energy efficiency.				
	D5	Lighting shall not interfere with the amenity of residents or affect the safety of motorists.				No signs are proposed within this development.
	D6	Excessive lighting shall not be permitted. Light spill onto the street into the public domain shall be minimised.				
ľ	5.2	Shutters and grilles		İ	İ	
	Perf PI	ormance criteria Security shutters, grilles and screens allow the viewing of shopfront windows and light to spill out onto the footpath.				Part 5.2 will not apply to the development application.
I	P2	Shutters, grilles and screens are to be				

	made from durable, graffiti-resistant materials and compatible with the building style.			
	elopment controls Windows and doors of existing shopfronts shall not be filled in with solid materials.		$\boxtimes$	
D2	Security shutters, grilles and screens shall:			
	• be at least 70% visually permeable (transparent);		$\boxtimes$	
	<ul> <li>not encroach or project over Council's footpaths; and</li> </ul>		$\boxtimes$	
	• be made from durable, graffiti- resistant materials.		$\boxtimes$	
	Solid, external roller shutters shall not be permitted.		$\square$	
	Noise ormance criteria			
PI	New developments within major arterial roads or railway lines are designed to mitigate noise and vibration impacts.	$\boxtimes$		The matter of noise has been addressed earlier in the report under State Environmental Planning Policy "Infrastructure 2007.
P2	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. elopment controls			
DI	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:			
	<ul> <li>Development Near Rail Corridors and Busy Roads, NSW Department of Planning, December 2008 - Interim Guidelines.</li> </ul>			
	<ul><li>NSW Industrial Noise Policy;</li><li>Interim Guideline for the Assessment</li></ul>		$\boxtimes$	
	of Noise from Rail Infrastructure Projects; and	$\boxtimes$		
	• Environmental Criteria for Road and Traffic Noise.	$\boxtimes$		
	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			This is achieved.

proposed commercial premise.			
<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.			The acoustic report provided by Acoustic Logic has been assessed specific to internal and external noise sources.
and bam.			The report provides a small number of recommendations to address potential noise sources.
			The report should be incorporated into any consent issued due to the recommendations that are made.
5.4 Wind Mitigation			
<ul> <li>Performance Criteria</li> <li>P1 New developments satisfy nominated wind standards and maintain comfortable conditions for pedestrians.</li> <li>Development Controls</li> </ul>			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
<b>D1</b> Site design for tall buildings (towers) shall:			identifies:-
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;			<ul> <li>The Northumberland Road footpath will continue to be exposed to the north east winds.</li> </ul>
<ul> <li>ensure that tower buildings are well spaced from each other to allow breezes to penetrate local centres;</li> </ul>	$\square$		There is good shielding to the south and west which will assist in
<ul> <li>consider the shape, location and height of buildings to satisfy wind criteria for public safety and comfort at</li> </ul>	$\boxtimes$		reducing wind speed around the sites.
<ul> <li>ground level; and</li> <li>ensure useability of open terraces and balconies.</li> </ul>	$\boxtimes$		<ul> <li>The common areas will be protected by winds due to the barriers or by the building itself.</li> </ul>
<b>D2</b> A Wind Effects Report is to be submitted with the DA for all buildings greater than 35m in height.			<ul> <li>Higher risk balconies have moveable shutters.</li> </ul>
		$\boxtimes$	Generally, the report does not find any adverse impact specific to wind issues.
<b>D3</b> For buildings over 48m in height, results of a wind tunnel test are to be included in the report.			
6.0 Access and Car Parking In addition to this section, applicants shall consu- parking and loading requirements for all developm			
6.1 Access, loading and car parking requirements			
Development controls			It is determined that there is a dam.
<b>DI</b> Car parking rates shall be provided in			It is determined that there is adequate car parking to support the
accordance with the Parking and Loading Part of this DCP.			development. Car parking is addressed at a later stage in the report.
6.2 Creation of new streets and laneways Performance criteria			
<b>P1</b> All new proposed roads are designed to convey the primary function of the street, including:			The proposal does not include any new
<ul> <li>Safe and efficient movement of vehicles and pedestrians;</li> </ul>		$\boxtimes$	The proposal does not include any new streets or laneways. The provisions
• Provision for parked vehicles and		$\square$	stated here will not apply to the development.
<ul><li>landscaping, where appropriate;</li><li>Location, construction and maintenance</li></ul>		$\square$	
of public utilities; and • Movement of service and delivery		$\square$	
vehicles.			

	elopment controls On some sites, new streets may be able to be introduced. Where a new street shall be created, the street shall be built to Council's standards, Road Design Specification D1 and relevant Quality Assurance requirements while having regards to the circumstances of each proposal. Consideration will be given to maintaining consistency and compatibility		$\boxtimes$	
D2	with the design of existing roads in the locality. On site car parking shall be provided below ground or located within the building and well screened.		$\boxtimes$	
D3	Development adjoining a new laneway shall contribute to an attractive streetscape and presents a well designed and proportioned facade and incorporates windows, balconies, doorways and landscaping, where possible.			The development adjoins a laneway but it is an existing laneway which services the retail / commercial establishments situated at 53 to 77 Rawson Street Auburn.
	New public laneways created within large blocks shall maximise pedestrian and vehicle connections within local centres. A minimum width of 6m shall be provided		$\boxtimes$	
	for all carriageways on access roads. If parallel on-street parking is to be provided, an additional width of 2.5m is		$\boxtimes$	
D6	required per vehicle per side. New streets shall be dedicated to Council. The area of any land dedicated to Council shall be included in the site area for the purpose of calculating the floor space		$\boxtimes$	
7.0	ratio. .andscaping			
	ectives		 	
a.	To create attractive buildings, public spaces and walkways.	$\boxtimes$		The concept landscape plan provides for appropriate landscaping which
b.	To improve visual quality and contribute to a more positive local centre experience. To reduce impacts on climate change at	$\square$		responds to the scale of the development.
C.	the local level and improve the natural environmental features and local ecology of the local centre.	$\square$		The landscape plan shows limited forms of landscaping at the ground level but more landscaping across
d.	To improve the amenity of business and commercial precincts through preserving and retaining existing mature trees where	$\boxtimes$		Level 1 mainly surrounding and within the common open space areas.
	practical.			Landscaping is limited on site due to
e.	To support landscape design that incorporates the planting of endemic landscape species wherever possible.	$\boxtimes$		the size of the basement excavation and the typology of the building as well as location within the Auburn Town
f.	To ensure that new street furniture is coordinated with existing street furniture and does not create clutter and obstacles		$\square$	Centre.
g.	in public spaces. To ensure that public areas respond to the needs of people with sensory and other disabilities.	$\boxtimes$		
Perf	ormance criteria			
P1	Landscaping forms an integral part of the overall design concept.	$\square$		
P2	Landscape reinforces the architectural character of the street and positively contributes to maintaining a consistent and memorable character.	$\boxtimes$		

P3	Landscaped areas are used to soften the impact of buildings and car parking areas as well as for screening purposes.			All car parking is to be provided within the basement levels.
P4	Landscaped areas are provided for passive and recreational use of workers.	$\boxtimes$		
P5	Enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings.	$\boxtimes$		
P6	Encourage the planting of low water consumption plants and trees.	$\boxtimes$		
Deve	elopment controls			
D1	Development shall incorporate landscaping in the form of planter boxes to soften the upper level of buildings.	$\boxtimes$		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.
D2	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.		$\boxtimes$	Car parking areas at grade are not proposed in this application.
D3	In open parking areas, one (1) shade tree per ten (10) spaces shall be planted within the parking area.		$\boxtimes$	
D4	Fencing shall be integrated as part of the landscaping theme so as to minimise visual impacts and to provide associated site security.	$\boxtimes$		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
D5	Paving and other hard surfaces shall be consistent with architectural elements.	$\boxtimes$		the development.
7.1	Street trees			
D1	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.	$\boxtimes$		The landscape plan does not show any street trees at the front of the site.
D2	Street tree planning shall be consistent with Council's Street Tree Masterplan or relevant Public Domain Plan or Infrastructure Manual.	$\boxtimes$		The Public Domain Manual will control the streetscape upgrades required at the front of the site. The Manual suggests:-
D3	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		$\square$	<ul> <li>Repaving of Northumberland Road.</li> <li>Improved street tree planting.</li> </ul>
D4	enhanced. 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.			Should the development application be supported, appropriate conditions would be included in the recommendation addressing the public domain.
D5	Driveways and services shall be located to preserve significant trees.	$\boxtimes$		
D6	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.		$\boxtimes$	

D7	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.			
8.0	Energy Efficiency and Water Conservation			
	ectives			
a.	To achieve energy efficient commercial and retail developments.	$\square$		A BASIX Certificate has been submitted to address the energy
b.	To encourage site planning and building design which optimises site conditions	$\boxtimes$		efficiency and water conservation measures required for the residential component of the building and the
c.	to achieve energy efficiency. To minimise overshadowing of the public domain including streets and	$\boxtimes$		common areas (such as foyers and basement car park).
d.	open space. To give greater protection to the natural environment by reducing greenhouse	$\boxtimes$		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.
e.	gas emissions. To encourage the installation of energy efficient and water conserving appliances.	$\boxtimes$		Overshadowing of the public domain is limited to footpath and road surfaces and not parklands.
f.	To reduce the consumption of non- renewable energy sources for the purposes of heating, water, lighting and temperature control.	$\boxtimes$		The development will create shadow impacts across the roofs of retail premises situated along Rawson Street
g.	To minimise potable water mains demand of non-residential development by implementing water efficiency	$\square$		which is inevitable given the proposed height of the building.
0 1	measures.			
0.1	Energy efficiency			
Perf PI	ormance criteria 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.			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.
	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			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. The BASIX Certificate requires energy efficient lighting be installed in common areas and this is considered an acceptable energy efficient measure.
8.2	renewable energy resources for all lighting on site. A statement shall be included with the development application addressing these requirements. Water conservation			
0.2				
Perf PI	ormance criteria Water efficiency is increased by appropriate building design, site layout, internal design and water conserving appliances.	$\boxtimes$		The submitted BASIX Certificate addresses water conservation.

DI New recyc reticu potab irrigat	ent controls developments shall connect to led water if serviced by a dual lation system for permitted non ole uses such as toilet flushing, tion, car washing, fire fighting and		$\boxtimes$	
D2 When reticu incluc systeu resou such washi	suitable purposes. e a property is not serviced by a dual llation system, development shall de an onsite rainwater harvesting m or an onsite reusable water irce for permitted non potable uses as toilet flushing, irrigation, car ing, fire fighting and other suitable			A rainwater tank with a capacity of 5,000 litres is proposed. The rainwater tank is situated within the common area close to the entry of that area on Level one.
fixture Efficie indus	lopment shall install all water using es that meet the WELS (Water ency Labelling Scheme) rated try standards.			The installation of water efficient fixtures is a BASIX requirement.
Applicants Drainage F	shall consult the Stormwater Part of this DCP for requirements for r management.			The proposed method of stormwater disposal is generally acceptable to Council's Development engineers subject to appropriate conditions of consent to be attached to any consent
8.4 Rainw	vater tanks			that may be issued.
PI Adequinew collect	<b>nce criteria</b> uate measures are incorporated into development to encourage the ction and reuse of stormwater and ce stormwater runoff.			A rainwater tank with a capacity of 5,000 litres is proposed. The rainwater tank is situated within the common area close to the entry of that area on Level one.
DI Rainv of all	ent controls water tanks shall be installed as part I new development in accordance he following:			
	rainwater tank shall comply with the ant Australian Standards;			
treate mate tones	rainwater tank shall be constructed, ed or finished in a non-reflective rial that blends in with the overall s and colours of the subject and ounding development;			
base	water tanks shall be permitted in ments provided that the tank meets cable Australian Standards;	$\boxtimes$		
<ul> <li>The tanks devel indivi tanks</li> </ul>	suitability of any type of rainwater s erected within the setback area of lopment shall be assessed on an idual case by case basis. Rainwater s shall not be located within the front ack; and			
disch syste	overflow from rainwater tanks shall harge to the site stormwater disposal em. For details refer to the nwater Drainage Part of this DCP.			

8.5	Ventilation			
PI	ormance criteria Natural ventilation is incorporated into the building design.	$\boxtimes$		The proposed development achieves the minimum requirements for natural ventilation under SEPP 65.
	The siting, orientation, use of openings and built form of the development shall maximise opportunities for natural cross ventilation for the purposes of cooling and fresh air during summer and to avoid unfavourable winter winds.			
8.6	Solar amenity			
Perf PI	ormance criteria New buildings are designed to protect solar amenity for the public domain and residents.			A shadow issue towards the south has been identified although it is acknowledged that the shadow cast by the building will fall across the roof area of commercial and retail premises
	elopment controls Shadow diagrams shall accompany development applications for buildings which demonstrate that the proposal will not reduce sunlight to less than 3 hours between 9.00 am and 3.00 pm on 21 June for:			of commercial and retail premises rather than residential premises or private open space areas. It is determined that the shadow impact would need to be supported. Refer to the discussion of the shadow impacts under the Residential Flat Design Code and the Auburn
	<ul> <li>public places or open space;</li> <li>50% of private open space areas;</li> <li>40% of school playground areas; or</li> <li>windows of adjoining residences.</li> </ul>			Development Control Plan 2010 Residential Flat Buildings.
	Lighter colours in building materials and exterior treatments shall be used on the western facades of buildings.			
	Ancillary Site Facilities Provision for goods and mail deliveries			
	ormance criteria New development incorporates adequate provision in its design for the delivery of goods and mail to both business and residential occupants.			
Dev	elopment controls			
DI	Provision shall be made on-site for courier car parking spaces in a convenient and appropriately signposted location, preferably with access off the principal street frontage, for developments incorporating greater than 3,000m <sup>2</sup> of gross leasable floor area devoted to			A loading area is provided at the rear of the building accessible for garbage trucks from the laneway or from the access way.
	commercial premises. Provision of mailboxes for residential units shall be incorporated within the foyer area of the entrance to the residential component of the mixed use developments. Other Relevant Controls			Mailboxes are to be provided adjacent to the ground floor entry to the residential tower building.

-			1		
DI	Waste Applicants shall consult the Waste Part of this DCP for requirements for disposal.				An acceptable waste management plan, dealing with construction and on- going waste management, has been submitted for the application. The development is acceptable in this regard.
10.2	Access and amenity				
DI	Applicants shall consult the relevant provisions within the Access and Mobility Part of this DCP.				The proposed development provides suitable access in accordance with the Access and Mobility part of this ADCP 2010.
11.0	Public Domain	l	l	l	I
Obje	ectives				<b>-</b>
a.	To ensure private development contributes to a safe, attractive and useable urban environment within the local centres of the Auburn local government area.				The proposed development is consistent with the objectives and development controls relating to the public domain insofar as it will: • Contribute to a safe and useable
h	To oncure the public domain forms on				urban environment;
b.	To ensure the public domain forms an integrated part of the urban fabric of commercial centres.				Encourage both night and day     pedestrian activity;
c.	To encourage both night and day pedestrian activity in the commercial centres.				<ul> <li>Contribute to a positive pedestrian environment; and</li> <li>Contribute positively to the public domain.</li> </ul>
d.	To ensure private development contributes to a positive pedestrian environment.				This will be achieved through appropriate building design and provision of ground floor retail /
e.	To ensure that outdoor dining areas do not interfere with pedestrian amenity.			$\boxtimes$	commercial uses. No outdoor dining areas are proposed.
f.	To encourage public art in new development.				The development makes no provision for external art features.
	Any works within the public domain or which present to the public domain shall be consistent with Council's Public Domain Manual and/or the Town Centre Infrastructure Manual and Council's Policy on Crime Prevention Through Environmental Design.				Conditions would be required addressing the public domain in accordance with the relevant manual.
D2	New buildings shall contribute to the public domain through the provision of awnings, sheltered building entries, verandas and canopies, safe pedestrian linkages to car parks, landscaping, and open space, where appropriate.				This is achieved where relevant but it is identified that certain aspects specified by Subpart D2 cannot be achieved due to the type of development that is proposed.
D3	Outdoor dining on footpaths shall be limited. Refer to Council's relevant Public Domain Plan, Outdoor Dining Policy and Public Art Policy.				No outdoor dining is proposed in this application. <u>Impact on a bus stop</u> A bus stop may be impacted by the works and advice has been sought from the engineers. There are no conditions suggested by the engineers and it is suggested that the bus stop be retained in its current location.

	12.0 Subdivision									
-	ectives									
a.	To ensure development sites are of a reasonable size to efficiently			$\square$	Subdivision of the site is not proposed.					
	accommodate architecturally proportioned				The development application does not					
	buildings and adequate car parking,				include Strata Subdivision of the					
	loading facilities, etc.				residential flat tower development into					
b.	To provide lots which are of sufficient size			$\boxtimes$	116 allotments. Strata Subdivision					
	to satisfy user requirements and to				would need to be addressed via a					
	facilitate development of the land while				separate development application					
	having regard to site opportunities and constraints.				should the Joint Regional Planning Panel support the development.					
12 1	Size and dimensions									
12.1										
Perf	ormance criteria									
ΡI	The size and dimension of proposed lots			$\square$	Subpart 12.1 will not apply to the					
	contribute to the orderly development of				development application.					
	the commercial centres.									
Dev	elopment controls									
DI	Proposed lots shall be of sufficient area									
	and dimension to allow a high standard of			$\square$						
	architectural design, the appropriate siting									
	of buildings and the provision of required									
	car parking, loading facilities, access and									
	landscaping.									
12.2	Utility services									
Perf	ormance criteria									
PI	All essential public utility services are	$\boxtimes$			An electricity substation is required for					
	provided to the development to the				the development. The matter has been					
	satisfaction of relevant authorities.				addressed comprehensively under					
					Clause 6.5 of the Auburn Local Environmental Plan 2010 earlier in the					
Dev	elopment controls				report.					
DI	The applicant shall demonstrate that each	$\square$								
	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.									
D2	Common trenching for gas, electricity and	$\boxtimes$								
	telecommunications shall be provided in									
	accordance with agreements between the									
	relevant servicing authorities in NSW.									
40.4	Decidential Interface									
-	O Residential Interface									
a.	To ensure that commercial development	$\square$			The development is located within the					
u.	does not have adverse impacts on the				Auburn Town Centre. There is no land					
	amenity of adjoining and nearby				zoned for residential use adjacent and					
	residential zones.				or adjoining to the site.					
Ι.	<b>—</b>									
b.	To ensure that commercial buildings are			$\square$						
	appropriately setback from nearby residential zones.									
c.	To ensure that heavy vehicles									
	associated with commercial	$\square$								
	development do not adversely impact									
	upon the residential amenity.									

D1	<b>lopment controls</b> Buildings adjoining residential zones and/or open space shall be setback a minimum of 3 metres from that property boundary.				
D2	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.				
D3	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.				
D4	External lighting shall be positioned to avoid light spillage to adjoining residential zones.			$\boxtimes$	
D5	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.				
14.0	Auburn Town Centre	1	1	1	
appli	Development to which this section				
appin	5				The subject development site is located
1		LIXI			
which LEP 2 contro contro Part. the c other preva	section applies to the Auburn Town Centre is zoned B4 Mixed Use under Auburn 2010. Refer to Figure 1. The development ols apply in addition to the development ols presented in previous sections of this Where there are inconsistencies between ontrols contained within this section and controls within this DCP, these controls il to the extent of the inconsistency.				within the Auburn Town Centre.
which LEP 2 contro contro Part. the c other preva	a is zoned B4 Mixed Use under Auburn 2010. Refer to Figure 1. The development ols apply in addition to the development ols presented in previous sections of this Where there are inconsistencies between ontrols contained within this section and controls within this DCP, these controls				
which LEP 2 contro contro Part. the c other preva 14.2 \$	a is zoned B4 Mixed Use under Auburn 2010. Refer to Figure 1. The development ols apply in addition to the development ols presented in previous sections of this Where there are inconsistencies between ontrols contained within this section and controls within this DCP, these controls il to the extent of the inconsistency.				
which LEP 2 contro Part. the c other preva 14.2 \$ Perfo P1 Th street	a is zoned B4 Mixed Use under Auburn 2010. Refer to Figure 1. The development ols apply in addition to the development ols presented in previous sections of this Where there are inconsistencies between ontrols contained within this section and controls within this DCP, these controls il to the extent of the inconsistency. <b>Setbacks</b> <b>frmance Criteria</b> The built edge of development fronting the is contributes to a sense of enclosure, scale appropriate transition within the town				
which LEP 2 contro Part. the c other preva 14.2 3 Perfo P1 Th street and centre	a is zoned B4 Mixed Use under Auburn 2010. Refer to Figure 1. The development ols apply in addition to the development ols presented in previous sections of this Where there are inconsistencies between ontrols contained within this section and controls within this DCP, these controls il to the extent of the inconsistency. <b>Setbacks</b> <b>frmance Criteria</b> The built edge of development fronting the is contributes to a sense of enclosure, scale appropriate transition within the town				
which LEP 2 contro Part. the c other preva 14.2 \$ Perfo P1 Th street and centre Deve DI	a is zoned B4 Mixed Use under Auburn 2010. Refer to Figure 1. The development ols apply in addition to the development ols presented in previous sections of this Where there are inconsistencies between ontrols contained within this section and controls within this DCP, these controls il to the extent of the inconsistency. <b>Setbacks</b> <b>frmance Criteria</b> The built edge of development fronting the contributes to a sense of enclosure, scale appropriate transition within the town e. <b>Iopment controls</b> Setbacks within the town centre shall be				
which LEP 2 contro Part. the c other preva 14.2 \$ Perfo P1 Th street and centro Deve D1	<ul> <li>is zoned B4 Mixed Use under Auburn 2010. Refer to Figure 1. The development of apply in addition to the development of spesented in previous sections of this Where there are inconsistencies between ontrols contained within this section and controls within this DCP, these controls il to the extent of the inconsistency.</li> <li>Setbacks</li> <li>Armance Criteria</li> <li>The built edge of development fronting the contributes to a sense of enclosure, scale appropriate transition within the town e.</li> <li>Iopment controls</li> <li>Setbacks within the town centre shall be consistent with Figure 2.</li> </ul>				
which LEP 2 contro Part. the c other preva 14.2 \$ Perfo P1 Th street and centro Deve D1	a is zoned B4 Mixed Use under Auburn 2010. Refer to Figure 1. The development ols apply in addition to the development ols presented in previous sections of this Where there are inconsistencies between ontrols contained within this section and controls within this DCP, these controls il to the extent of the inconsistency. <b>Setbacks</b> <b>frmance Criteria</b> The built edge of development fronting the contributes to a sense of enclosure, scale appropriate transition within the town e. <b>Iopment controls</b> Setbacks within the town centre shall be				

14.4 Laneways		
<ul><li>Development controls</li><li>DI Redevelopment within the Auburn Town Centre shall make provision for the creation of new laneways as shown in Figure 4.</li></ul>		No new laneways are proposed within or adjacent to the site.

There are no other provisions that will apply to the development application.

### Final comments

There are a number of variations proposed to the planning controls. The most significant variation is that relating to shadowing towards the south. The matter of shadowing has been discussed extensively throughout the report. It is determined that a number of variations would need to be supported concerning shadow impacts. The new planning instruments allow for a significant development and as such, a major shadow impact is inevitable.

#### ADCP 2010 - Residential Flat Buildings

The assessment below only encompasses the residential flat tower on Level 1 and above. The relevant objectives and requirements of the Auburn Development Control Plan - Residential Flat Buildings have been considered in the following assessment table:

Requirement	Yes	No	N/A	Comments
1.0 Introduction				
<b>1.1 Development to which this Part applies</b> This part applies to residential flat building development. It does not apply to Newington and Wentworth Point (formerly Homebush Bay West) areas. Please refer to the Newington Parts of this DCP or the Wentworth Point DCPs listed in Section 1.6 of the Introduction Part of this DCP.				This is noted.
<b>1.2 Purpose of this Part</b> The purpose of this Part is to ensure residential flat buildings:				
<ul> <li>are pleasant to live in and create enjoyable urban places;</li> <li>promote amenable, vibrant and lively streets:</li> <li>facilitate a safe, welcoming and attractive public domain;</li> </ul>				The apartments are found to acquire satisfactory amenity for future residents specific to solar penetration, aspect and orientation.
<ul> <li>are designed to cater for multiple demographics and tenancies;</li> <li>foster ecologically sustainable development;</li> <li>maintain a high level of amenity;</li> <li>contribute to the overall street locality;</li> <li>minimise the impact on the environment; and</li> <li>optimise use of the land.</li> </ul>				It is shown that the services needed to support the population are capable of being provided on the site.
2.0 Built Form	1			
Objectives				
• To ensure that all development contributes to the improvement of the character of the locality in which it is located.				A redevelopment of the site is supported as it will improve the streetscape in the locality.
• To ensure that development is sensitive to the landscape setting and environmental conditions of the locality.				The design quality details relevant to this Part are addressed under Principle 2: Scale - of State Environmental Planning Policy 65 -

•	To ensure that the appearance of development is of high visual quality and enhances and addresses the street.	$\boxtimes$		Design Quality of Residential Flat Development.
•	To ensure that the proposed development protects the amenity of adjoining and adjacent properties.			The residential flat tower building is presented as a hard urban edge to the street with no setbacks provided. The planning controls
•	To ensure that the form, scale and height of the proposed development responds appropriately to site characteristics and the local character.			allow this form of development to occur.
•	To ensure that development relates well to surrounding developments including heritage items, open space and other land uses.			sustainable features in the development.
•	To ensure that development maximises sustainable living.			
•	To maximise views, solar and daylight access. To provide an acceptable interface between character areas.			Every apartment faces a view and daylight access. The views are mainly towards the north, south and west. There are no apartments oriented towards the east.
•	To minimize the impacts of buildings over shadowing open spaces and improve solar access to the street.			As identified in the assessment under State Environmental Planning Policy 65 and the Residential Flat Design Code, the building will create a
•	To contribute to the streetscape and form a clear delineation between the public and private domain.			significant shadow impact towards the south over the adjoining road network and commercial premises. The shadow impact does not affect any residential properties. The shadow impact across Number 61 to 77 Rawson Street will only become an issue should any of the sites be redeveloped for mixed use, mid to rise apartment style developments.
				For a town centre environment with high density planning controls, the Joint Regional Planning Panel would need to support the level of shadowing created by the building.
	Site area			
				As identified in the approximate
141	The site area of a proposed development is of sufficient size to accommodate residential flat buildings and provide adequate open space and car parking consistent with the relevant requirements of this DCP.			As identified in the assessment under State Environmental Planning Policy 65 and the associated code for residential flat developments, there is adequate car parking provided to support a
De	evelopment controls			residential flat building of this nature on the site.
D	A residential flat building development shall have a minimum site area of 1,000 square metres and a street frontage of 20 metres in the B4 Zone or 26 metres in the R4 zone.			The site occupies an area of 2,216 square metres and has a width of 41.32 metres at the front. The site is narrow at the rear due to the subdivision pattern.

D2	frontages the capacity for maximising residential development is limited. Two or more sites may need to be amalgamated to provide a combined site with sufficient width for good building design.			The site has an appropriate size and shape but will require two allotments to be amalgamated into the one site to facilitate the development. This may be addressed as a condition attached to any consent that may be issued.
2.2	Site coverage			
Perf	ormance criteria			
addi cove on s plan	Ensure that new development and alterations and tions to existing development result in site rage which allows adequate provision to be made site for infiltration of stormwater, deep soil tree ting, landscaping, footpaths, driveway areas and s for outdoor recreation.			There are provisions here that cannot apply to the site due to the site being situated within the Auburn Town Centre.
	Minimise impacts in relation to overshadowing, acy and view loss.			There is a shadow issue towards the south due to the size and height of the building.
	Ensure through-site links for pedestrians are porated where applicable.	$\boxtimes$		The shadow matter is discussed under Part 6.1 below.
Dev	elopment controls			
D1	The built upon area shall not exceed 50% of the total site area.		$\square$	
D2	The non-built upon area shall be landscaped and consolidated into one communal open space and a series of courtyards.	$\boxtimes$		The provision should not apply given the context of the site within the Auburn Town Centre and what is occurring on the ground level.
				Common space for the residential flat building is provided at Level 1 along the northern side of the tower building consisting of a BBQ area, seating and some landscaped elements.
2.3	Building envelope			
-	formance criteria			
P1	The height, bulk and scale of a residential flat building development is compatible with neighbouring development and the locality. Residential flat buildings:			
	addresses both streets on corner sites;	$\boxtimes$		The locality is considered to be an
	<ul> <li>align with the street and/or proposed new streets;</li> </ul>			area undergoing transition and to this extent, the development proposal is not identified as being
	<ul> <li>form an L shape or a T shape where there is a wing at the rear.</li> </ul>	$\square$		compatible in terms of height, bulk and scale to some of the adjoining developments. The applicable
	: The development control diagrams in section illustrate building envelope controls.			planning controls support a reasonably large development and as such the development is
Deve	elopment controls			considered as being consistent with the future vision for the
	Council may consider a site specific building lope for certain sites, including:			locality.
	double frontage sites;		$\square$	
	<ul> <li>sites facing parks;</li> </ul>			

sites adjoining higher density zones; and			
• isolated sites.		$\square$	The residential flat building has
D2 The maximum building footprint dimensions, inclusive of balconies and building articulation but excluding architectural features, is 24m x 45m for			dimensions of 42 metres x 25.2 metres at the widest points.
sites up to 3,000m2			A minor variation is identified with one of the dimensions but another dimension is less than the stated figure.
			It is considered that the floor plate of the tower building is acceptable.
			<u>Note</u> :- the residential flat building tower has a wide range of dimensions to ensure a significant bulk and mass is avoided.
D3 The tower component of any building above the podium or street wall height is to have a maximum floor plate of 850m2.			The footprint of the residential flat building tower including the balconies varies from 991.7 square metres across Level 1 to 1,153.7 square metres across Level 3 to Level 7 and as much as 1,155.7 square metres across Level 2. There is a significant variation that reaches 36%. However as identified in the assessment using the Residential Flat Design Code, the level of amenity in terms of residential comfort, lighting, heating and cooling is determined as being acceptable.
			The Assessor Certificate Energy Rating prepared for the development identifies that the development as a whole achieves an average Star Rating of 6.3 providing all the BASIX Commitments are incorporated into the development.
2.4 Setbacks			
Performance criteria			
<b>P1</b> Impact on the streetscape is minimised by creating a sense of openness, providing opportunities for landscaping and semi-private areas, and providing visual continuity and building pattern.			This is achieved as much as possible.
<b>P2</b> Integrate new development with the established setback character of the street.	$\square$		
<b>P3</b> Ensure adequate separation between buildings, consistent with the established character and rhythm of built elements in the street.	$\boxtimes$		
<b>P4</b> Ensure adequate separation between buildings for visual and acoustic privacy.	$\boxtimes$		
P5 Maintain a reasonable level of amenity for neighbours with adequate access to sunlight.			The development will create a significant shadow towards the south but it is identified that the shadow impact affects road

					surfaces, paths, car park areas and the roofs of established shops and commercial premises. 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. The shadows will not impact on
					any residential building across Number 53 to 77 Rawson Street.
Deve	lopment 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.				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.
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.				The site has a frontage to a lane / right of way. A portion of the development adjoins the laneway with no setback
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.				offered. The variation could be supported on grounds of location within a town centre.
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.				
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.	$\boxtimes$			
D6	In all residential zones, levels above 4 storeys are to be setback for mid block sites.			$\square$	The site is not situated within a residential zone.
2.4.2	Side setback				
D1	In all residential zones, buildings shall have a side setback of at least 3m.			$\boxtimes$	The site is not situated within a residential zone.
D2	Eaves may extend a distance of 700mm from the wall.				
2.4.3	Rear setback				

D1	Rear setbacks shall be a minimum of 10m from the property boundary.		$\square$		The development site is situated within the town centre of Auburn.
D2	Where there is a frontage to a street and a rear laneway the setback to the rear laneway shall be a minimum of 2m.			$\square$	Notwithstanding this, the rear setback varies from 6 metres to 18.6 metres depending on where the measurement is taken. This
D3	Where a building is an L or T shape with the windows facing side courtyards the rear setback shall be a minimum of 2m.			$\square$	is a variation to Subpart D1 but considered to be appropriate.
					The Auburn Development Control Plan "Local Centres" will take precedence over any inconsistency.
2.4.4	Haslam's creek setback				
D1	A minimum 10m setback from the top of the creek bank of Haslam's Creek and its tributaries shall be required. Refer to the Stormwater Drainage Part of this DCP for additional controls.	$\square$			The site is not situated close to Haslam's Creek.
2.4.5	Setbacks at Olympic Drive, Lidcombe				
Perfo	rmance criteria				
P1	Sites with frontage to Olympic Drive, Lidcombe, address this road and provide an appropriately landscaped setback.				Part 2.4.5 will not apply to the development application.
P2	East-west streets maintain view corridors to Wyatt Park.			$\square$	
Deve	lopment controls				
D1	For sites with frontage to Olympic Drive, buildings shall be designed to address Olympic Drive and provide a setback of 4m.			$\square$	
D2	The setback area and verge shall be landscaped and planted with a double row of street trees.			$\boxtimes$	
D3	The setback to east-west streets shall be generally 4 to 6m and ensure view corridors to Wyatt Park are maintained.			$\square$	
2.5	Building depth				
Perfo	rmance criteria				
P1	A high level of amenity is provided for residents.	$\square$			
Deve	opment controls				
D1	The maximum depth of a residential flat building shall be 24m (inclusive of balconies and building articulation but excluding architectural features).		$\boxtimes$		The tower building has a depth that varies from 25.2 metres to 26.4 metres. A variation is identified across every floor level.
					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.
					As identified in the assessment using the Residential Flat Design Code, the level of

				amenity in terms of residential comfort, lighting, access to daylight, views, heating and cooling is determined as being acceptable.
2.6	Floor to ceiling heights			
Perf	ormance criteria			
P1	Floor to ceiling heights provide well proportioned rooms and spaces to allow for light and ventilation into the built form.	$\boxtimes$		Floor to ceiling heights of each floor is addressed under "Ceiling heights" of State Environmental Planning Policy 65 - "Design
Dev	elopment controls			Quality of Residential Flat Development" and found to be
D1	The minimum floor to ceiling height shall be 2.7m. This does not apply to mezzanines.	$\square$		satisfactory.
D2	Where there is a mezzanine configuration, the floor to ceiling height may be varied.		$\square$	
2.7	Floor to ceiling heights			
Perf	ormance criteria			
P1	Window heights allow for light penetration into rooms and well proportioned elevations.	$\square$		
Dev	elopment controls			
D1	The head height of windows and the proportion of windows shall relate to the floor to ceiling heights of the dwelling.			
D2	For storeys with a floor to ceiling height of 2.7 metres, the minimum head height of windows shall be 2.4 metres.	$\boxtimes$		The head height of the main windows is satisfactory being 2.4 metres high.
D3	For storeys with a floor to ceiling height of 3 metres, the minimum head height of windows shall be 2.7 metres.			
2.8	Heritage			
Perf	ormance criteria			
P1	Development does not adversely affect the heritage significance of heritage items and heritage groups and archaeological sites as well as their settings, distinctive streetscape, landscape and architectural styles.			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.
Dev	elopment controls			
D1	All development adjacent to and/or adjoining a heritage item shall be:	$\boxtimes$		The site is not situated adjacent to a heritage item. As a result, a heritage study will not be required
•	responsive in terms of the curtilage and design;	$\square$		for this application.
•	accompanied by a Heritage Impact Statement; and		$\square$	
•	respectful of the building's heritage significance in terms of the form, massing, roof shapes, pitch, height and setbacks.	$\square$		
2.9	Building design			<u>Note</u> :- The site is not situated within a residential area but some
Perf	ormance criteria			of the contents will be relevant.
P1	Building design, detailing and finishes provide an appropriate scale to the street and add visual interest.			The colours of the building materials to be used in the development are satisfactory.

	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.			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.
Deve	lopment controls			
2.9.1	Materials			
	The use of face brick (smooth faced) is araged.	$\boxtimes$		A full list of materials to be used in the development has been provided. They include:-
disco	ne use of cement render on building facades is uraged due to high ongoing maintenance issues.			Alucobond panel finish for several wall elements coloured "Natural
Deve	lopment Controls		_	Copper".
	I developments shall be constructed from durable quality materials.			Ground and first storey to have sandstone treatment facing Northumberland Road.
				Some feature wall elements to be painted white.
				Some glazed features are provided.
				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.
2.9.2	Building articulation			
	Windows and doors in all facades shall be provided in a balanced manner and respond to the orientation and internal uses.			
	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.			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.
	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.			
2.9.2	Roof form			
D1	Roof forms shall be designed in a way that the total form does not add to height and bulk of the builting.			The roof form is supported.
2.9.4	Balustrades and balconies			
D1	Balustrades and balconies shall be designed to maximise views of the street.	$\boxtimes$		The balustrades for the majority of the apartments are shown to be glazed using opaque glass. A
	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.			minority of the apartments are shown with solid balustrades.

D2	Opaque glazing and or masonry for balustrading	$\square$		
D3	and balconies is encouraged. Clear glazing for balustrading and balconies is prohibited.	$\boxtimes$		
2.10	Dwelling size			
Perfo	ormance criteria			
P1	Internal dwelling sizes and shapes are suitable for a range of household types.			
P2	All rooms are adequate in dimension and accommodate their intended use.			
Deve	lopment controls			
D1	The size of the dwelling shall determine the maximum number of bedrooms permitted.		$\boxtimes$	The apartments occupy areas of:-
Num	ber of bedrooms Dwelling size			One bedroom apartments - 56.1 to 67.8 square metres.
	io50m²droom (cross through)50m²droom (masionette)62m²			The two bedroom apartments occupy areas of 75.6 square metres to 84.4 square metres.
2 be	droom (single aspect) $63m^2$ drooms (corner) $80m^2$ drooms (cross through or over) $90m^2$			The three bedroom apartments occupy areas of 95.1 to 96.8 square metres.
4 be	drooms115m²drooms130m²			Under the local planning controls, it is determined that 40 apartments comply with the provision.
D2	At least one living area shall be spacious and connect to private outdoor areas.			Under the State Policy and supporting document, all the apartments comply with the minimum floor areas.
				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.
				The room sizes allow an adequate layout of furniture and open plan layouts are used which reduces lost space within apartments.
	Apartment mix and flexibility			
Perfo	ormance criteria			
P1	A diversity of apartment types are provided, which cater for different household requirements now and in the future.			
P2	Housing designs meet the broadest range of the occupants' needs possible.			
Deve	lopment controls			
D1	A variety of apartment types between studio, one, two, three and three plus-bedroom apartments shall be provided, particularly in large apartment buildings.			An appropriate variety of apartments are proposed in the development.

		ay not be possible in smaller buildings, le, up to six units.			
D2	The appr shall be re	opriate apartment mix for a location sfined by:			
		considering population trends in the future as well as present market demands; and	$\boxtimes$		
		noting the apartment's location in relation to public transport, public facilities, employment areas, schools and universities and retail centres.			
D3	apartmen	f one (1) and three (3) bedroom ts shall be located on the ground level cessibility is more easily achieved for elderly people or families with			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
D4	configurat optimise northern	ossibility of flexible apartment ions which support future change to the building layout and to provide sunlight access for all apartments, onsidered.			acceptable mix of apartments.
D5	multiple e	puilding configurations which utilise entries and circulation cores shall be especially in larger buildings over 15m			
D6		t layouts which accommodate the use of rooms shall be provided.			
Des	sign solutions	may include:			
		windows in all habitable rooms and to the maximum number of non- habitable rooms;	$\boxtimes$		The design reflects the position of the site within the Auburn Town Centre where mix use
		adequate room sizes or open-plan apartments, which provide a variety of furniture layout opportunities; and			developments are supported close to a transport node.
		dual master bedroom apartments, which can support two independent adults living together or a live/work situation.			Master bedrooms are distinguishable in all the apartments and where appropriate, bedrooms can support independent adults living together.
D7	future cha	systems that support a degree of ange in building use or configuration sed. Design solutions may include:			
		a structural grid, which accommodates car parking dimensions, retail, commercial and residential uses vertically throughout the building;			
	•	the alignment of structural walls, columns and services cores between floor levels;	$\boxtimes$		
		the minimisation of internal structural walls;			
	•	higher floor to ceiling dimensions on the ground floor and possibly the first floor; and		$\boxtimes$	
		knock-out panels between apartments to allow two adjacent apartments to be amalgamated.		$\boxtimes$	

3.0 Open space and landscaping			
Objectives			
a. To provide sufficient and accessible open space for the recreation needs of the likely residents of the proposed dwelling.			
b. To provide private open areas that relate well to the living areas of dwellings.	$\square$		
c. To provide sufficient areas for deep soil planting.			There is no deep soil planting on site due to the nature of the
d. To provide a mix of hard and soft landscape treatments.			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.
e. To help provide a visual and acoustic buffer from the street without preventing passive surveillance.	$\square$		The apartments facing Northumberland Road are arranged to offer residents views
f. To enhance the appearance and amenity of residential flat buildings through integrated landscape design.			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.
g. To provide for the preservation of existing trees and other natural features on the site, where appropriate.		$\boxtimes$	There are no significant trees situated across the site.
h. To provide low maintenance communal open space areas.	$\square$		
i. To provide adequate opportunities for water infiltration and tall trees to grow and to spread, so as to create a canopy effect.			
j. To conserve and enhance street tree planting.			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.
3.1 Development application requirements			
A landscape plan shall be submitted with all development applications for residential flat buildings.	$\boxtimes$		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.			
A landscape plan prepared by a professionally qualified landscape architect or designer shall be	$\boxtimes$		

107

submitted with the development application which shows:				
	<ul> <li>proposed site contours and reduced levels at embankments, retaining walls and other critical locations;</li> </ul>			
	<ul> <li>existing vegetation and the proposed planting and landscaping (including proposed species);</li> </ul>			
	<ul> <li>general arrangement of hard landscaping elements on and adjoining the site;</li> </ul>			
	Iocation of communal facilities;			
	proposed lighting arrangements;			
	<ul> <li>proposed maintenance and irrigation systems; and</li> </ul>			
3.2	proposed street tree planting.			
Perf	ormance criteria			
<b>P1</b>	Paving may be used to:			
	<ul> <li>ensure access for people with limited mobility;</li> </ul>	$\boxtimes$		The landscape elements are considered appropriate for a
	<ul> <li>add visual interest and variety;</li> </ul>	$\square$		development that encompasses high density living within the
	<ul> <li>differentiate the access driveway from the public street; and</li> </ul>			Auburn Town Centre.
	encourage shared use of access driveways between pedestrians, cyclists and vehicles.		$\square$	
Development controls				
D1	If an area is to be paved, consideration shall be given to selecting materials that will reduce glare and minimise surface run-off.	$\boxtimes$		
D2	All landscaped podium areas shall maintain a minimum soil planting depth of 600mm for tree provision and 300mm for turf provision.			The planter beds within the planter boxes are at least 1 metre deep.
3.3	Deep soil zone			
Perf	ormance criteria			
P1	A deep soil zone allows adequate opportunities for tall trees to grow and spread.		$\square$	Given the typology of the building and the introduction of
Note	e: Refer to the development control diagrams in section 10.0.		$\boxtimes$	commercial premises at ground level 1, there is no capacity of the site to support deep soil zone.
Development controls				It is considered appropriate and
D1	A minimum of 30% of the site area shall be a deep soil zone.		$\square$	reasonable not to require deep soil zone within the site.
D2	The majority of the deep soil zone shall be provided as a consolidated area at the rear of the building.		$\boxtimes$	
D3	Deep soil zones shall have minimum dimensions of 5m.		$\square$	
D4	Deep soil zones shall not include any impervious (hard) surfaces such as paving or concrete.		$\square$	
3.4	Landscape setting			

Performance criteria							
P1	Development does not unreasonably intrude upon the natural landscape, particularly on visually prominent sites or sites which contribute to the public domain.	$\boxtimes$			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		
P2	Residential flat buildings are adequately designed to reduce the bulk and scale of the development.	$\boxtimes$			landscaping situated within the site.		
P3	Landscaping assists with the integration of the site into the streetscape.	$\boxtimes$			Landscaping is limited in extent and nature but considered to be appropriate where provided.		
P4	Enhance the quality and amenity of the built form.	$\boxtimes$					
P5	Provide privacy and shade in communal and private open space areas.	$\boxtimes$					
Deve	lopment controls						
D1	Development on steeply sloping sites shall be stepped to minimise cut and fill.			$\boxtimes$			
D2	Existing significant trees shall be retained within the development.			$\boxtimes$	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		
D3	The minimum soil depth for terraces where tree planting is proposed is 800 mm.	$\square$			boundary and 4 metres from excavation works. Excavation work approaches the outer tree protection zone of that tree. It is		
D4	Applicants shall demonstrate that the development will not impact adversely upon any adjoining public reserve or bushland.				unlikely that excavation works would have significant impacts toward the tree.		
D5	Residential flat buildings shall address and align with any public open space and/or bushland on their boundary.						
D6	All podium areas and communal open space areas, which are planted, shall be provided with a water efficient irrigation system.	$\boxtimes$			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.		
3.5 Private open space							
Performance criteria							
P1	Private open space is clearly defined and screened for private use.	$\boxtimes$					
P2	Private open space:						

takes advantage of available outlooks or views and natural features of the  $\square$ site;

	<ul> <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>			
Р3	Development should take advantage of opportunities to provide north facing private open space to achieve comfortable year round use.	$\boxtimes$		This is achieved where possible.
Deve	elopment controls			
D1	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.	$\square$		This is achieved.
D2	Dwellings on the ground floor shall be provided with a courtyard that has a minimum area of $9m^2$ and a minimum dimension of 2.5m.	$\boxtimes$		The smallest courtyard space across Level one is attached to Apartment Numbered 101.
				The courtyards vary in area from 14.5 square metres to 35.7 square metres.
D3	Dwellings located above ground level shall be provided with a balcony or roof terrace that has a minimum area of $8m^2$ and a minimum dimension of 2m.	$\boxtimes$		The main balconies occupy areas of between 8.96 square metres to 48.8 square metres. Compliance is achieved.
D4	Balconies may be semi enclosed with louvres and screens.			The plans show 11 balconies situated at the south east portion of the building being provided with
D5	Private open space shall have convenient access from the main living area.	$\square$		louvres for screening purposes.
D6	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.			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.
D7	Additional small, screened service balconies may be provided for external clothes drying areas and storage.			
D8	Private open space and balconies shall take advantage of mid to long distance views where privacy impacts will not arise.			
3.6	Communal open space			
Perfo	ormance criteria			
P1	The site layout provides communal open spaces which:			
	<ul> <li>contribute to the character of the development;</li> </ul>	$\square$		The main common open space area is situated at the north east
	provide for a range of uses and activities;	$\square$		side of the building on level one. The common space incorporates a BBQ facility, seating, pathways
	allows cost-effective maintenance; and			and planter boxes which forms the landscaping elements. The
	contributes to stormwater management.			landscape elements wraps around the perimeter of the common space area.
Deve	elopment controls			There are two pergola shade

D1	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.			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. 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
D2	The communal open space area shall have minimum dimensions of 10m.			ground level. 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.
3.7	Protection of existing trees			
Perfo	ormance criteria			
P1	Major existing trees are retained where practicable through appropriate siting of buildings, access driveways and parking areas and appropriate landscaping.		$\boxtimes$	There are no major trees situated across the site that requires removal.
Deve	elopment controls			
D1	Building structures or disturbance to existing ground levels shall not be within the drip line of existing significant trees to be retained.		$\boxtimes$	This will not apply because there are no major trees within the site that requires removal.
D2	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.			
	: For additional requirements, applicants shall to the Tree Preservation Part of this DCP. Biodiversity			
	ormance criteria			
P1	Existing and native flora at canopy and understorey levels is preserved and protected.			
P2	Plantings are a mix of native and exotic water- wise plant species.	$\square$		The landscape plan provided documents the planting of suitable plant species with the planter
Deve	elopment controls			boxes.
D1	The planting of indigenous species shall be encouraged.			
3.9	Street trees			
Perfo	ormance criteria			
P1	Existing street landscaping is maintained and where possible enhanced		$\square$	The landscape plan does not document the planting of street

					trees at the front of the site.
Deve	lopment controls				
D1 D2	Driveways and services shall be located to preserve existing significant trees. Additional street trees shall be planted at an average spacing of 1 per 10 lineal metres of				The Public Domain Manual will
Nata	street frontage.				control the streetscape upgrades required at the front of the site.
Note	: Where a site has more than one street frontage, street tree planting shall be applied to all street frontages, excluding frontage to laneways.				<ul><li>The Manual suggests:-</li><li>Repaving of Northumberland Road.</li></ul>
					Improved street tree planting.
					Should the development application be supported, appropriate conditions would be included in the recommendation addressing the public domain.
	ccess and car parking ctives				
-					
Note	Access and car parking requirements : Applicants shall consult the Parking and ing Part of this DCP.	$\boxtimes$			It is identified that there is adequate car parking to support the residential part of the building.
4.2	Basements				
Perfe	ormance criteria				
<b>P</b> 1	Basements allow for areas of deep soil planting.			$\square$	There is no capacity for the site to support deep soil zone
Deve	lopment controls				
D1	Where possible, basement walls shall be located directly under building walls.	$\boxtimes$			
D2	A dilapidation report shall be prepared for all development that is adjacent to sites which build to the boundary.		$\boxtimes$		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.
D3	Basement walls not located on the side boundary shall have minimum setback of 1.2m from the	$\boxtimes$			The basement car park occupies the entire site.
	side boundary to allow planting.				Excavation work is expected to a depth of 9.4 metres which is significant but permitted for a site within the Auburn Town Centre.
D4	Basement walls visible above ground level shall be appropriately finished (such as face brickwork and/or render) and appear as part of the building.	$\boxtimes$			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.
	rivacy and security ctives				
-	To ensure the siting and design of buildings provide visual and acoustic privacy for residents and neighbours in their dwellings and private open spaces.	$\boxtimes$			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.

To provide personal and property security for residents and visitors and enhance perceptions of community safety.				
Privacy				
ormance criteria				
Private open spaces and living areas of adjacent dwellings are protected from overlooking.	$\boxtimes$			Amenity issues such as privacy and security have been addressed at the following parts of State
elopment controls				Environmental Planning Policy 65 - Design Quality of Residential Flat
Buildings shall be designed to form large external courtyards with a minimum distance of 10 to 12m between opposite windows of habitable rooms.				<ul> <li>Building separation.</li> <li>Safety.</li> <li>Visual privacy.</li> <li>Acoustic amenity.</li> </ul>
shall be oriented to the street and to the rear, or to the side when buildings form an 'L' or 'T' shape. Where it is impracticable to locate windows other than facing an adjoining building, the windows should be off-set to avoid a direct				There is a similar sized mixed use building incorporating a new relocated Auburn Soccer Club and residential flat building proposed at 12 and 14 Northumberland Road.
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.				To some degree, there will be some view lines between balconies and living spaces. Both buildings would be separated by a distance of 20 metres. The road carriageway affords a suitable setback between buildings.
<ul> <li>obscured by:</li> <li>Screening that has a maximum area of 25% openings, shall be permanently fixed and made of durable materials; or</li> </ul>				Louvre screens are shown across portions of the front façade to assist privacy levels with the degree of screening considered as being appropriate.
Noise				
ormance criteria				
The transmission of noise between adjoining properties is minimised.	$\square$			Most of the noise impacts have been addressed in detail above under State Environmental
New dwellings are protected from existing and likely future noise sources from adjoining residential properties and other high noise sources (such as busy roads, railway corridors and industries) and the transmission of intrusive noise to adjoining residential properties is minimised.				PlanningPolicy(Infrastructure)2007 earlier in the report.It is appropriate to refer to the comprehensivediscussion provided in that part of the report.
elopment controls				
For acoustic privacy, buildings shall:				
be designed to locate noise sensitive rooms and private open space away from the noise source or by use of solid barriers where dwellings are close to high noise sources;				
minimise transmission of sound through the building structure and in particular protect sleeping areas from noise intrusion; and	$\boxtimes$			
all shared floors and walls between dwellings to be constructed in accordance with noise transmission and insulation requirements of the BCA.	$\boxtimes$			
	residents and visitors and enhance perceptions of community safety. Privacy formance criteria Private open spaces and living areas of adjacent dwellings are protected from overlooking. elopment controls Buildings shall be designed to form large external courtyards with a minimum distance of 10 to 12m between opposite windows of habitable rooms. Windows to living rooms and main bedrooms shall be oriented to the street and to the rear, or to the side when buildings form an 'L' or 'T' shape. Where it is impracticable to locate windows other than facing an adjoining building, the windows should be off-set to avoid a direct view of windows in adjacent buildings. 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. Views onto adjoining private open space shall be obscured by: ■ Screening that has a maximum area of 25% openings, shall be permanently fixed and made of durable materials; or ■ Existing dense vegetation or new planting. Noise formance criteria The transmission of noise between adjoining properties is minimised. New dwellings are protected from existing and likely future noise sources from adjoining residential properties and other high noise sources (such as busy roads, railway corridors and industries) and the transmission of intrusive noise to adjoining residential properties is minimised. elopment controls For acoustic privacy, buildings shall: ■ be designed to locate noise sensitive rooms and private open space away from the noise source or by use of solid barriers where dwellings are close to high noise sources; ■ minimise transmission of sound through the building structure and in particular protect sleeping areas from noise intrusion; and ■ all shared floors and walls between dwellings transmission and insulation requirements of	residents and visitors and enhance perceptions of community safety.       Image: Community safety.         Privacy       formance criteria         Private open spaces and living areas of adjacent dwellings are protected from overlooking.       Image: Community safety.         elopment controls       Image: Community safety.       Image: Community safety.         Buildings shall be designed to form large external courtyards with a minimum distance of 10 to 12m between opposite windows of habitable rooms.       Image: Community safety.         Windows to living rooms and main bedrooms shall be oriented to the street and to the rear, or to the side when buildings form an 'L' or 'T' shape. Where it is impracticable to locate windows other than facing an adjoining building, the windows in adjacent buildings.       Image: Community safety.         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.       Image: Community sized and made of durable materials; or         Image: Screening that has a maximum area of 25% openings, shall be permanently fixed and made of durable materials; or       Image: Community sized and made of durable materials; or         Image: Existing dense vegetation or new planting.       Image: Community sized and made of durable materials; or       Image: Community sized and made of durable materials; or         Image: Existing dense vegetation or new planting.       Image: Community sized and made of durable materials; or       Image: Community sized and made of durable materials; or <tr< th=""><th>residents and visitors and enhance perceptions of community safety.       Image: Community safety.         Privacy       formance criteria         Private open spaces and living areas of adjacent dwellings are protected from overlooking.       Image: Community safety.         elopment controls       Image: Community safety.       Image: Community safety.         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Image: Community and space and other high noise sources (such as busy roads, railway corridors and industries) and the transmission of intrusive noise to adjoining residential properties is minimised.         For acoustic privacy, buildings shall:       Image: Community and the transmission of intrusive noise to adjoining residential properties is and private open space away from the noise source or by use of solid barriers where dwe</th><th>residents and visitors and enhance perceptions of community safety.       Image: Community safety.         Privacy       formance criteria         Private open spaces and living areas of adjacent dwellings are protected from overlooking.       Image: Community safety.         elopment controls       Image: Community safety.         Buildings shall be designed to form large external courtyards with a minimum distance of 10 to 12m between opposite windows of habitable rooms.       Image: Community safety.         Windows to living rooms and main bedrooms shall be oriented to the street and to the rear, or to the side when buildings form an 'L' or 'T shape. Where it is impracticable to locate windows should be off-set to avoid a direct view of windows in adjacent buildings.       Image: Community safety.         Site layout and building design shall ensure that windows, balconies or private open spaces into windows, balconies or private open spaces of adjoining dwellings.       Image: Community safety.         Views onto adjoining private open space shall be obscured by:       Image: Community fixed and made of durable materials; or image: Shall be permanently fixed and made of durable materials; or       Image: Community safety.         Noise       Image: Community operities is minimised.       Image: Community safety.       Image: Community safety.         New dwellings are protected from existing and likely future noise sources from adjoining residential properties is minimised.       Image: Community safety.       Image: Community safety.         Elopment controls       For acoustic privacy,</th></tr<>	residents and visitors and enhance perceptions of community safety.       Image: Community safety.         Privacy       formance criteria         Private open spaces and living areas of adjacent dwellings are protected from overlooking.       Image: Community safety.         elopment controls       Image: Community safety.       Image: Community safety.         Buildings shall be designed to form large external courtyards with a minimum distance of 10 to 12m between opposite windows of habitable rooms.       Image: Community safety.         Windows to living rooms and main bedrooms shall be oriented to the street and to the rear, or to the side when buildings form an 'L' or 'T shape. Where it is impracticable to locate windows other than facing an adjoining building.       Image: Community safety.         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.       Image: Community fixed and made of durable materials; or         Uiews onto adjoining private open space shall be obscured by:       Image: Community fixed and made of durable materials; or         Image: Existing dense vegetation or new planting.       Image: Community and space and other high noise sources (such as busy roads, railway corridors and industries) and the transmission of intrusive noise to adjoining residential properties is minimised.         For acoustic privacy, buildings shall:       Image: Community and the transmission of intrusive noise to adjoining residential properties is and private open space away from the noise source or by use of solid barriers where dwe	residents and visitors and enhance perceptions of community safety.       Image: Community safety.         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corri daily appli <i>Polic</i> of P Busy	e: For development within or adjacent to a rail dor, or major road corridor with an annual average traffic volume of more than 40,000 vehicles, cants must consult <i>State Environmental Planning</i> <i>cy (Infrastructure) 2007</i> and the NSW Department lanning's Development Near Rail Corridors and <u>v Roads - Interim Guidelines, 2008.</u> <b>Security</b>			
Perf	ormance criteria			
P1	Provide personal and property security for residents and visitors.	$\boxtimes$		Crime prevention measures for the building complex are addressed earlier in the report under "External
P2	Site layout and design of the dwellings, including height of front fences and use of security lighting, minimises the potential for crime, vandalism and fear.			referrals". It is appropriate to refer to that part of the report for a comprehensive discussion on crime prevention.
P3	Ensure a development is integrated with the public domain and contributes to an active pedestrian-orientated environment.			There are provisions specified at Part 5.3 that will not be relevant to the application. Where appropriate the boxes are ticked as not applicable on the grounds that the
P4	Ensure effective use of fencing or other means to delineate private and public areas.	$\boxtimes$		applicable on the grounds that the provisions would not apply to the type of building proposed.
Polic	e: Consideration shall also be given to Council's cy on Crime Prevention Through Environmental gn (CPTED).	$\square$		
Dev	elopment controls			
D1	Shared pedestrian entries to buildings shall be lockable.	$\boxtimes$		
D2	Ensure lighting is provided to all pedestrian paths, shared areas, parking areas and building entries.	$\boxtimes$		
D3	High walls which obstruct surveillance are not permitted.	$\boxtimes$		
D4	The front door of a residential flat building shall be visible from the street.	$\square$		
D5	Buildings adjacent to public streets or public spaces should be designed so residents can observe the area and carry out visual surveillance. At least one window of a habitable room should face the street or public space.			
D6	A council approved street number should be conspicuously displayed at the front of new development or the front fence of such development.	$\boxtimes$		
D7	Fences higher than 900mm shall be of an open semitransparent design.		$\boxtimes$	
D8	Balconies and windows shall be positioned to allow observation of entrances.	$\square$		
D9	Proposed planting must not obstruct the building entrance from the street or sightlines between the building and the street frontage.	$\boxtimes$		
D10	Blank walls facing a rear laneway should be	$\square$		

	avoided to discourage graffiti.				
D11	Pedestrian and vehicular entrances must be designed so as to not be obstructed by existing or proposed plantings.	$\square$			
	or proposed plannings.	$\boxtimes$	$\square$		
D12	<b>2</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.				
		$\bowtie$	$\square$		
D13	Buildings adjacent to streets or public spaces shall be designed to allow casual surveillance over the public area.				
1/	Ground floor apartments may have individual			$\boxtimes$	
	entries from the street.				
D15	5 Residential flat buildings adjoining a park or public open space shall be treated like a front			$\square$	
	entrance/garden for the length of the park. Refer to Figure 4 - Park frontage in section 10.0.				

Performance controls       Image: Section of the section of the streetscape development.       Image: Section of the streetscape development application.         P1       Front fences and walls maintain the streetscape development.       Image: Section of the section of the development application.         P2       Ensure that views from streets are maintained and not obstructed by excessively high fences.       Image: Section of the section of the development application.         P3       Reduce the impact of front fencing on the sympathetic to the existing diveling or new development.       Image: Section of the section of the setting street scape and encourage fencing which is streetscape character.         P4       Ensure that materials used in front fencing or one withing diveling or new development.       Image: Section of the section of the setting street scape character.         Development controls       Image: Section of the section of the setting street scape character.       Image: Section of the section of the setting street scape character.         D2       Materials of construction will be considered on the following materials: that are similar to develop the section.       Image: Section of the section	5.4 F	ences			
character and are consistent with the scale of development.       Pences will not apply to the development application.         P2       Ensure that views from streets are maintained and not obstructed by excessively high fences.       In this regard, there are no fence structures proposed because cartain right of ways for vehicle access for Numbers 57 to 63 Reveon Street still need to be sympathetic to the existing streetscape, general topography and the architectural style of the existing dwelling or new development.       In this regard, there are no fence structures proposed because access for Numbers 57 to 63 Reveon Street still need to be retained.         P4       Ensure that materials used in front fencing are of high quality and are sympathetic to the existing streetscape character.       In this regard, there are no fence structures proposed because access for Numbers 57 to 63 Reveon Street still need to be retained.         P4       Ensure that materials used in front fencing are of high quality and are sympathetic to the existing streetscape character.       In the fort and side dividing fences, where located furth are as masured above existing ground level and shall be a minimum of 50% transparent.       In the regard being given to materials that are similar to other contributory fences in the vicinity, with a general prohibition on the following materials.         D2       Materials of construction will be considered on precorded.       Image: Street still need in a similar way.         D4       Solid pre-coated metal fences shall be forus the vicinity, with a general prohibition on the following materials.       Image: Street still need in a similar way.         D4       Solid pre-coated	Perf	ormance controls			
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D1       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.       Image: 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:       Image: 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:       Image: 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:       Image: Construction will be considered on the following materials:         •       Cement block;       Image: Construction will be considered on the following materials:       Image: Construction will be context on precords and the provided with a landscape and the precords and the provided with a landscape area on the street side of the fence.       Image: Construction will be located forward of the premises, behind the main building line shall not exceed a maximum height of 1.8m.         D7 Fencing and associated walls must be positioned so as not to interfere with any existing trees.       Image: Construction of the street alignment during image: Construction of the street alignment during image: Construction.         D8 Gates and doors are to be of a type which does not encroach over the street alignment during imperation.       Image: Construction water reuse	P4	high quality and are sympathetic to the exiting			
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<ul> <li>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> <li>Cement block;</li> <li>Metal sheeting, profiled, treated or precoated.</li> <li>Fibro, flat or profile;</li> <li>Brushwood; and</li> <li>Barbed wire or other dangerous material.</li> </ul> </li> <li>D3 All fences forward of the building alignment shall be treated in a similar way.</li> <li>D4 Solid pre-coated metal fences shall be discouraged and shall not be located forward of the forth building line.</li> <li>D5 Front fences shall satisfy the acoustic abatement criteria and be provided with a landscaped area on the street side of the fence.</li> <li>D6 Fences located on side or rear boundaries of the premises, behind the main building line shall not exceed a maximum height of 1.8m.</li> <li>D7 Fencing and associated walls must be positioned so as not to interfere with any existing trees.</li> <li>D8 Gates and doors are to be of a type which does not encroach over the street alignment during operation.</li> <li>6.0 Solar amenity and storm water reuse</li> </ul>	D1	located within the front yard area, shall not exceed 1.2m as measured above existing ground level and shall be a minimum of 50%			
<ul> <li>Metal sheeting, profiled, treated or precoated.</li> <li>Fibro, flat or profile;</li> <li>Brushwood; and</li> <li>Barbed wire or other dangerous material.</li> <li>D3 All fences forward of the building alignment shall be treated in a similar way.</li> <li>D4 Solid pre-coated metal fences shall be discouraged and shall not be located forward of the front building line.</li> <li>D5 Front fences shall satisfy the acoustic abatement criteria and be provided with a landscaped area on the street side of the fence.</li> <li>D6 Fences located on side or rear boundaries of the premises, behind the main building line shall not exceed a maximum height of 1.8m.</li> <li>D7 Fencing and associated walls must be positioned so as not to interfere with any existing trees.</li> <li>D8 Gates and doors are to be of a type which does not encroach over the street alignment during operation.</li> <li>6.0 Solar amenity and storm water reuse</li> </ul>	their are s	merit, with regard being given to materials that similar to other contributory fences in the vicinity,			
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D3 All fences forward of the building alignment shall be treated in a similar way.       Image: Control of the building alignment shall be discouraged and shall not be located forward of the front building line.       Image: Control of the building alignment shall be discouraged and shall not be located forward of the front building line.         D5 Front fences shall satisfy the acoustic abatement criteria and be provided with a landscaped area on the street side of the fence.       Image: Control of the building line shall not be located on side or rear boundaries of the premises, behind the main building line shall not exceed a maximum height of 1.8m.       Image: Control of the building line shall not exceed a maximum height of 1.8m.         D7 Fencing and associated walls must be positioned so as not to interfere with any existing trees.       Image: Control of the street alignment during operation.       Image: Control of the street alignment during operation.         6.0 Solar amenity and storm water reuse       Image: Control of the street reuse       Image: Control of the street reuse       Image: Control of the street reuse		Brushwood; and			
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<ul> <li>criteria and be provided with a landscaped area on the street side of the fence.</li> <li>D6 Fences located on side or rear boundaries of the premises, behind the main building line shall not exceed a maximum height of 1.8m.</li> <li>D7 Fencing and associated walls must be positioned so as not to interfere with any existing trees.</li> <li>D8 Gates and doors are to be of a type which does not encroach over the street alignment during operation.</li> <li>6.0 Solar amenity and storm water reuse</li> </ul>	disco	buraged and shall not be located forward of the		$\boxtimes$	
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so as not to interfere with any existing trees. D8 Gates and doors are to be of a type which does not encroach over the street alignment during operation. 6.0 Solar amenity and storm water reuse	prem	nises, behind the main building line shall not			
not       encroach       over       the       street       alignment       during				$\square$	
	not oper	encroach over the street alignment during ation.		$\boxtimes$	

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<b>a.</b> b.	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. To create comfortable living environments.			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:-
с.	To provide greater protection to the natural environment by reducing the amount of greenhouse gas emissions.	$\boxtimes$		Orientation.
d.	To reduce the consumption of non-renewable energy sources for the purposes heating water, lighting and temperature control.			
e.	To encourage installation of energy efficient appliances that minimise greenhouse gas generation.			
6.1	Solar amenity			
Perf	ormance criteria			
P1	Buildings are sited and designed to ensure daylight to living rooms in adjacent dwellings and neighbouring open space is not significantly decreased.	$\boxtimes$		Amenity issues such as sunlight penetration into private and public spaces have been addressed earlier in the report.
				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.
P2	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.			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.
Dev	elopment controls			
D1	Solar collectors proposed as part of a new development shall have unimpeded solar access between 9:00am to 3:00pm on June 21.		$\boxtimes$	No solar collectors are proposed in this development.
	Solar collectors existing on the adjoining properties shall not have their solar access impeded between 9:00am to 3:00pm on June 21.		$\boxtimes$	There are no solar panels situated on the roofs of nearby buildings especially to the south.
	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.		$\boxtimes$	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
	e: Where the proposed development is located on adjacent northern boundary this may not be sible.		$\square$	the day with no one property receiving 3 hours of sunlight at the winter solstice. However, the properties are commercial in peture and net residential As
D2	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		$\square$	nature and not residential. As such the issue under Subpart D1 is not significant given the land use of the affected land parcels.

D3	space of adjoining properties does not currently			$\boxtimes$	
	receive at least this amount of sunlight, then the new building shall not further reduce solar access.				This is achieved.
D4	Habitable living room windows shall be located to face an outdoor space.	$\square$			
D5	North-facing windows to living areas of neighbouring dwellings shall not have sunlight reduced to less than 3 hours between 9:00am and 3:00pm on June 21 over a portion of their surface.			$\square$	
D6	Where the proposed residential flat building is on an adjacent northern boundary or located within an area undergoing transition, compliance with D1, D2, D3 and D4 development controls may not be achievable.			$\square$	
D7	Internal living areas and external recreation areas shall have a north orientation for the majority of units in the development, where possible.	$\square$			Louvres are used where appropriate for screening measures.
D8	The western walls of the residential flat building shall be appropriately shaded.		$\square$		
0.2	ventilation				
Perf	ormance criteria				
P1	The design of development is to utilise natural breezes for cooling and fresh air during summer and to avoid unfavourable winter winds.	$\boxtimes$			Ventilated apartments The applicant has identified that 76 apartments are ventilated which
Deve	elopment controls				equates to 65.5% of the apartments.
D1	Rooms with high fixed ventilation openings such as bathrooms and laundries shall be situated on the southern side to act as buffers to insulate the building from winter winds.	$\boxtimes$			This is achieved where possible.
D2	ventilation and dual aspect. This can be achieved with cross over apartments, cross through	$\square$			There are 36 apartments that have dual aspect within the development.
	apartments, corner apartments and two (2) storey apartments. Single aspect apartments shall be kept to a minimum except for those that are north facing. Single aspect apartments shall				There are numerous apartments that exceed a depth of 8 metres from a window. However:-
	be limited in depth to 8m from a window.				• There are no kitchens that
					are situated more than 8
					<ul><li>metres from a window.</li><li>In most instances, it is the</li></ul>
					dining area that is situated more than 8 metres from a
					window with the living space of all apartments
					situated at or adjacent to a window.
					<ul> <li>Where light is an issue, highlight windows are used to supplement light penetration.</li> </ul>
					Every apartment is an open plan

				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.
				It is considered reasonable to allow the variation.
D3	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.			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.
6.3	Rainwater tanks			
Perf	ormance criteria			
P1	The development design reduces stormwater runoff.			
Dev	elopment controls			
D1	Developments may have rain water tanks for the collection and reuse of stormwater for car washing and watering of landscaped areas.	$\square$		A storm water harvesting system is to be installed on site to service the development. The BASIX Certificate suggests the installation
D2	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.		$\boxtimes$	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.
D3	The suitability of rainwater tanks erected within the side setback areas of development will be assessed on an individual case by case basis.			
D4	Rainwater tanks shall not be located within the front setback.	$\boxtimes$		
D5	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.	$\square$		
D6	applicable Australian Standards AS/NZ 2179 and AS 2180 for rainwater goods and installation.	$\boxtimes$		
6.4	Stormwater drainage			
	icants shall refer to the stormwater drainage irements in the Stormwater Drainage Part of this			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

					provided for any consent that may be issued.
	Ancillary site facilities				
Obje	ectives				
a)	To ensure that site facilities are effectively integrated into the development and are unobtrusive.	$\square$			Secure mail boxes are to be incorporated into the development.
b)	To maintain and enhance the character of streetscapes.	$\square$			The Ground Floor plan shows mail boxes being located adjacent to the pedestrian entrance to the residential tower complex.
c)	To ensure site facilities are adequate, accessible to all residents and easy to maintain.				Tesidential tower complex.
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.				
7.1	Clothes washing and drying				
Perf	ormance criteria				
P1	Adequate open-air clothes drying facilities which are easily accessible to all residents and screened, are provided.				A communal clothes line at the Level 1 common area is not proposed or provided.
_	elopment controls				Balconies are provided with many being provided with screening
D1	Each dwelling shall be provided with individual laundry facilities located within the dwelling unit.				(louvres).
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.			$\square$	
7.2					
Perf	ormance criteria				
P1	Dwellings are provided with adequate storage areas.				This is addressed under State Environmental Planning Policy 65 - Design Quality of Residential Flat Development:-
_					- Storage.
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.				Satisfactory and adequate storage
D2	Storage space shall not impinge on the minimum area to be provided for parking spaces.	$\boxtimes$			areas are provided per apartment.
7.3	Utility services				
Perf	ormance 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.				Utility services are provided to the site. The applicant has addressed utility
Dev	elopment controls				services including the provision of electricity to the development. Refer to Clause 6.5 of the Auburn
D1	Where possible, services shall be underground.	$\boxtimes$			Local Environmental Plan 2010 above.
					Water and sewer services can be made available to service the development.
7.4	Other site facilities	_	_		

Perfor	mance criteria			
	Owellings are supported by necessary utilities and services.	$\boxtimes$		
Develo	opment controls			
	single TV/antenna shall be provided for each ilding.	$\boxtimes$		
Au pro str	mailbox structure that meets the relevant ustralia Postal Service requirements shall be ovided, located centrally and close to the major reet entry to the site. All letterboxes shall be ckable.	$\boxtimes$		This is provided for the development.
gro dir	dividual letterboxes can be provided where ound floor residential flat building units have rect access to the street.			
7.5	Waste disposal			
	ants shall refer to the requirements held in the Part of this DCP.	$\square$		An adequate waste storage area is provided at the rear of the development accessible via an internal corridor.
	bdivision	1	1	
Object	tives			
	To ensure that subdivision and new development is sympathetic to the landscape setting and established character of the locality.			The development application does not include the Strata Title Subdivision of the development into 116 allotments. A separate
	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.			development application will be required for Strata Subdivision of the tower building into 116 allotments.
				This may be addressed as a condition attached to any consent that may be issued.
8.1 Lo	t amalgamation			
Perfor	mance criteria			
	Lot amalgamations within development sites are undertaken to ensure better forms of housing development and design.	$\boxtimes$	$\square$	The two allotments forming the site will require amalgamation to facilitate the development. This may be addressed as a condition
Develo	opment controls			attached to any consent that may be issued.
	Development sites involving more than one lot shall be consolidated.	$\boxtimes$		
	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.	$\boxtimes$		
	Adjoining parcels of land not included in the development site shall be capable of being	$\boxtimes$		There are no isolated sites adjacent to or adjoining to the site.
	economically developed.			Council owns and operates a child care centre, a park and community services building on land to the immediate north of the site.
				Should Council decide in future to redevelop its own sites, then it is

						determined that this would be feasible given the availability of the land parcels present.	
8.2	Subdivis	on				· · ·	
Dev	Development controls						
D1	a resider with the plans, pa private o	munity title or strata title subdivision of tial flat building shall be in accordance approved development application inticularly in regard to the allocation of ben space, communal open space and ng spaces.				The development application does not include Strata Subdivision. A separate development application will be required for Strata Subdivision of the site into 116 allotments.	
D2	buildings site cov within thi						
8.3	Creation	of new streets					
Perf	ormance c	riteria					
P1	On some sites, where appropriate, new streets are introduced.				$\boxtimes$	There are no new streets proposed in this development.	
P2		posed roads are designed to convey ary residential functions of the street			$\square$		
		safe and efficient movement of vehicles and pedestrians;			$\square$		
	-	provision for parked vehicles;					
	-	provision of landscaping;					
		location, construction and maintenance of public utilities; and					
		movement of service and delivery vehicles.			$\square$		
Dev	elopment o	controls					
D1	<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.						
D2	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.						
	For larger self-contained new residential areas, specific road design requirements shall be considered for site specific development controls.						
	9.0 Adaptable housing Objectives						
a. To ensure a sufficient proportion of dwellings include accessible layouts and features to accommodate changing requirements of residents.							

b.	to	encourage flexibility in design to allow people adapt their home as their needs change due to e or disability.	$\boxtimes$		
9.1 Development application requirements					
<b>Note:</b> Evidence of compliance with the Adaptable Housing Class C requirements of Australian Standard (AS) 4299 shall be submitted when lodging a development application to Council and certified by an experienced and qualified building professional.			$\boxtimes$		Apartment layout provides for basic changes to internal configuration. Accessible and visitable apartments are promoted.
					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. There are an adequate number of adaptable apartments in the development.
9.2 [	Desi	ign guidelines			
Perf	orn	nance criteria			
P1	dw	esidential flat building developments allow for velling adaptation that meets the changing eds of people.	$\square$		
Dev	elop	oment controls			
<b>D1</b> The required standard for Adaptable Housing is AS 4299. Wherever the site permits, developments shall include adaptive housing features into the design.		$\boxtimes$		A person in a wheelchair can access all services on site due to the presence of lifts connecting all floors and basement levels within the development.	
Ext	External and internal considerations shall include:				
	•	access from an adjoining road and footpath for people who use a wheel chair;	$\square$		
	-	doorways wide enough to provide unhindered access to a wheelchair;	$\square$		
	•	adequate circulation space in corridors and approaches to internal doorways;	$\square$		
		wheelchair access to bathroom and toilet;	$\bowtie$		
	•	electrical circuits and lighting systems capable of producing adequate lighting for people with poor vision;	$\boxtimes$		
		avoiding physical barriers and obstacles;	$\boxtimes$		
	-	avoiding steps and steep end gradients;	$\square$		
		visual and tactile warning techniques;			
	-	level or ramped well lit uncluttered approaches from pavement and parking areas;	$\bowtie$		
	•	providing scope for ramp to AS 1428.1 at later stage, if necessary;	$\square$		
	•	providing easy to reach controls, taps, basins, sinks, cupboards, shelves, windows, fixtures and doors;	$\boxtimes$		
	-	internal staircase designs for adaptable housing units that ensure a staircase inclinator can be installed at any time in the future; and	$\boxtimes$		
		providing a disabled car space for each	$\square$		

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.					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	
	-	nber of adaptable units	$\square$		development. The tower building should be provided with twelve	
Nun 5-10	nber of dwellings	Number of units			(12) adaptable apartments.	
11-2		2			There are an adequate number of	
21 -		3			adaptable apartments in the development.	
	31-40         4           41-50         5					
	er 50	6				
(Plus 10% of additional dwellings beyond 60, rounded up to the nearest whole number)						
		Class C incorporates all				
essential features listed in Appendix A - Schedule of Features for Adaptable Housing in AS 4299.						
9.3 Lifts						
Development controls						
D1	<b>D1</b> Lifts are encouraged to be installed in four (4) storey residential flat buildings where adaptable housing units shall be required.		$\square$		There are two lifts servicing the building situated within the centre. The lift core is situated within and	
D2	Where the developr	nent does not provide any daptable housing units, the		$\boxtimes$	internal of the building compl and not visible from a pub space.	
		inits shall be located within				
9.4	Physical barriers					
Development controls						
D1 Physical barriers, obstacles, steps and steep gradients within the development site shall be avoided.		$\boxtimes$				

#### 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	856.4 Square	1 space/60sqm GFA	14.3 Minimum	15
tenancies	metres		86 spaces maximum	

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

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.

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

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

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

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

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

The subject site and locality is not known to be affected by any natural hazards or other site constraints likely to have a significant adverse impact on the proposed development.

Accordingly, the site can be said to be suitable to accommodate the proposal. The proposed development has been assessed in regard it 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.

#### <u>Comment</u>

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.

#### <u>Comment</u>

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.

#### <u>Comment</u>

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.

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.

#### <u>Comment</u>

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.

#### <u>Comment</u>

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.

#### <u>Comment</u>

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.

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.

#### <u>Comment</u>

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.

#### <u>Comment</u>

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.

#### <u>Comment</u>

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.

#### <u>Comment</u>

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.

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.

#### <u>Comment</u>

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.

#### <u>Comment</u>

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.

#### <u>Comment</u>

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.

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.

#### <u>Comment</u>

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.

#### <u>Comment</u>

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.

#### <u>Comment</u>

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.