

Assessment of Compliance with BCC Growth Centre Precincts DCP 2010

Compliance with BCC Growth Centre Precincts DCP 2010 Part 4.0 - Development in the Residential Zones (from main body of DCP)		
SPECIFIC RESIDENTIAL FLAT BUILDING CONTROLS		
Key controls for residential flat buildings (Table 4-10)		
Element/Control	Proposal	Complies
Site coverage ➤ Max. 50%	5,983sqm or 29.5%	Yes
Landscaped area ➤ Min. 30% of site area	6,624sqm or 33%	Yes
Communal open space ➤ 15% of site area	3,292sqm or 16%	Yes
Principal private open space (PPOS) ➤ Min. 10m ² per dwelling ➤ Min. dimension of 2.5m	Yes - minimum area of 8sqm or greater. Yes - minimum dimensions of 2.5m are satisfied.	Yes
Front setback ➤ Min. 6m ➤ Balconies and other articulation may encroach into setback to a maximum of 4.5m from the boundary for the first 3 storeys, and for a maximum of 50% of the façade length.	The applicant has demonstrated that the front setback to Cudgegong Rd is 29.7m. No - All buildings have a 5 m setback to the new roads. This 1m allowance is considered appropriate given the road widths were increased from 16m to 18m at Council's request.	Variation sought – refer to the Assessment Report for further consideration. The proposed variation is considered reasonable.
Corner lots secondary setback ➤ Min. 6m	Buildings A, B & D are considered to be on corner lots. No - All buildings have a 5 m setback to the new roads. This 1m allowance is considered appropriate given the road widths were increased from 16m to 18m at Council's request.	Variation sought – refer to the Assessment Report for further consideration. The proposed variation is considered reasonable.
Side setback ➤ Buildings up to 3 storeys: min. 3m ➤ Buildings above 3 storeys: min. 6m	6m is required. 6m is provided. However refer to setback requirements above.	Refer to above.
Rear setback ➤ Min. 6m	The 'rear' of the buildings are considered to be between the proposed buildings. These rear setbacks are satisfied.	Yes
Zero lot line ➤ Not permitted	N/A	N/A
Habitable room/balcony	The development achieves the minimum	Yes

separation distance for buildings 3 storeys and above ➤ Min. 12m	12m separation to the future developments to the south and west. Some internal separation distances don't strictly satisfy the 12m separation distance, however suitable measures are implemented to ensure indirect view lines are provided between units in different buildings. Refer to Assessment Report for further details. Also refer to ADG building separation discussion at Attachment A .	Variation sought – refer to Assessment Report for further details. The proposed variation is considered reasonable due to measures employed.
Car parking spaces ➤ 1 space per dwelling, plus 0.5 spaces per 3 or more bed dwelling. ➤ May be in a 'stack parking' configuration. ➤ Spaces to be located below ground or behind building line ➤ 1 visitor car parking space per 5 units	<u>Building A</u> Required: 203 spaces. Provided: 214 spaces. Complies. <u>Buildings B, C & D</u> Required: 338 spaces. Provided: 355 spaces. Complies.	Yes
Bicycle parking ➤ 1 space per 3 dwellings	Required: 145 bicycle spaces. Provided: 156 bicycle spaces.	Yes
Garage dominance ➤ Max. 2 garage doors per 20m of lot frontage facing any one street frontage.	2 driveway entrances proposed. Satisfactory.	Yes
Garages and car parking dimensions ➤ Covered: min. 3m x 5.5m ➤ Uncovered: min. 2.5m x 5.2m ➤ Aisle widths must comply with AS 2890.1	No - The minimum dimensions are not met. We requested that the Applicant correct these dimensions in our correspondence dated 8 December 2015. As this has not been corrected, and there is a surplus of car parking spaces, it is considered appropriate to impose a standard condition of consent to ensure that compliant car parking space dimensions and aisle widths are achieved which satisfy AS 2890.1.	No, condition to be imposed to require compliance.
Additional controls for certain dwelling types (Section 4.3) (Sub section 4.3.1 Residential development adjacent to transmission easements)		
Element/Control	Proposal	Complies
1. Dwellings are to be set back as far as possible from the transmission easement.	The building is appropriately sited.	Yes
2. Low fencing (that complies with the controls for front fences in clause 4.2.10) or fencing that allows surveillance of the public lands within and adjacent to the	Low fencing is provided for the terraces only.	Yes

transmission easement is to be used on the property boundary facing the easement from the front property boundary to a point 4 m behind the front building facade.		
3. Landscaping is to permit views into the easement at ground level.	Landscaping is suitable.	Yes
4. The orientation of dwellings is to permit casual surveillance of the easement, while maintaining the privacy of occupants.	Orientation is suitable.	Yes
5. The Principal Private Open Space for the dwelling is to be screened from view from the transmission easement, preferably by being located behind the building line.	The POS areas are suitably located.	Yes
Additional controls for certain dwelling types (Section 4.3) (Sub section 4.3.5 Controls for residential flat buildings)		
Element/Control	Proposal	Complies
Street frontage ➤ Minimum 30m	72m to the east (Cudgegong Rd). 280m along the north and south boundaries.	Yes
Access ➤ Direct frontage to street or public park	Direct access is provided to all streets.	Yes
Amenity ➤ Must not adversely impact upon the amenity (i.e. overshadowing, privacy or visual impact) of existing or future adjoining residential development.	The proposal provides suitable building separation, orientation and floor plan layout to afford suitable privacy to the future residents of this development and neighbouring properties. The level of solar access afforded to the future development to the south is as expected for this form and scale of development. The design provides consideration of maximising access to sunlight to the neighbouring sites. Satisfactory.	Yes
SEPP 65 All RFBs are to be consistent with the guidelines and principles outlined in SEPP No. 65.	Refer to SEPP 65 & ADG assessment at Attachment 4 . Refer to Table 4-10 assessment above.	Noted.
Adaptable Housing ➤ Min 10% of dwellings (where 10 or more proposed). ➤ Designed in accordance with the <i>Australian Adaptable Housing Standard (AS 4299-1995)</i> ➤ Preferably on ground floor or access via a lift, including access to basement. ➤ DA to be accompanied by certification from an accredited Access Consultant confirming that the adaptable dwellings are	51 adaptable dwellings are indicated on the plans, being 12%. An Access Assessment Report was submitted with the proposal, dated May 2015. Suitable access is provided at ground level and via lifts.	Yes Also to be conditioned accordingly.

capable of being modified, when required by the occupant, to comply with the <i>Australian Adaptable Housing Standard (AS 4299-1995)</i> .		
Accessible parking ➤ Car parking and garages to comply with the requirements of AS for disabled parking spaces.	Accessible parking is suitably provided.	Yes
Landscape Plan ➤ Landscape plan to be submitted.	Provided.	Yes
CONTROLS FOR ALL RESIDENTIAL DEVELOPMENT		
Site Responsive Design (Section 4.1)		
Control/Requirement	Proposal	Complies
4.1.1 Site analysis plan	Provided.	Yes
4.1.2 Cut and fill ➤ Max. 500mm cut/fill ➤ Validation Report for imported fill ➤ Where cut on the boundary, retaining walls must be integrated with its construction, otherwise minimum 450mm from boundary ➤ Max. 600mm high walls ➤ Max. 1200mm combined wall height ➤ Min 0.5m between each step	The development is designed to follow the slope of the site. Balanced cut and fill is achieved. The retaining walls do not exceed 600mm, are integrated into the external design of the building and are accompanied by landscaping.	Yes
4.1.3 Sustainable building design ➤ BASIX Certificate ➤ Indigenous species to make up more than 50% of plant mix on landscape plan ➤ Plant species to be selected from Appendix D ➤ Outdoor clothes lines & drying areas required	BASIX Certificate provided – plans stamped. Suitable plant species are proposed. Satisfactory. Each unit has mechanical drying facilities and the ability to dry clothes on the balconies.	Yes
4.1.4 Salinity, sodicity & aggressivity ➤ To comply with Salinity Management Plan developed at subdivision phase	Preliminary Soil Salinity Assessment prepared by EBG Environmental Geoscience dated August 2015. Recommendations are to be imposed.	Yes, to be conditioned .
Dwelling design controls (Section 4.2)		
Control/Requirement	Proposal	Complies
4.2.1 Summary of Key Controls	N/A – tables do not relate to RFB's	N/A
4.2.2 Streetscape & design	N/A – no specific controls for RFB's	N/A
4.2.3 Front setbacks	N/A - no specific controls for RFB's	N/A
4.2.4 Side and rear setbacks	N/A - no specific controls for RFB's	N/A
4.2.5 Height, massing and siting	N/A - no specific controls for RFB's	N/A
4.2.6 Landscaped area	N/A - no specific controls for RFB's	N/A
4.2.7 Private open space ➤ Principle POS to be accessible from the main living area and have a maximum gradient of 1:10.	PPOS is directly accessible from main living area with suitable access.	Yes
4.2.8 Garages, access & parking	Driveway is clear of drainage on gutters.	Yes

➤ Driveways not to be within 1m of drainage facilities on gutter. ➤ Planting/walls adjacent to driveways must not block sight lines. ➤ Driveways to have soft landscaped areas on either side.	Suitable sight lines are achieved. Yes, overall landscaping is provided along the street boundaries.	
4.2.9 Visual and acoustic privacy ➤ Acoustic report required if adjacent to railway line or major road, or impacted upon by nearby industrial/commercial area. ➤ No equipment or plant to generate noise level > 5dBA measured during the hours 7.00am to 10.00pm. ➤ Internal layout of residential buildings, window openings, location of courtyards and balconies, and building plant to be designed to minimise noise impacts ➤ Noise walls are not permitted. ➤ Development effected by rail or traffic noise is to comply with AS2107-2000 Acoustics: Recommended Design Sound Levels and Reverberation Times for Building Interiors. ➤ Development shall aim to comply with the criteria in Table 4-7.	N/A Capable of being satisfied. A suitable layout is proposed. Building plant is in the basement. A/C units are within the balconies. N/A N/A Capable of being satisfied.	Yes, condition recommended to be imposed to meet maximum levels of noise emission.
4.2.10 Fencing ➤ Front fencing max. 1m. ➤ Front fences not to impede sight lines. ➤ Side and rear fences max. 1.8m. ➤ Side fences not on a street frontage to be a max. 1m high to a point 2m behind the primary building façade. ➤ Corner lots or lots with side boundary adjoining open space/drainage, the front fencing style and height is to be continued to at least 4m behind the building line. ➤ On boundaries adjoining open space/drainage, fencing to be of high quality material and finish. Design to permit casual surveillance with max. height 1m or see-through materials for portion above 1m. ➤ Pre-painted steel or timber paling or lapped/capped boundary fencing not permitted adjacent to open space or drainage land or on front boundaries. ➤ Fencing adjoining rear access ways to permit casual	N/A no front fencing. N/A no front fencing. N/A no side or rear fencing. N/A no fencing. The applicant has nominated that the fence adjoining Cudgegong Reserve is to be constructed of dog proof chain metal to Council's specification. Noted Noted N/A	Yes To be conditioned.

surveillance.		
Compliance with BCC Growth Centre Precincts DCP 2010 Schedule 4 – Area 20 (precinct specific controls)		
Section 2 – Relevant figures		
Control	Comment	
Figure 2.1 Precinct Indicative Layout Plan	The proposal is consistent with the ILP.	
Figure 2.2 Aboriginal Cultural Heritage Sites	N/A The site is not identified as containing an Aboriginal Cultural Heritage Sites	
Figure 2.3 Second Ponds Creek - Flood Prone Land & Riparian Corridor	N/A the site is clear of flood prone land & the riparian corridor.	
Figure 2.4 Salinity Potential	The site is identified as moderate salinity potential. The proposal is accompanied by a Preliminary Soil Salinity Assessment prepared by EBG Environmental Geoscience dated August 2015. The recommendations are recommended to be conditioned .	
Figure 3.1 Precinct Road Hierarchy	The proposal is consistent with the precinct road hierarchy.	
Figure 3.2 Public Transport Network	The proposal is consistent with the public transport network.	
Figure 3.2 Pedestrian and Cycle Network	The proposal is consistent with the pedestrian and cycle network.	
Figure 3.4 Additional Public Domain & Landscaping Provisions	The proposal is consistent with these provisions.	
Figure 3.5 Section B – Landscape Buffer to Collector Road	The proposal is consistent with these provisions.	