

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%	Maximum 4813.5 sqm (50%) Provided 3741 sqm (38.86%)	Yes
Landscaped area ➤ Min. 30% of site area	Required 2888 sqm (30%) Provided 4314 sqm (45%)	Yes
Communal open space ➤ 15% of site area	Required 1444 sqm (15%) Provided 3113 sqm (32%)	Yes
Principal private open space (PPOS) ➤ Min. 10m ² per dwelling ➤ Min. dimension of 2.5m	Balconies meet ADG requirements.	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.	6 m setback provided to streets.	Yes
Corner lots secondary setback ➤ Min. 6m	Minimum 6 m setback provided	Yes
Side setback ➤ Buildings up to 3 storeys: min. 3m ➤ Buildings above 3 storeys: min 6m	6 m – 9 m provided	Yes
Rear setback ➤ Min. 6m	Nil rear setback	Yes
Zero lot line ➤ Not permitted	Not proposed.	Yes
Habitable room/balcony separation distance for buildings 3 storeys and above ➤ Min. 12m	Building separation between 12 m and 18 m provided.	Yes
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	171 units 4 x studios, 40 x 1 bed, 78 x 2 bed and 49 x 3 bed Required: 231 spaces Proposed: 236 spaces, being 35 visitor spaces and 201 residential spaces	Yes
Bicycle parking ➤ 1 space per 3 dwellings	Required: 57 spaces Proposed: 57 spaces (Lower ground)	Yes
Garage dominance ➤ Max. 2 garage doors per 20m of lot frontage facing any one street frontage.	Single access proposed off Road No. 1	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	Car parking to comply with AS 2890.1	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	Minimum 50 m.	Yes
Access ➤ Direct frontage to street or public park	Vehicle access proposed to Road No. 1.	Yes
Amenity ➤ Must not adversely impact upon the amenity (i.e. overshadowing, privacy or visual impact) of existing or future adjoining residential development.	Satisfactory.	
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 capable of being modified, when required by the occupant, to comply with the <i>Australian Adaptable Housing Standard (AS 4299-1995)</i> .	Access report submitted.	Yes
Accessible parking ➤ Car parking and garages to comply with the requirements of AS for disabled parking spaces.	Access report submitted.	Yes
Landscape Plan ➤ Landscape plan to be submitted.	Satisfactory.	Yes

CONTROLS FOR ALL RESIDENTIAL DEVELOPMENT**Site Responsive Design (Section 4.1)**

Control/Requirement	Proposal	Complies
4.1.1 Site analysis plan	Satisfactory	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	Bulk earthworks undertaken as part of subdivision – DA-14-911.	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	BASIX submitted	Yes

➤ Outdoor clothes lines/drying areas required		
4.1.4 Salinity, sodicity & aggressivity ➤ To comply with Salinity Management Plan developed at subdivision phase	Salinity report submitted	Yes – appropriate conditions of consent to be imposed.
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.	Balconies and ground floor terraces directly accessible.	Yes
4.2.8 Garages, access & parking ➤ 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.	Driveway location satisfactory.	Yes
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.	Satisfactory.	Yes
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.	Fencing details provided and are satisfactory. Horizontal timber slats provided at 1.5 m height enclosing ground floor terraces for privacy reasons. Fencing is setback a minimum 3 m from the property boundary. Suitable condition to be imposed.	Yes

<ul style="list-style-type: none">➤ 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 surveillance.		
Compliance with BCC Growth Centre Precincts DCP 2010 Schedule 1 – Alex Avenue Precinct (precinct specific controls)		
Section 2 – Relevant figures		
Control	Comment	
Figure 2.1 Indicative Layout Plan	Design complies with the ILP as varied by the approved subdivision on the site – DA-14-911.	
Figure 2.2 Key elements of the water cycle management and ecology strategy	Development is compliant.	
Figure 2.3 Flood Prone Land	The site is not identified as flood prone.	
Figure 2.4 Salinity	Site is identified as having a higher salinity risk. A salinity assessment submitted and appropriately conditioned	
Figure 2.5 Aboriginal heritage	Site is not identified as having potential aboriginal heritage constraints. However, this has been addressed in subdivision and standard conditions will be imposed.	
Figure 2.6 Bushfire prone land	The site is not identified as bushfire prone.	
Figure 2.7 Residential Structure	The development is consistent with the medium density residential structure.	
Figure 2.8 Precinct road hierarchy	The development is consistent with the precinct road hierarchy, as varied by the approved subdivision on the site.	
Section 3 – N/A (relates to the town centre area only)		