

Auburn Development Control Plan 2010**i) Local Centres**

Requirement	Yes	No	N/A	Comments
2.0 Built Form				
D1 To allow for their adaptive use, mixed use buildings are to incorporate the following flexible design requirements: <ul style="list-style-type: none"> • The number of internal apartment structural walls are to be minimized; and • Ceiling heights for the ground floor is to be a minimum of 3.6m. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A 12 storey mixed use building is proposed within a B4 Mixed use zone.</p> <p>Suitable ceiling heights have been provided to accommodate commercial tenancies on the ground floor. No ground floor residential units are proposed.</p>
D2 Residential components are to be provided with direct access to street level with entrances clearly distinguishable from entries to commercial premises.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is considered to provide suitable security to all entries within the development.
D3 Secure entries are to be provided to all entrances to private areas, including car parks and internal courtyards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The relevant provisions are complied with.
D4 Car parking provided for the residential component of the development is to be clearly delineated and provided separate to general customer parking.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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 residential areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D6 Vehicular circulation areas must be legible and must differentiate between the commercial service requirements, such as loading areas, and residential access.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D7 Mechanical plant is to be located on the roof or visually and acoustically isolated from residential uses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.1 Number of storeys				
D1 The minimum finished floor level (FFL) to finished ceiling level (FCL) shall be as follows: <ul style="list-style-type: none"> • 3300mm for ground level (regardless of the type of development); • 3300mm for all commercial/retail levels; and • 2700mm for all residential levels above ground floor. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>Ground level floor to ceiling height = 3.325-4.2m (commercial level)</p> <p>Levels 1 - 11 floor to ceiling heights = 2.7m, (residential levels)</p>
2.2 Articulation and proportion				
D1 Buildings shall incorporate: <ul style="list-style-type: none"> • balanced horizontal and vertical proportions and well-spaced and proportioned windows; • a clearly defined base, middle and top; • modulation and texture; and • architectural features which give human scale at street level such as entrances and porticos. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	The amended design and appearance of the building is determined as being satisfactory and appropriate for the locality.
D2 The maximum width of blank walls for building exteriors along key retail streets shall be 5m or 20% of the street frontage, whichever is the lesser.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D3 Articulation of the building exterior shall be achieved through recesses in the				

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	horizontal and vertical plane, adequate contrasts in materials, design features and the use of awnings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D4	Features such as windows and doors shall be in proportion with the scale and size of the new building and any adjoining buildings which contribute positively to the streetscape.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D5	Street awnings which appear as horizontal elements along the façade of the building shall be provided as part of all new development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D6	Where development has two (2) street frontages the streetscape should be addressed by both facades.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2.3 Materials					
D1	New buildings shall incorporate a mix of solid (i.e. masonry concrete) and glazed materials, consistent with the character of buildings in the locality. The use of cement rendering shall be minimised.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed materials are considered to be of high quality and contemporary appearance. The development is acceptable in this regard.
D2	Building materials and finishes complement the finishes predominating in the area. Different materials, colours or textures may be used to emphasise certain features of the building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The facade of the development contains a mix of concrete finishing's, timber features and glazing materials appropriate to the mixed use building.
D3	Building facades at street level along primary streets and public places consist of a minimum of 80% for windows/glazed areas and building and tenancy entries.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An array of louvre screens is used to promote internal and external privacy for apartment dwellers. Translucent frosted glass balustrades have been incorporated into level 2 – 4 apartment balconies to allow for improved solar access
D4	Visible light reflectivity from building materials used on the facades of new buildings shall not exceed 20%.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.4 Roofs					
D1	Design of the roof shall achieve the following: • concealment of lift overruns and service plants; • presentation of an interesting skyline; • enhancing views from adjoining developments and public places; and • complementing the scale of the building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A flat roof is proposed. The lift over runs cannot be seen from the roadways due to their position on the roof area.
D1	Roof forms shall not be designed to add to the perceived height and bulk of the building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D2	Where outdoor recreation areas are proposed on flat roofs, shade structures and wind screens shall be provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.5 Balconies					
D1	Opaque glazing and/or masonry for balconies is encouraged.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Level 1 balconies are proposed to be concrete render. The balustrades of other balconies are to be finished with opaque glass glazed elements. As such compliance is achieved.
D2	Clear glazing for balconies is prohibited.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D3	Verandahs and balconies shall not be enclosed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D4	Balconies and terraces shall be oriented to overlook public spaces.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are no enclosed balconies within the development.
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D6	Screens, louvres or similar devices shall				Some vertical and horizontal louvre

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be provided to balconies so as to visually screen any drying of laundry.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	screens are proposed where appropriate to compliment the design of the building. The use of louvres is not excessive.
2.6 Interface with schools, places of public worship, and public precincts					No place of worship or school is located immediate adjoins to the site.
D1 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; • Building design incorporates an appropriate transition in scale and character along the site boundary(s); • Building design presents an appropriately detailed facade and landscaping in the context of the adjoining land use.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D2 The potential for overlooking of playing areas of schools shall be minimised by siting, orientation or screening.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D3 Fencing along boundaries shared with public open space shall have a minimum transparency of 50%.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3.0 Streetscape and Urban form					
3.1 Streetscape					
D1 Applicants shall demonstrate how new development addresses the streetscape and surrounding built environment.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The materials schedule shows a building with an appropriate massing including suitable use of horizontal and vertical projections. The balconies are well defined and oriented towards the street and Level 1 podium rear communal open space.
D2 New shop fronts shall be constructed in materials which match or complement materials used in the existing building.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D3 Development shall provide direct access between the footpath and the shop.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Achieved.
D4 Development shall avoid the excessive use of security bars.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D5 Block-out roller shutters are not permitted.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This is a significant building with a strong projection towards the street but it is a built form envisaged by the planning controls.
D6 Signage shall be minimised and coordinated to contribute to a more harmonious and pleasant character for the locality.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Roller shutters for the basement car park are designed to setback from the front building line.
					No signs are proposed within the development.
3.2 Setbacks					
D1 New development or additions to existing development shall adopt front setbacks, as shown in Figure 2 (refer to section 14.2 Setbacks for Auburn Town Centre) and Figure 8 (refer to section 15.2 Setbacks for Lidcombe Town Centre). External walls – 1500mm for two storeys.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The subject site is located within the B4- Mixed Use zone and built to boundary setbacks are allowed for sites located within the Auburn Town Centre. The proposal has the following setbacks: Front setbacks Ground Floor to Level 11 – nil setback

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				Side setbacks Ground Floor to Level 4 – nil setback Level 5 to Level 11 – 6m minimum Rear setbacks Basement 4 to Ground Floor - nil setback Level 1 to Level 11 - 10m setback	
4.0 Mixed Use Developments					
4.1 Building design					
D1	The architecture of ground level uses shall reflect the commercial/retail function of the centre.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This is considered achieved.
D2	Buildings shall achieve a quality living environment that sympathetically integrates into the character of the commercial precinct.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D3	Commercial and retail servicing, loading and parking facilities shall be separated from residential access and servicing and parking.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Commercial and residential storage, waste, loading, parking and servicing will be separated.
D4	The design of buildings on corner sites or at the ends of a business/commercial zone shall emphasise the corner as a focal point.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.2 Active street frontages					
D1	Retail outlets and restaurants are located at the street frontage on the ground level.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Two commercial tenancies proposed on ground floor of building at the street frontage.
D2	A separate and defined entry shall be provided for each use within a mixed use development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Separate entry provided for each commercial tenancy and the residential component of the building.
D3	Only open grill or transparent security (at least 70% visually transparent) shutters are permitted to retail frontages.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4.3 Awnings					
D1	Awning dimensions shall generally be: • horizontal in form; • minimum 2.4m deep (dependent on footpath width); • minimum soffit height of 3.2m and maximum of 4m; • steps for design articulation or to accommodate sloping streets are to be integral with the building design and should not exceed 700mm; • low profile, with slim vertical fascia or eaves (generally not to exceed 300mm height); • 1.2m setback from kerb to allow for clearance of street furniture, trees, and other public amenity elements; and • In consideration of growth pattern of mature trees.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	No awning is proposed along the street frontages.
D2	Awning design must match building facades, be complementary to those of adjoining buildings and maintain continuity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D3	Awnings shall wrap around corners for a minimum 6m from where a building is sited on a street corner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D5	Under awning lighting shall be provided to	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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<p>D6 facilitate night use and to improve public safety recessed into the soffit of the awning or wall mounted onto the building. Soft down lighting is preferred over up lighting to minimise light pollution.</p> <p>D7 Any under awning sign is to maintain a minimum clearance of 2.8m from the level of the pavement.</p> <p>D8 All residential buildings are to be provided with awnings or other weather protection at their main entrance area.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>4.4 Arcades</p> <p>D1 Arcades shall:</p> <ul style="list-style-type: none"> •Accommodate active uses such as shops, commercial uses, public uses, residential lobbies, cafes or restaurants; •Be obvious and direct thoroughfares for pedestrians; •Provide for adequate clearance to ensure pedestrian movement is not obstructed; •Have access to natural light for all or part of their length and at the openings at each end, where practicable; •Have signage at the entry indicating public accessibility and to where the arcade leads; and •Have clear sight lines and no opportunities for concealment. <p>D2 Where arcades or internalised shopping malls are proposed, those shops at the entrance must have direct pedestrian access to the street.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No arcades proposed in the development.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>4.5 Amenity</p> <p>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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This is considered achieved.
<p>4.6 Residential flat building component of mixed use developments</p> <p>Applicants shall consult the Residential Flat Buildings Part of this DCP for the design requirements for the residential flat building component of a mixed use development.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The applicant has considered the Residential Flat Building part of the development control plan. A separate assessment is provided below.
5.0 Privacy and Security				
<p>D1 Views onto adjoining private open space shall be obscured by:</p> <ul style="list-style-type: none"> •Screening with a maximum area of 25% openings is permanently fixed and made of durable materials; or •Incorporating planter boxes into walls or balustrades to increase visual separation between areas. Existing dense vegetation or new planting may be used as a secondary measure to further improve privacy. <p>D2 Site layout and building design shall ensure that windows do not provide direct</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal is considered to promote safety and security in the local area by increasing the opportunity for general pedestrian activity and passive surveillance in the locality.</p> <p>The building separation is considered acceptable which minimises visual and acoustic overlooking onto adjoining private open spaces.</p>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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	and close views into windows, balconies or private open spaces of adjoining dwellings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Privacy screens, obscure glazing and in some cases solid walls are proposed to the edges of balconies to minimise overlooking impacts.
D3	Shared pedestrian entries to buildings shall be lockable.				
D4	Buildings adjacent to streets or public spaces shall be designed to allow casual surveillance over the public area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The commercial tenancies on the ground level allow for suitable casual surveillance over the public domain.
D5	Pedestrian walkways and car parking shall be direct, clearly defined, visible and provided with adequate lighting, particularly those used at night.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D6	Landscaping and site features shall not block sight lines and are to be minimised.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Landscaping is used affectively within the development and is used for privacy mitigation. Sight lines in regards to communal areas/entries are maintained and free of any obstruction.
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All entries are easily identifiable and clear.
D8	Adequate lighting shall be provided to minimise shadows and concealment spaces.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.
D9	All entrances and exits shall be made clearly visible.				
D10	Buildings shall be arranged to overlook public areas and streets to maximise surveillance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D11	Development shall be consistent with Council's Policy on Crime Prevention Through Environmental Design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5.1 Lighting					
D1	Lighting design shall be integrated with the interior design of a retail/commercial premise. The use of low voltage track lighting, recesses spotlighting and designer light fittings is encouraged.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appropriate condition could be imposed in this regards.
D2	Lighting systems shall incorporate specific display lighting to reinforce merchandise and provide a contrast against the street lighting generally.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D3	Surface mounted fluorescent fixtures shall not be considered in any part of the retail areas of the premises.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D5	Lighting shall not interfere with the amenity of residents or affect the safety of motorists.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D6	Excessive lighting shall not be permitted. Light spill onto the street into the public domain shall be minimised.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5.2 Shutters and grilles					
D1	Windows and doors of existing shopfronts shall not be filled in with solid materials.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Achieved.
D2	Security shutters, grilles and screens shall:				
	•be at least 70% visually permeable (transparent);	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	•not encroach or project over Council's footpaths; and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	•be made from durable, graffiti-resistant materials.				

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D3	Solid, external roller shutters shall not be permitted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5.3 Noise					
D1	<p>New commercial development (whether part of a mixed use development or not) 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:</p> <ul style="list-style-type: none"> • Development Near Rail Corridors and Busy Roads, NSW Department of Planning, December 2008 – Interim Guidelines. • NSW Industrial Noise Policy; • Interim Guideline for the Assessment of Noise from Rail Infrastructure Projects; and • Environmental Criteria for Road and Traffic Noise. <p>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 proposed commercial premise.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Use of commercial tenancies may require the submission of a further DA.</p> <p>Appropriate condition could be imposed in this regards.</p>
D2	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5.4 Wind Mitigation					
D1	<p>Site design for tall buildings (towers) shall:</p> <ul style="list-style-type: none"> • 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; • ensure that tower buildings are well spaced from each other to allow breezes to penetrate local centres; • consider the shape, location and height of buildings to satisfy wind criteria for public safety and comfort at ground level; and • ensure useability of open terraces and balconies. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The building is greater than 35 metres but less than 48 metres in height. As such a Wind Effects Report is required.</p>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D2	A Wind Effects Report is to be submitted with the DA for all buildings greater than 35m in height.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A Wind Effects Report has been submitted with the original application. This was not updated with the amended plans, however is not considered necessary due to the building design remaining predominantly the same.</p>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D3	For buildings over 48m in height, results of a wind tunnel test are to be included in the report.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6.0 Access and Car Parking					
6.1 Access, loading and car parking requirements					
D1	Car parking rates shall be provided in accordance with the Parking and Loading Part of this DCP.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposed development incorporates the following:</p> <ul style="list-style-type: none"> - 41 x 1 bedroom units - 52 x 2 bedroom units

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<div>Residential</div> <table><tr><th>Component</th><th>Min.</th><th>Max.</th></tr><tr><td>Studio / 1 bedroom</td><td>1 space per unit</td><td>1 space per unit</td></tr><tr><td>2 bedrooms</td><td>1.2 spaces per unit</td><td>3 spaces per unit</td></tr><tr><td>3 bedrooms</td><td>1.5 spaces per unit</td><td>4 spaces per unit</td></tr></table> <div>Visitors</div> <table><tr><th>Component</th><th>Min.</th><th>Max.</th></tr><tr><td>101-250 units</td><td>12 spaces</td><td>55 spaces</td></tr></table> <div>Commercial</div> <table><tr><th>Component</th><th>Min.</th><th>Max.</th></tr><tr><td>GFA</td><td>5 spaces</td><td>26 spaces</td></tr></table>			Component	Min.	Max.	Studio / 1 bedroom	1 space per unit	1 space per unit	2 bedrooms	1.2 spaces per unit	3 spaces per unit	3 bedrooms	1.5 spaces per unit	4 spaces per unit	Component	Min.	Max.	101-250 units	12 spaces	55 spaces	Component	Min.	Max.	GFA	5 spaces	26 spaces			<div><div>- 12 x 3 bedroom units</div><div>- Total 105 units</div><div>- 258.83m2 of commercial GFA</div></div> <div>The total number of car parking spaces required on site: = 139 (minimum) – 326 (maximum)</div> <div>Proposed basement car park for 193 vehicles including:<div><div>- 176 residential spaces (only 3 of them are identified as accessible spaces)</div><div>- 12 visitors spaces (1 space identified as accessible space)</div><div>- 5 commercial spaces</div></div></div> <div>This is considered acceptable.</div>
Component	Min.	Max.																											
Studio / 1 bedroom	1 space per unit	1 space per unit																											
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GFA	5 spaces	26 spaces																											
<div>6.2 Creation of new streets and laneways</div> <div>D1 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 with the design of existing roads in the locality.</div> <div>D2 On site car parking shall be provided below round or located within the building and well screened.</div> <div>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.</div> <div>D4 New public laneways created within large blocks shall maximise pedestrian and vehicle connections within local centres.</div> <div>D5 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.</div> <div>D6 New streets shall be dedicated to D6Council. The area of any land dedicated to Council shall be included in the site area for the purpose of calculating the floor space ratio.</div>	<div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div>	<div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div>	<div><input checked="" type="checkbox"/></div> <div><input checked="" type="checkbox"/></div> <div><input checked="" type="checkbox"/></div> <div><input checked="" type="checkbox"/></div> <div><input checked="" type="checkbox"/></div> <div><input checked="" type="checkbox"/></div>	<div>No new roads or streets are being created.</div>																									
<div>7.0 Landscaping</div> <div>D1 Development shall incorporate landscaping in the form of planter boxes to soften the upper level of buildings.</div> <div>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 carparks.</div> <div>D3 In open parking areas, one (1) shade tree per ten (10) spaces shall be planted within the parking area.</div> <div>D4 Fencing shall be integrated as part of the landscaping theme so as to minimise</div>	<div><input checked="" type="checkbox"/></div> <div><input checked="" type="checkbox"/></div> <div><input checked="" type="checkbox"/></div> <div><input checked="" type="checkbox"/></div>	<div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div>	<div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div>	<div>Landscaping is provided in a landscape strip along Mary Street frontage on the ground level, on the Level 1 podium communal open space area and in the rooftop terrace communal open space area.</div> <div>The landscape plan shows the use of shrubs to achieve an appropriate landscape solution for the building.</div> <div>The landscaping is appropriate for a development within the Auburn Town</div>																									

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	visual impacts and to provide associated site security.				Centre where high density living is promoted.
D5	Paving and other hard surfaces shall be consistent with architectural elements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suitable conditions will be imposed on the consent.
D2	Street tree planning shall be consistent with Council's Street Tree Masterplan or relevant Public Domain Plan or Infrastructure Manual.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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 enhanced.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D4	Where street trees and the provision of awnings are required, cut-outs shall be included in the awning design to accommodate existing and future street trees.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D5	Driveways and services shall be located to preserve significant trees.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D6	At the time of planting, street trees shall have a minimum container size of 200L and a minimum height of 3.5m, subject to species availability.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8.0 Energy Efficiency and Water Conservation					
8.1 Energy efficiency					
D1	Any hot water heaters to be installed, as far as practicable, shall be solar and, to the extent that this is not practicable, shall be greenhouse gas friendly systems that achieve a minimum 3.5 Hot Water Greenhouse Score.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies to the proposal in respect of energy efficiency.
D2	The practicability of all external lighting and common areas (e.g. undercover car parking) being lit utilising renewable energy resources generated on site shall be investigated. Larger developments (buildings exceeding 400m ² in area) shall investigate the viability of utilising renewable energy resources for all lighting on site. A statement shall be included with the development application addressing these requirements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development is required to comply with the BASIX requirements and as such the certificate is required to be incorporated into the bundle of plans to be approved.
8.2 Water conservation					
D1	New developments shall connect to recycle water if serviced by a dual reticulation system for permitted non potable uses such as toilet flushing, irrigation, car washing, fire fighting and other suitable purposes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BASIX Certificate submitted addresses water conservation for the residential component.
D2	Where a property is not serviced by a dual reticulation system, development shall include an onsite rainwater harvesting system or an onsite reusable water resource for permitted non potable uses such as toilet flushing, irrigation, car	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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D3	washing, fire fighting and other suitable purposes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Development shall install all water using fixtures that meet the WELS (Water Efficiency Labelling Scheme) rated industry standards.				
8.3 Stormwater drainage					
	Applicants shall consult the Stormwater Drainage Part of this DCP for requirements for stormwater management.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed method of stormwater disposal is generally acceptable to Council's Development engineers subject to appropriate conditions. Should the application be recommended for approval appropriate conditions will be imposed.
8.4 Rainwater tanks					
D1	Rainwater tanks shall be installed as part of all new development in accordance with the following:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal has been supported by a satisfactory stormwater management system. The supporting BASIX certificate did not require any rainwater tanks to be installed to meet water conservation measures. In this regard, the proposal is considered acceptable.
	• The rainwater tank shall comply with the relevant Australian Standards;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	• The rainwater tank shall be constructed, treated or finished in a non-reflective material that blends in with the overall tones and colours of the subject and surrounding development;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	• Rainwater tanks shall be permitted in basements provided that the tank meets applicable Australian Standards;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	• The suitability of any type of rainwater tanks erected within the setback area of development shall be assessed on an individual case by case basis. Rainwater tanks shall not be located within the front setback; and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	• The overflow from rainwater tanks shall discharge to the site stormwater disposal system. For details refer to the Stormwater Drainage Part of this DCP.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8.5 Ventilation					
D1	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	It is identified that 68.75% of the apartments are naturally cross ventilated. This achieves the minimum requirements for natural ventilation under SEPP 65 and an improvement on previous scheme.
8.6 Solar amenity					
D1	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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The building generates a substantial shadow towards the south but the shadows fall across road surfaces and non-residential development. It is determined that the level of shadowing is acceptable. The amended scheme improves shadow impacts at street level. It is noted that the shadowing impacts is across the majority of the street. Suitable materials and finishes have been proposed.
	• public places or open space;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	• 50% of private open space areas;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	• 40% of school playground areas; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	• windows of adjoining residences.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D2	Lighter colours in building materials and exterior treatments shall be used on the western facades of buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9.0 Ancillary Site Facilities					
9.1 Provision for goods and mail deliveries					
D1	Provision shall be made on-site for courier car parking spaces in a convenient and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This is achieved. The plans show the

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appropriately signposted location, preferably with access off the principal street frontage, for developments incorporating greater than 3,000m ² of gross leasable floor area devoted to commercial premises.				provision of letter boxes situated at the two main pedestrian entrances to the building facing Mary Street.
D2 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10.0 Other Relevant Controls				
10.1 Waste				
D1 Applicants shall consult the Waste Part of this DCP for requirements for disposal.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An acceptable waste management plan dealing with the demolition and construction has been submitted for the application. The development is acceptable in this regard.
10.2 Access and amenity				
D1 Applicants shall consult the relevant provisions within the Access and Mobility Part of this DCP.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal has been supported by suitable documentation to facilitate the access and mobility part of the ADCP 2010
11.0 Public Domain				
D1 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appropriate engineering conditions can be provided to address the matter.
D2 New buildings shall contribute to the public domain through the provision of awnings, sheltered building entries, verandahs and canopies, safe pedestrian linkages to car parks, landscaping, and open space, where appropriate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D3 Outdoor dining on footpaths shall be limited. Refer to Council's Public Domain Plan, Outdoor Dining Policy and Public Art Policy.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12.0 Subdivision				
12.1 Size and dimensions				
D1 Proposed lots shall be of sufficient area and dimension to allow a high standard of architectural design, the appropriate siting of buildings and the provision of required car parking, loading facilities, access and landscaping.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The four (4) allotments will require consolidation into one allotment to facilitate the development. A condition is required addressing land consolidation.
12.1 Utility services				
D1 The applicant shall demonstrate that each proposed allotment can be connected to appropriate utility services including water, sewerage, power and telecommunications and (where available) gas. This may include advice from the relevant service authority or a suitably qualified consultant as to the availability and capacity of services.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An electricity substation is proposed at the southeast corner of the site facing the Mary Street. Conditions will be required addressing the servicing of the building with water, sewer and electricity.
D2 Common trenching for gas, electricity and telecommunications shall be provided in accordance with agreements between the relevant servicing authorities in NSW.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13.0 Residential Interface				
D1 Buildings adjoining residential zones and/or open space shall be setback a minimum of 3m from that property boundary.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development is located within the Auburn Town Centre in the B4 Mixed Use zone. The proposal does not adjoin any residential zones.

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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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>However, the site inspection confirmed the northern, eastern and western adjoining properties currently contain residential developments. The review of the architectural plans concluded the proposed residential flat building will not adversely impact on the amenity of these adjoining residential properties in regards to the amenity and solar access.</p> <p>The overshadow diagram provided confirmed the adjoining properties will receive at least 3 hour solar access on 21st June.</p> <p>Suitable accommodation for loading/garbage removal is made within the ground level car park of the site.</p>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D4	External lighting shall be positioned to avoid light spillage to adjoining residential zones.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
14.0 Auburn Town Centre					
14.1 Development to which this section applies	This section applies to the Auburn Town Centre which is zoned B4 Mixed Use under Auburn LEP 2010. Refer to Figure 1. Where there are inconsistencies between the controls contained within this section and other controls within this DCP, these controls prevail to the extent of the inconsistency.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development site is located within the Auburn Town Centre.
14.2 Setbacks					
D1	Setbacks within the town centre shall be consistent with Figure 2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The matter has been addressed earlier in the report under Part 3.2 above.</p> <p>The subject site is located within the B4- Mixed Use zone and built to boundary setbacks are allowed for sites located within the Auburn Town Centre.</p> <p>The proposal has the following setbacks:</p> <p>Front setbacks Ground Floor to Level 11 – nil setback</p> <p>Side setbacks Ground Floor to Level 4 – nil setback Level 5 to Level 11 – 6m minimum</p> <p>Rear setbacks Basement 4 to Ground Floor - nil setback Level 1 to Level 11 - 10m setback</p> <p>The proposed front boundary setbacks is considered acceptable because it encloses the streetscape and greatly enhances the visual outlook for Mary Street and provides a built form which is entirely consistent with the desired future character for the Auburn Town</p>

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				Centre.
14.3 Active Frontage D1 As a minimum, buildings shall provide active street frontages consistent with Figure 3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An active street frontage is nominated for the site. The proposal provides two commercial tenancies on the ground level of the building which will provide an active street frontage to the site.
14.4 Laneways D1 Redevelopment within the Auburn Town Centre shall make provision for the creation of new laneways as shown in Figure 4.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No laneways proposed.
14.5 Key Site –Five Ways The Five Ways site within the Auburn Town Centre has been identified as having potential for intensification of mixed use development, including commercial and residential uses. The site is bounded by Auburn Road to the east, Queen Street to the north, Harrow Road to the west and Mary Street to the south. The development controls for this site apply in addition to the development controls presented in previous sections of this Part.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The subject site is not located in the Five Ways site.

ii) Residential Flat Buildings

Requirement	Yes	No	N/A	Comments
1.0 Introduction				
1.1 Development to which this Part applies 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 ADCP 2010 or the Wentworth Point DCPs listed in Section 1.6 of the Introduction Part of this ADCP 2010.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The development site is not located in the Wentworth Point or Newington locality.
1.2 Purpose of this Part The purpose of this Part is to ensure residential flat buildings: <ul style="list-style-type: none"> are pleasant to live in and create enjoyable urban places; promote amenable, vibrant and lively streets; facilitate a safe, welcoming and attractive public domain; are designed to cater for multiple demographics and tenancies; foster ecologically sustainable development; maintain a high level of amenity; contribute to the overall street locality; minimise the impact on the environment; and optimise use of the land. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	The development is considered to be generally in compliance with this part. The proposal has been designed so as to address the adjoining premises built form.
2.0 Built Form				
Objectives a. To ensure that all development contributes to the improvement of the character of the locality and streetscape in	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is consistent with the built form objectives as it results in an

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<p>which it is located.</p> <p>b. To ensure that development is sensitive to the landscape setting and environmental conditions of the locality.</p> <p>c. To ensure that the appearance of development is of high visual quality and enhances and addresses the street.</p> <p>d. To ensure that the proposed development protects the amenity of adjoining and adjacent properties.</p> <p>e. To ensure that the form, scale and height of the proposed development responds appropriately to site characteristics and the local character.</p> <p>f. To ensure that development relates well to surrounding developments including heritage items, open space and other land uses.</p> <p>g. To ensure that development maximises sustainable living.</p> <p>h. To maximise views, solar and daylight access,</p> <p>i. To provide an acceptable interface between different character areas.</p> <p>j. To minimise the impacts of buildings overshadowing open spaces and improve solar access to the street.</p> <p>k. To contribute to the streetscape and form a clear delineation between the public and private domain.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>articulated, balanced development which improves the existing streetscape and is consistent with the form and scale of future developments anticipated for the vicinity and achieves the required energy efficiency ratings.</p> <p>The finished appearance of the building achieves the built form objectives stated here.</p>
<p>2.1 Site area</p> <p>Performance criteria</p> <p>P1 The site area of a proposed development is of sufficient size to accommodate residential flat development and provide adequate open space and car parking consistent with the relevant requirements of this ADCP 2010.</p> <p>Development controls</p> <p>D1 A residential flat building development shall have a minimum site area of 1000m² and a street frontage of 20m in the B4 Zone or 26m in the R4 Zone.</p> <p>D2 Where lots are deep and have narrow street frontages the capacity for maximising residential development is limited. Two or more sites may need to be amalgamated to provide a combined site with sufficient width for good building design.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>Zoning = B4 Mixed Use.</p> <p>Site area = 1,782.5m². Primary street frontage (Mary Street) = 48.7m</p> <p>The four (4) allotments will need to be amalgamated into one allotment to facilitate the development. This may be addressed as a condition attached to any consent that may be issued.</p>
<p>2.2 Site coverage</p> <p>Performance criteria</p> <p>P1 Ensure that new development and alterations and additions to existing development result in site coverage which allows adequate provision to be made on site for infiltration of stormwater, deep soil tree planting, landscaping, footpaths, driveway areas and areas for outdoor recreation.</p> <p>P2 Minimise impacts in relation to overshadowing, privacy and view loss.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<p>As per the ADG and Local Centres part of the ADCP 2010, the proposed development is considered satisfactory given its town centre location.</p> <p>As previously noted, the subject site is within Auburn Town Centre and the proposed design will accentuate the streetscape and place an emphasis on ensuring privacy within the adjoining residential uses.</p>

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<p>P3 Ensure through-site links for pedestrians are incorporated where applicable.</p> <p>Development controls</p> <p>D1 The built upon area shall not exceed 50% of the total site area.</p> <p>D2 The non-built upon area shall be landscaped and consolidated into one communal open space and a series of courtyards.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>No site through link proposed.</p> <p>Any areas that are not built upon are suitably landscaped.</p>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The built upon area exceeds 50% of the total site area. The building occupies 100% of the site on the ground floor level. It is not feasible to achieve compliance with the stated provision due to the zoning, location of the site within the Auburn Town Centre, footpath dedication and the applicable planning controls that allows a high floor space ratio. It is considered appropriate to permit a variation to the stated provision in this instance.</p>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>2.3 Building envelope</p> <p>Performance criteria</p> <p>P1 The height, bulk and scale of a residential flat building development is compatible with neighbouring development and the locality. Residential flat buildings:</p> <ul style="list-style-type: none"> addresses both streets on corner sites; align with the existing street frontages and/or proposed new streets; and form an L shape or a T shape where there is a wing at the rear. <p>Note: The development control diagrams in section 10.0 illustrate building envelope controls.</p> <p>Development controls</p> <p>D3 Council may consider a site specific building envelope for certain sites, including:</p> <ul style="list-style-type: none"> double frontage sites; sites facing parks; sites adjoining higher density zones; and isolated sites. <p>D4 The maximum building footprint dimensions, inclusive of balconies and building articulation but excluding architectural features, is 24m x 45m for sites up to 3,000m²</p> <p>D3 The tower component of any building above the podium or street wall height is to have a maximum floor plate of 850m².</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The proposal is consistent with the objectives of the zone and compatible with the desired future character of the area in accordance with the zone objectives.</p> <p>The proposed development has a strong presentation to Mary Street.</p> <p>The development generally incorporates a rectangular built form with encroachment to the street front to accentuate the street.</p> <p>The ground floor level is considered to be appropriately designed notwithstanding its dimensions.</p> <p>The proposed development has a maximum building footprint of 36.551m x 48.77m which occupies an area of 1,782m² excluding the communal landscape strip on the ground floor which is open to the elements.</p> <p>The proposed development however is considered acceptable given the size and configuration of the combined lots.</p>
<p>2.4 Setbacks</p> <p>Performance criteria</p> <p>P1 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.</p> <p>P2 Integrate new development with the established setback character of the street.</p> <p>P3 Ensure adequate separation between</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The setbacks are considered to be appropriate and satisfy the performance criteria in this instance.</p>

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buildings, consistent with the established character and rhythm of built elements in the street.				
P4 Ensure adequate separation between buildings for visual and acoustic privacy.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P5 Maintain a reasonable level of amenity for neighbours with adequate access to sunlight.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development controls				
2.4.1 Front setback				
D1 The minimum front setback shall be between 4 to 6m (except for residential flat development in the B1 and B2 zones) to provide a buffer zone from the street where residential use occupies the ground level.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><u>Front setback</u> The subject site is located within the B4- Mixed Use zone.</p> <p>The proposal does not satisfy the numerical setback requirements for Residential Flat Building's DCP 2010. However, given that the site is located in the Auburn Town Centre where built to boundary front setbacks are permitted, the proposed nil front setback is considered appropriate.</p>
D2 Where a site has frontage to a lane, the minimum setback shall be 2m, however, this will vary depending on the width of the lane.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site does not have a frontage to a laneway.
D3 Where a new building is located on a corner, the main frontage shall be determined on the existing streetscape patterns. Where the elevation is determined as the 'secondary' frontage, the setback may be reduced to 3m except where it relates to a primary frontage on that street.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal is not located on a corner site.
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A variation may be supported on grounds that the site is within a town centre location in which the applicable controls allow for high density living.

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required.				
<p>D5 All building facades shall be articulated by bay windows, verandahs, balconies and/or blade walls. Such articulation elements may be forward of the required building line up to 1m.</p> <p>D6 In all residential zones, levels above 4 storeys are to be setback for mid-block sites.</p> <p>2.4.2 Side setback</p> <p>D1 In all residential zones, buildings shall have a side setback of at least 3m.</p> <p>D2 Eaves may extend a distance of 700mm from the wall.</p> <p>2.5.3 Rear setback</p> <p>D1 Rear setbacks shall be a minimum of 10m.</p> <p>D2 Where there is a frontage to a street and a rear laneway the setback to the rear laneway shall be a minimum of 2m.</p> <p>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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The site is not situated within a residential zone.</p> <p><u>Side setbacks</u> Ground Floor to Level 4 – nil setback Level 5 to Level 11 – 6m minimum Ground level to Level 4 proposes nil setbacks. However given the sites orientation, location within Auburn Town Centre and that the building's side elevations propose blank walls for these levels, strict compliance with this control is considered unnecessary since no adverse significant impacts to visual or acoustic amenity are expected. Levels 5-11 are on balanced acceptable given the town centre location. Adequate separation is achieved while avoiding a wedding cake appearance to the built form.</p> <p><u>Rear setback</u> Basement 4 to Ground Floor - nil setback Level 1 to Level 11 - 10m setback Ground level proposes nil rear setback. However this steps back to 10m for the upper levels of the building. As such the proposed nil rear setback for ground level is considered reasonable.</p> <p>Whilst the side and rear setbacks nominated are not complied with. The setbacks are more appropriate to a residential area rather than a town centre location. As such, the nominated setbacks should not apply to the development given its location within the B4 Mixed Use zone.</p>
<p>2.5.4 Haslam's creek setback</p> <p>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 ADCP 2010 for additional controls.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The development site is not in near vicinity of Haslam's Creek.</p>
<p>2.5.5 Setbacks at Olympic Drive, Lidcombe</p> <p>Performance criteria</p> <p>P1 Sites with frontage to Olympic Drive, Lidcombe, address this road and provide an appropriately landscaped setback.</p> <p>P2 East-west streets maintain view corridors to Wyatt Park.</p> <p>Development controls</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The development is not located on Olympic Drive. This section of the DCP is not applicable.</p>

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<p>D1 For sites with frontage to Olympic Drive, buildings shall be designed to address Olympic Drive and provide a setback of 6m.</p> <p>D2 The setback area and verge shall be landscaped and planted with a double row of street trees.</p> <p>D3 The setback to east-west streets shall be generally 4 to 6m and ensure view corridors to Wyatt Park are maintained.</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> 	
<p>2.6 Building depth</p> <p>Performance criteria</p> <p>P1 A high level of amenity is provided for residents including solar and daylight access.</p> <p>Development controls</p> <p>D1 The maximum depth of a residential flat building shall be 24m (inclusive of balconies and building articulation but excluding architectural features).</p>	<input checked="" type="checkbox"/> <input type="checkbox"/> 	<input type="checkbox"/> <input checked="" type="checkbox"/> 	<input type="checkbox"/> <input type="checkbox"/> 	<p>The proposal is considered to deliver an appropriate level of amenity to the residents of the building.</p> <p>The development proposes a maximum depth of 36.551m. Whilst this is a noteworthy variation, the additional depth occurs only on the ground level with the upper levels stepping back a further 10m from the rear boundary to allow for a depth of 26.551m. This is considered reasonable as it does not result in any adverse bulk to the building having regard to the FSR controls that apply to the site.</p> <p>As discussed under compliance table for SEPP 65, the development is heavily articulated to respond to the shape of the allotment.</p> <p>The performance of the apartments in relation to solar access and natural ventilation is generally considered acceptable.</p> <p>The communal open space provided and the proposed built form allows for increased amenity to each unit.</p> <p>Therefore, a variation is supported in this regard as it is not considered to adversely affect the residential amenity of the affected units.</p>
<p>2.7 Floor to ceiling heights</p> <p>Performance criteria</p> <p>P1 Floor to ceiling heights provide well-proportioned rooms and spaces to allow for light and ventilation into the built form.</p> <p>Development controls</p> <p>D1 The minimum floor to ceiling height shall be 2.7m. This does not apply to mezzanines.</p> <p>D2 Where there is a mezzanine configuration, the floor to ceiling height may be varied.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> 	<p>Habitable rooms all have a minimum 2.7m floor to ceiling heights and non-habitable rooms have a minimum 2.4m floor to ceiling height. The ground floor commercial tenancies all have a floor to ceiling heights as follows: Commercial 01: 3.325m Commercial 02: 4.2m</p> <p>This is considered acceptable for solar access and general residential amenity.</p>

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<p>2.8 Head height of windows</p> <p>Performance criteria</p> <p>P1 Window heights allow for light penetration into rooms and well proportioned elevations.</p> <p>Development controls</p> <p>D1 The head height of windows and the proportion of windows shall relate to the floor to ceiling heights of the dwelling.</p> <p>D2 For storeys with a floor to ceiling height of 2.7m, the minimum head height of windows shall be 2.4m.</p> <p>D3 For storeys with a floor to ceiling height of 3m, the minimum head height of windows shall be 2.7m.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window head heights are a minimum of 2.4m from floor level. The development is acceptable in this regard.
<p>2.9 Heritage</p> <p>Performance criteria</p> <p>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.</p> <p>Development controls</p> <p>D1 All development adjacent to and/or adjoining a heritage item shall be:</p> <ul style="list-style-type: none"> • responsive in terms of the curtilage and design; • accompanied by a Heritage Impact Statement; and • respectful of the building's heritage significance in terms of the form, massing, roof shapes, pitch, height and setbacks. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development site is not an identified heritage item. However, the subject site is located within the vicinity of two heritage listed items. The matters concerning heritage is addressed under the ALEP 2010. As such, the matter does not require further review.
<p>2.10 Building design</p> <p>Performance criteria</p> <p>P1 Building design, detailing and finishes provide an appropriate scale to the street and add visual interest.</p> <p>P2 The use of sympathetic materials, colour schemes and details of new residential development and associated structures ensures that the character of Auburn's residential areas is not diminished.</p> <p>Development controls</p> <p>2.9.1 Materials</p> <p>D1 All developments shall be constructed from durable, high quality materials. As a guide, preference shall be given to bricks that are smooth faced and in mid to dark tones.</p> <p>2.9.2 Building articulation</p> <p>D1 Windows and doors in all facades shall be provided in a balanced manner and respond to the orientation and internal uses.</p> <p>D2 Dwelling entrances shall create a sense</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>No objection is raised to the materials and colour scheme of the proposal which is considered to be of high quality and will make a positive contribution to the streetscape.</p> <p>Good quality materials and finishing are proposed which contributed to the existing streetscape.</p> <p>The proposal offers an articulated facade with distinct horizontal and vertical elements.</p>

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of individuality and act as a transitional space between private and communal spaces.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																			
D3 Elevations shall provide for variation and depth rather than relying on front façade treatment only. Varied massing projections and recesses shall be used to create a sense of articulation and depth.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The facade provides recessed elements on every facade of the building.																		
2.9.3 Roof form																						
D1 Roof forms shall be designed in a way that the total form does not add to height and bulk of the building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flat roof and low horizontal parapet proposed. The roof form is in accordance with this clause.																		
2.9.4 Balustrades and balconies																						
D1 Balustrades and balconies shall allow for views from the interior. Accordingly, balustrades shall be partly transparent and partly solid.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Transparent balustrades on the upper levels are proposed to reduce the bulk and scale of the development.																		
The design of the underside of the balcony shall take into consideration the view of the underside from the street and shall avoid having exposed pipes and utilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Should the application be approved appropriate condition will be included in any consent to ensure compliance with this clause.																		
2.10 Dwelling size																						
Performance criteria																						
P1 Internal dwelling sizes and shapes are suitable for a range of household types.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All units within the development meet the minimum dwelling size identified in the ADG and the objectives of the apartment layout requirements. The layout is suitable to accommodate a variety of furniture layouts. Therefore, the development is acceptable in this regard.																		
P2 All rooms are adequate in dimension and accommodate their intended use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																			
Development controls																						
D1 The size of the dwelling shall determine the maximum number of bedrooms permitted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All balconies are accessible from the living rooms of every unit.																		
<table><tr><td>Number of bedrooms</td><td>Size</td></tr><tr><td>Studio</td><td>50m²</td></tr><tr><td>1 bedroom (cross through)</td><td>50m²</td></tr><tr><td>1 bedroom (masionette)</td><td>62m²</td></tr><tr><td>1 bedroom (single aspect)</td><td>63m²</td></tr><tr><td>2 bedrooms (corner)</td><td>80m²</td></tr><tr><td>2 bedrooms (cross through or over)</td><td>90m²</td></tr><tr><td>3 bedrooms</td><td>115m²</td></tr><tr><td>4 bedrooms</td><td>130m²</td></tr></table>	Number of bedrooms	Size	Studio	50m ²	1 bedroom (cross through)	50m ²	1 bedroom (masionette)	62m ²	1 bedroom (single aspect)	63m ²	2 bedrooms (corner)	80m ²	2 bedrooms (cross through or over)	90m ²	3 bedrooms	115m ²	4 bedrooms	130m ²				
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4 bedrooms	130m ²																					
D2 At least one living area shall be spacious and connect to private outdoor areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																			
2.11 Apartment mix and flexibility																						
Performance criteria																						
P1 A diversity of apartment types are provided, which cater for different household requirements now and in the future.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The residential component of the building will offer a variety of unit types of differing sizes and bedrooms.																		
P2 Housing designs meet the broadest range of the occupants' needs possible.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																			
Development controls																						
D1 A variety of apartment types between studio, one,two, three and three plus-bedroom apartments shall be provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development has the following bedroom mix:- - 1 studio unit - 41 x 1 bedroom apartments																		

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<p>particularly in large apartment buildings.</p> <p>Variety may not be possible in smaller buildings, for example, up to six units.</p>				<ul style="list-style-type: none"> - 52 x 2 bedroom apartments - 12 x 3 bedroom apartments
<p>D2 The appropriate apartment mix for a location shall be refined by:</p> <ul style="list-style-type: none"> • considering population trends in the future as well as present market demands; and • noting the apartment's location in relation to public transport, public facilities, employment areas, schools and universities and retail centres. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>11 adaptable units have been proposed and an appropriate condition will be imposed to ensure the required amount of adaptable units will be provided in the development.</p>
<p>D3 A mix of one (1) and three (3) bedroom apartments shall be located on the ground level where accessibility is more easily achieved for disabled, elderly people or families with children.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The building is considered to offer an appropriate unit mix.</p>
<p>D4 The possibility of flexible apartment configurations, which support future change to optimise the building layout and to provide northern sunlight access for all apartments, shall be considered.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>No ground floor apartments are proposed.</p>
<p>D5 Robust building configurations which utilise multiple entries and circulation cores shall be provided especially in larger buildings over 15m long.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>This is determined as being satisfactory. The proposal incorporates open plan living and dining areas which are considered to be easily reconfigured.</p>
<p>D6 Apartment layouts which accommodate the changing use of rooms shall be provided.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>2 pedestrian entries from Mary Street and four (4) lifts are proposed for the development to service the 105 residential units. The development is acceptable in this regard.</p>
<p>Design solutions may include:</p> <ul style="list-style-type: none"> • windows in all habitable rooms and to the maximum number of non-habitable rooms; • adequate room sizes or open-plan apartments, which provide a variety of furniture layout opportunities; and • dual master bedroom apartments, which can support two independent adults living together or a live/work situation. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Unit sizes are considered to be of sufficient size to provide flexible furniture layouts.</p>
<p>D7 Structural systems that support a degree of future change in building use or configuration shall be used. Design solutions may include:</p> <ul style="list-style-type: none"> • 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; • the minimisation of internal structural walls; • higher floor to ceiling dimensions on the ground floor and possibly the first floor; and • knock-out panels between apartments to allow two adjacent apartments to be amalgamated. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The design of the development is considered to be satisfactory in regards to this part.</p>
3.0 Open space and landscaping				

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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. c. To provide sufficient areas for deep soil planting. d. To provide a mix of hard and soft landscape treatments. e. To help provide a visual and acoustic buffer from the street without preventing passive surveillance. f. To enhance the appearance and amenity of residential flat buildings through integrated landscape design. g. To provide for the preservation of existing trees and other natural features on the site, where appropriate. h. To provide low maintenance communal open space areas. 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.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<p>The development proposal is considered to be generally consistent with the open space and landscaping objectives.</p> <p>An Arborist Report addresses the matter of tree protection and removal on site and is deemed satisfactory.</p> <p>There are landscape areas provided in which shrubs and small trees will be planted. This will promote some sense of greenery for the development.</p>
3.3 Development application requirements A landscape plan shall be submitted with all development applications for residential flat buildings. 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 submitted with the development application which shows: <ul style="list-style-type: none"> proposed site contours and reduced levels at embankments, retaining walls and other critical locations; existing vegetation and the proposed planting and landscaping (including proposed species); general arrangement of hard landscaping elements on and adjoining the site; location of communal facilities; proposed lighting arrangements; proposed maintenance and irrigation systems; and proposed street tree planting. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>A suitable landscaping plan which details species, quantity required, height and spread, planting depth detail has been submitted and is considered satisfactory.</p>
3.4 Landscaping Performance criteria P1 Paving may be used to: <ul style="list-style-type: none"> ensure access for people with limited mobility; add visual interest and variety; differentiate the access driveway from the public street; and encourage shared use of access 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The proposal incorporates paved surfaces within the Level 1 podium communal open space and rooftop terrace communal area.</p>

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<p>driveways between pedestrians, cyclists and vehicles.</p> <p>Development controls</p> <p>D1 If an area is to be paved, consideration shall be given to selecting materials that will reduce glare and minimise surface run-off.</p> <p>D2 All landscaped podium areas shall maintain a minimum soil planting depth of 600mm for tree provision and 300mm for turf provision.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planters provided have minimum soil depth to cater for the need of planter species.
<p>3.5 Deep soil zone</p> <p>Performance criteria</p> <p>P1 A deep soil zone allows adequate opportunities for tall trees to grow and spread.</p> <p>Note: Refer to the development control diagrams in section 10.0.</p> <p>Development controls</p> <p>D1 A minimum of 30% of the site area shall be a deep soil zone.</p> <p>D2 The majority of the deep soil zone shall be provided as a consolidated area at the rear of the building.</p> <p>D3 Deep soil zones shall have minimum dimensions of 5m.</p> <p>D4 Deep soil zones shall not include any impervious (hard) surfaces such as paving or concrete.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p>3.6 Landscape setting</p> <p>Performance criteria</p> <p>P1 Development does not unreasonably intrude upon the natural landscape, particularly on visually prominent sites or sites which contribute to the public domain.</p> <p>P2 Residential flat buildings are adequately designed to reduce the bulk and scale of the development.</p> <p>P3 Landscaping assists with the integration of the site into the streetscape.</p> <p>P4 Enhance the quality and amenity of the built form.</p> <p>P5 Provide privacy and shade in communal and private open space areas.</p> <p>Development controls</p> <p>D1 Development on steeply sloping sites shall be stepped to minimise cut and fill.</p> <p>D2 Existing significant trees shall be retained within the development.</p> <p>D3 The minimum soil depth for terraces where tree planting is proposed is 800mm.</p> <p>D4 Applicants shall demonstrate that the</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development is not on a steeply sloping site.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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development will not impact adversely upon any adjoining public reserve or bushland.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D5 Residential flat buildings shall address and align with any public open space and/or bushland on their boundary.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Two separate communal open spaces are proposed to facilitate this requirement.
D6 All podium areas and communal open space areas, which are planted, shall be provided with a water efficient irrigation system.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suitable conditions can be imposed to ensure efficient irrigation system to be provided.
3.7 Private open space				
Performance criteria				
P1 Private open space is clearly defined and screened for private use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Balconies objectives as all apartments are provided with suitably sized private open spaces which integrate with the overall architectural form of the building and provide casual overlooking of communal and public areas.
P2 Private open space:				
• takes advantage of available outlooks or views and natural features of the site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• reduces adverse impacts of adjacent buildings on privacy and overshadowing; and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• resolves surveillance, privacy and security issues when private open space abuts public open space.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P3 Development should take advantage of opportunities to provide north facing private open space to achieve comfortable year round use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All apartments have at least one balcony. Access is provided directly from living areas and where possible, secondary access is provided from primary bedrooms.
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All residential units have access to a balcony that has a depth of a minimum of 2m and an minimum area of between 8.5 and 13.3 m ² .
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D4 Balconies may be semi enclosed with louvres and screens.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All private open spaces are accessible from a living area.
D5 Private open space shall have convenient access from the main living area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Balconies are adequately sized to cater for clothes drying if required.
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D7 Additional small, screened service balconies may be provided for external clothes drying areas and storage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Balconies are suitably orientated and appropriate screening has been used to reduce any likely privacy concerns.
D8 Private open space and balconies shall take advantage of mid to long distance views where privacy impacts will not arise.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3.8 Communal open space				

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<p>Performance criteria</p> <p>P1 The site layout provides communal open spaces which:</p> <ul style="list-style-type: none"> • contribute to the character of the development; • provide for a range of uses and activities; • allows cost-effective maintenance; and • contributes to stormwater management. <p>Development controls</p> <p>D1 Communal open space shall be useable, have a northern aspect and contain a reasonable proportion of unbuilt upon (landscaped) area and paved recreation area.</p> <p>D2 The communal open space area shall have minimum dimensions of 10m.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The proposal incorporates an area of common open space on the Level 1 podium and on the rooftop terrace which is seen to be utilised if required for passive recreation. The area is adequately designed.</p> <p>Site area = 1,782.5 m² Communal open space = 45% (801.84 m²).</p> <p>This is the combined area of the common space situated on the Level 1 and the rooftop terrace.</p> <p>This is achieved for both communal open space areas which are provided with additional features such as BBQs and seating.</p> <p>The communal open spaces achieve maximum solar penetration. Suitable landscaping beds have been provided around the borders of the open area.</p>
<p>3.9 Protection of existing trees</p> <p>Performance criteria</p> <p>P1 Major existing trees are retained where practicable through appropriate siting of buildings, access driveways and parking areas and appropriate landscaping.</p> <p>Development controls</p> <p>D1 Building structures or disturbance to existing ground levels shall not be within the drip line of existing significant trees to be retained.</p> <p>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.</p> <p>Note: For additional requirements, applicants shall refer to the Tree Preservation Part of this ADCP 2010.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>An Arborist Report has been submitted with this application which addresses tree removal and protection.</p> <p>This report considers 11 trees, 4 trees within the site, 4 trees on a neighbouring property and 3 on the adjacent road reserve with Tree 1 is to be retained and protected and Trees 2 to 11 are recommended to be removed. For Tree 1, the alignment of the development is sufficiently setback to not affect this specimen.</p> <p>With regards to this proposal, protection of existing trees is therefore considered satisfactory.</p>
<p>3.10 Biodiversity</p> <p>Performance criteria</p> <p>P1 Existing and native flora at canopy and understorey levels is preserved and protected.</p> <p>P2 Plantings are a mix of native and exotic water-wise plant species.</p> <p>Development controls</p> <p>D1 The planting of indigenous species shall be encouraged.</p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>An appropriate mix of species is proposed in the landscape area.</p> <p>A suitable landscape plan has been prepared to accompany the proposal which documents the planting of suitable plant species with the planter boxes.</p>
<p>3.11 Street trees</p> <p>Performance criteria</p> <p>P1 Existing street landscaping is maintained and where possible enhanced.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal will incorporate the removal of two street trees and proposes the planting of 4</p>

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Development controls D1 Driveways and services shall be located to preserve existing significant trees.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	replacement trees.
D2 Additional street trees shall be planted at an average spacing of 1 per 10 lineal metre of street frontage. Note: Where a site has more than one street frontage, street tree planting shall be applied to all street frontages, excluding frontage to laneways.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4.0 Access and car parking				
Objectives 4.1 Access and car parking requirements Applicants shall consult the Parking and Loading Part of this ADCP 2010.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building provides sufficient onsite parking in accordance with the Parking and Loading section of the ADCP 2010.
4.2 Basements Performance criteria P1 Basements allow for areas of deep soil planting.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Development controls D1 Where possible, basement walls shall be located directly under building walls.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The basement occupies the whole site which prohibits the provision of any deep soil zones. The design is considered acceptable in this instance as the development site is located within the Auburn Town Centre. The area is a relatively dense urban area which restricts the provision of deep soil zone. Suitable stormwater management measures are proposed and soft landscaping and planter boxes accommodating shrubs and small trees form an integral part of the Level 1 and rooftop terrace communal open space areas.
D2 A dilapidation report shall be prepared for all development that is adjacent to sites which build to the boundary.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D3 Basement walls not located on the side boundary shall have minimum setback of 1.2m from the side boundary to allow planting.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D4 Basement walls visible above ground level shall be appropriately finished (such as face brickwork and/or render) and appear as part of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5.0 Privacy and security				
Objectives a. To ensure the siting and design of buildings provide visual and acoustic privacy for residents and neighbours in their dwellings and private open spaces.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is considered to promote safety and security in the local area by increasing the opportunity for general pedestrian activity and passive surveillance in the locality.
b. To provide personal and property security for residents and visitors and enhance perceptions of community safety.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5.1 Privacy Performance criteria P1 Private open spaces and living areas of adjacent dwellings are protected from overlooking.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development has provided numerous privacy features to ensure adjoining development is not adversely impacted upon including proposed privacy screens, blank walls and smart windows/balcony locations. Sufficient building separation provided to minimise visual overlooking and acoustic privacy onto adjoining private open spaces.
Development controls D1 Buildings shall be designed to form large external courtyards with a minimum distance of 10 to 12m between opposite windows of habitable rooms.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D2 Windows to living rooms and main	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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<p>bedrooms shall be oriented to the street and to the rear, or to the side when buildings form an 'L' or 'T' shape.</p> <p>D3 Site layout and building design shall ensure that windows do not provide direct and close views into windows, balconies or private open spaces of adjoining dwellings.</p> <p>D4 Views onto adjoining private open space shall be obscured by:</p> <ul style="list-style-type: none"> • 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. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal is considered to perform satisfactorily in maintaining privacy for residents within the development and on surrounding uses.</p> <p>Privacy screens and in some cases solid walls are proposed to the edges of balconies to minimise overlooking impacts.</p>
<p>5.4 Noise</p> <p>Performance criteria</p> <p>P1 The transmission of noise between adjoining properties is minimised.</p> <p>P2 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.</p> <p>Development controls</p> <p>D1 For acoustic privacy, buildings shall:</p> <ul style="list-style-type: none"> • 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 to be constructed in accordance with noise transmission and insulation requirements of the BCA. <p>Note: For development within or adjacent to a rail corridor, or major road corridor with an annual average daily traffic volume of more than 40,000 vehicles, applicants must consult <i>State Environmental Planning Policy (Infrastructure) 2007</i> and the NSW Department of Planning's <i>Development Near Rail Corridors and Busy Roads – Interim Guidelines 2008</i>.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>An amended acoustic report has been prepared to support the application and the mitigation measures within this report are recommended to be imposed as conditions of consent.</p> <p>The proposed development has provided an Acoustic Report which has been referred for the Environmental Health Office's comment. It is advised by Council's Environmental Health Officer that recommended measures suggested by the acoustic consultant as stated in the report as suitable and appropriate conditions will be imposed on any consent that may be issued to ensure all noise attenuation measures will be adopted to minimise potential noise impacts to the future residents.</p>
<p>5.5 Security</p> <p>Performance criteria</p> <p>P1 Provide personal and property security for residents and visitors.</p> <p>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.</p> <p>P3 Ensure a development is integrated with the public domain and contributes to an</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Consideration has been given to Council's Policy on Crime Prevention Through Environmental Design (CPTED). The proposal is deemed acceptable in terms of this.</p>

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active pedestrian-orientated environment.				
P4 Ensure effective use of fencing or other means to delineate private and public areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Note: Consideration shall also be given to Council's Policy on Crime Prevention Through Environmental Design (CPTED).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development controls				
D1 Shared pedestrian entries to buildings shall be lockable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Casual surveillance to all streets will be possible from the upper residential floors of the development.
D2 Ensure lighting is provided to all pedestrian paths, shared areas, parking areas and building entries.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No new laneway proposed.
D3 High walls which obstruct surveillance are not permitted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suitable furnishings can be provided in the communal open space.
D4 The front door of a residential flat building shall be visible from the street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal does not adjoin a park or public open space.
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D6 A council approved street number should be conspicuously displayed at the front of new development or the front fence of such development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D7 Fences higher than 900mm shall be of an open semitransparent design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D8 Balconies and windows shall be positioned to allow observation of entrances.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D9 Proposed planting must not obstruct the building entrance from the street or sightlines between the building and the street frontage.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D10 Blank walls facing a rear laneway should be avoided to discourage graffiti.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D11 Pedestrian and vehicular entrances must be designed so as to not be obstructed by existing or proposed plantings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D12 If seating is provided in communal areas of a development it should generally only be located in areas of active use where it will be regularly used.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D13 Buildings adjacent to streets or public spaces shall be designed to allow casual surveillance over the public area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D14 Ground floor apartments may have individual entries from the street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D15 Residential flat buildings adjoining a park				

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or public open space shall be treated like a front entrance/garden for the length of the park. Refer to Figure 4 - Park frontage in section 10.0.					
5.6 Fences					
Performance controls					
P1	Front fences and walls maintain the streetscape character and are consistent with the scale of development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No fencing is proposed for the development.
P2	Ensure that views from streets are maintained and not obstructed by excessively high fences.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
P3	Reduce the impact of front fencing on the streetscape and encourage fencing which is sympathetic to the existing streetscape, general topography and the architectural style of the existing dwelling or new development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
P4	Ensure that materials used in front fencing are of high quality and are sympathetic to the exiting streetscape character.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Development controls		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D2	Materials of construction will be considered on their merit, with regard being given to materials that are similar to other contributory fences in the vicinity, with a general prohibition on the following materials: • Cement block; • Metal sheeting, profiled, treated or pre-coated. • Fibro, flat or profile; • Brushwood; and • Barbed wire or other dangerous material.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D3	All fences forward of the building alignment shall be treated in a similar way.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No colorbond fencing is proposed at ground level.
D4	Solid pre-coated metal fences shall be discouraged and shall not be located forward of the front building line.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D5	Front fences shall satisfy the acoustic abatement criteria and be provided with a landscaped area on the street side of the fence.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D7	Fencing and associated walls must be positioned so as not to interfere with any existing trees.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
					The design is compatible with the B4

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D8 Gates and doors are to be of a type which does not encroach over the street alignment during operation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mixed Use town centre setting of the site.
6.0 Solar amenity and stormwater reuse				
Objectives				
a. To minimise overshadowing of adjoining residences and to achieve energy efficient housing in a passive solar design that provides residents with year round comfort and reduces energy consumption.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The siting of the building is such that surrounding buildings and private open space will receive adequate solar access.
b. To create comfortable living environments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development incorporates a suite of energy efficiency and water conservation measures and is detailed in the submitted plans and BASIX certificate.
c. To provide greater protection to the natural environment by reducing the amount of greenhouse gas emissions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
d. To reduce the consumption of non-renewable energy sources for the purposes heating water, lighting and temperature control.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
e. To encourage installation of energy efficient appliances that minimise greenhouse gas generation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6.1 Solar amenity				
Performance criteria				
P1 Buildings are sited and designed to ensure daylight to living rooms in adjacent dwellings and neighbouring open space is not significantly decreased.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The siting of the building is such that surrounding buildings and private open space will receive adequate solar access either in the morning, daytime or afternoon depending on its positioning relative to the building.
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Apartment layouts are generally considered satisfactory in terms of orientating living areas and private open spaces to optimise solar access where possible.
Development 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no solar panels situated on the roofs of nearby buildings especially to the south.
Solar collectors existing on the adjoining properties shall not have their solar access impeded between 9:00am to 3:00pm on June 21.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The shadow diagrams provided show all the adjoining residential properties will receive at least 3 hours sunlight during winter solstice.
Where adjoining properties do not have any solar collectors, a minimum of 3m ² of north facing roof space of the adjoining dwelling shall retain unimpeded solar access between 9:00am to 3:00pm on June 21.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal incorporates an open plan living/dining areas which have access to an outdoor space in the form of a balcony.
Note: Where the proposed development is located on an adjacent northern boundary this may not be possible.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Council officers are satisfied that the building has been adequately designed to reduce the overshadowing of the adjacent properties to the greatest extent possible given the shared northern boundary. The Level 1 communal open space design is considered to reduce the impact of shadow on the adjoining land uses.
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 June 21.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appropriate shading structures have been proposed over all balconies. No western facing balconies proposed.
D3 If the principal area of ground level private open space of adjoining properties does not currently receive at least this	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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amount of sunlight, then the new building shall not further reduce solar access.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D4 Habitable living room windows shall be located to face an outdoor space.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D7 Internal living areas and external recreation areas shall have a north orientation for the majority of units in the development, where possible.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D8 The western walls of the residential flat building shall be appropriately shaded.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6.2 Ventilation				
Performance criteria				
P1 The design of development is to utilise natural breezes for cooling and fresh air during summer and to avoid unfavourable winter winds.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is considered to be consistent with the Natural Ventilation objectives as all habitable rooms, and where possible non-habitable rooms, have sufficient openings for ventilation.
Development control				
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The building and unit layouts are designed to maximise natural ventilation through the use of open-plan living areas and generous openings to living areas and bedrooms.
D2 Apartments shall be designed to consider ventilation and dual aspect. This can be achieved with cross over apartments, cross through apartments, corner apartments and two (2) storey apartments. Single aspect apartments shall be kept to a minimum except for those that are north facing. Single aspect apartments shall be limited in depth to 8m from a window.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The applicant demonstrated that 68.57% of units are designed with windows or openings or ventilation grills above doors on dual aspects and considered to be naturally ventilated.
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The living rooms are adjacent to the balconies and generally promote natural ventilation.
6.3 Rainwater tanks				
Performance criteria				
P1 The development design reduces stormwater runoff.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal has been supported by a satisfactory stormwater management system. The supporting BASIX certificate did not require any rainwater tanks to be installed to meet water conservation measures. OSD systems have been incorporated into the communal open space areas. In
Development controls				
D1 Developments may have rain water tanks for the collection and reuse of stormwater for car washing and watering of landscaped areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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<p>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.</p> <p>D3 The suitability of rainwater tanks erected within the side setback areas of development will be assessed on an individual case by case basis.</p> <p>D4 Rainwater tanks shall not be located within the front setback.</p> <p>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 ADCP 2010.</p> <p>D6 The rain water tank shall comply with the applicable Australian Standards AS/NZ 2179 and AS 2180 for rainwater goods and installation.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	this regard, the proposal is considered acceptable.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>6.4 Stormwater drainage Applicants shall refer to the stormwater drainage requirements in the Stormwater Drainage Part of this ADCP 2010.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Council's development engineer raised minor objections to the proposal subject to recommended conditions of consent.
7.0 Ancillary site facilities				
<p>Objectives</p> <p>a. To ensure that site facilities are effectively integrated into the development and are unobtrusive.</p> <p>b. To ensure site facilities are adequate, accessible to all residents and easy to maintain.</p> <p>c. 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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building is provided or capable of being provided with an appropriate level of services.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>7.1 Clothes washing and drying</p> <p>Performance criteria</p> <p>P1 Adequate open-air clothes drying facilities which are easily accessible to all residents and screened, are provided.</p> <p>Development controls</p> <p>D1 Each dwelling shall be provided with individual laundry facilities located within the dwelling unit.</p> <p>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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The balconies are of sufficient size and appropriate masonry and privacy screens are provided so that any balcony clothes drying will not be readily apparent when viewed from the public domain.</p> <p>Every apartment is provided with a laundry facility.</p>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>7.2 Storage</p> <p>Performance criteria</p> <p>P1 Dwellings are provided with adequate storage areas.</p> <p>Development controls</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residential units are designed to provide a minimum 8m ³ storage areas within the apartment in the form of dedicated separate storage

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<p>D1 Storage space of 8m³ per dwelling shall be provided. This space may form part of a garage or be a lockable unit at the side of the garage.</p> <p>D2 Storage space shall not impinge on the minimum area to be provided for parking spaces.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<p>cupboards.</p> <p>Store rooms are located within the basement level for additional storage areas.</p>
<p>7.3 Utility services</p> <p>Performance criteria</p> <p>P1 All proposed allotments are connected to appropriate public utility services including water, sewerage, power and telecommunications, in an orderly, efficient and economic manner.</p> <p>Development controls</p> <p>D1 Where possible, services shall be underground.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<p>The site is currently suitably serviced. Any augmentation required could be resolved by standard conditions should the proposal be recommended for approval.</p>
<p>7.4 Other site facilities</p> <p>Performance criteria</p> <p>P1 Dwellings are supported by necessary utilities and services.</p> <p>Development controls</p> <p>D1 A single TV/antenna shall be provided for each building.</p> <p>D2 A mailbox structure that meets the relevant Australia Postal Service requirements shall be provided, located centrally and close to the major street entry to the site. All letterboxes shall be lockable.</p> <p>D3 Individual letterboxes can be provided where ground floor residential flat building units have direct access to the street.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The architectural plan shows the provision of letterboxes to the front of the development on Mary Street. A condition will be imposed on any development consent to address this requirement.</p>
<p>7.5 Waste disposal</p> <p>Applicants shall refer to the requirements held in the Waste Part of this ADCP 2010.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>An acceptable waste management plan dealing with the demolition, construction and ongoing waste phase of the development has been submitted for the application. The development is acceptable in this regard.</p>
<p>8.0 Subdivision</p>				
<p>Objectives</p> <p>a. To ensure that subdivision and new development is sympathetic to the landscape setting and established character of the locality.</p> <p>b. To provide allotments of sufficient size to satisfy user requirements and to facilitate development of the land at a density permissible within the zoning of the land having regard to site opportunities and constraints.</p>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<p>The development application includes the Strata Subdivision of the building into 105 Strata Title allotments.</p> <p>A detailed Strata Plan has not been submitted. The matter of Strata Subdivision may be addressed as a condition attached to any consent that may be issued.</p>

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8.1 Lot amalgamation					
Performance criteria					The site will require amalgamation to ensure the development is capable of proceeding. This may be addressed as a condition attached to any consent that may be issued.
P1	Lot amalgamations within development sites are undertaken to ensure better forms of housing development and design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development controls					
D1	Development sites involving more than one lot shall be consolidated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D2	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D3	Adjoining parcels of land not included in the development site shall be capable of being economically developed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8.2 Subdivision					
Development controls					A detailed Strata Plan has not been submitted. The matter of Strata Subdivision may be addressed as a condition attached to any consent that may be issued.
D1	The community title or strata title subdivision of a residential flat building shall be in accordance with the approved development application plans, particularly in regard to the allocation of private open space, communal open space and car parking spaces.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D2	Proposed allotments, which contain existing buildings and development, shall comply with site coverage and other controls contained within this Part.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8.3 Creation of new streets					
Performance criteria					No new streets are being proposed as part of the development. This clause is not applicable to the proposal.
P1	On some sites, where appropriate, new streets are introduced.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
P2	New proposed roads are designed to convey the primary residential functions of the street including:				
	• safe and efficient movement of vehicles and pedestrians;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	• provision for parked vehicles;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	• provision of landscaping;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	• location, construction and maintenance of public utilities; and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	• movement of service and delivery vehicles.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Development controls					
D1	Where a new street is to be created, the street shall be built to Council's standards and quality assurance requirements having regard to the circumstances of each proposal. Consideration shall be given to maintaining consistency and compatibility with the design of existing roads in the locality.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D2	A minimum width of 6m shall be provided for all carriageways on access roads. If parallel on-street parking is to be provided,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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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.				
D3 For larger self-contained new residential areas, specific road design requirements shall be considered for site specific development controls.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9.0 Adaptable housing				
Objectives				
a. To ensure a sufficient proportion of dwellings include accessible layouts and features to accommodate changing requirements of residents.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development is fully accessible from the basement levels via lift to residential levels above.
b. To encourage flexibility in design to allow people to adapt their home as their needs change due to age or disability.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9.1 Development application requirements 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Noted.
9.2 Design guidelines				
Performance criteria				
P1 Residential flat building developments allow for dwelling adaptation that meets the changing needs of people.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appropriate condition shall be imposed to ensure compliance with the relevant BCA and Australian Standards regarding adaptable housing.
Development controls				
D1 The required standard for Adaptable Housing is AS4299. Wherever the site permits, developments shall include adaptive housing features into the design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
External and internal considerations shall include:				Mary Street access is designed to provide barrier free access to the foyer.
• access from an adjoining road and footpath for people who use a wheel chair;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• doorways wide enough to provide unhindered access to a wheelchair;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adaptable units are proposed within the development with internal design and fixtures that can be refitted to accommodate people with disabilities.
• adequate circulation space in corridors and approaches to internal doorways;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• wheelchair access to bathroom and toilet;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• electrical circuits and lighting systems capable of producing adequate lighting for people with poor vision;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• avoiding physical barriers and obstacles;				
• avoiding steps and steep end gradients;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• visual and tactile warning techniques;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• level or ramped well lit uncluttered approaches from pavement and parking areas;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• providing scope for ramp to AS 1428.1 at later stage, if necessary;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• providing easy to reach controls, taps, basins, sinks, cupboards, shelves, windows, fixtures and doors;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• internal staircase designs for adaptable housing units that ensure a staircase inclinator can be installed at any time in	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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<p>the future; and</p> <ul style="list-style-type: none"> providing a disabled car space for each dwelling designated as adaptable. <p>Note: In the design of residential flat buildings, applicants shall consider the Access and Mobility Part of this ADCP 2010.</p> <p>D2 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.</p> <table border="1" data-bbox="248 607 710 842"> <thead> <tr> <th>No. of dwellings</th> <th>No. of adaptable units</th> </tr> </thead> <tbody> <tr> <td>5-10</td> <td>1</td> </tr> <tr> <td>11-20</td> <td>2</td> </tr> <tr> <td>21 – 30</td> <td>3</td> </tr> <tr> <td>31- 40</td> <td>4</td> </tr> <tr> <td>41 - 50</td> <td>5</td> </tr> <tr> <td>Over 50</td> <td>6</td> </tr> </tbody> </table> <p>(Plus 10% of additional dwellings beyond 60, rounded up to the nearest whole number)</p> <p>Note: Adaptable Housing Class C incorporates all essential features listed in Appendix A – Schedule of Features for Adaptable Housing in AS 4299.</p>	No. of dwellings	No. of adaptable units	5-10	1	11-20	2	21 – 30	3	31- 40	4	41 - 50	5	Over 50	6	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>Condition of consent will be imposed to ensure sufficient accessible car parking spaces will be made available to the adaptable units in accordance with this clause.</p> <p>The development proposes 105 units. 11 of those units have been identified as being adaptable units.</p> <p>A condition of consent can be imposed to ensure a minimum number of adaptable units will be provided on site.</p>
No. of dwellings	No. of adaptable units																	
5-10	1																	
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21 – 30	3																	
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Over 50	6																	
<p>9.3 Lifts</p> <p>Development controls</p> <p>D1 Lifts are encouraged to be installed in four (4) storey residential flat buildings where adaptable housing units shall be required.</p> <p>D2 Where the development does not provide any lifts and includes adaptable housing units, the adaptable housing units shall be located within the ground floor of the development.</p>	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>	<p>Having considered the number of units proposed on site, two centralised lift cores with two lifts each are proposed to service all 105 units which is acceptable in this regard.</p>														
<p>9.4 Physical barriers</p> <p>Development controls</p> <p>D1 Physical barriers, obstacles, steps and steep gradients within the development site shall be avoided.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The development is fully accessible from the pedestrian footpath to ground floor and residential units, with all other levels accessible via lifts.</p>														