

Appendix B

Auburn Local Environmental Plan 2010

Clause	Yes	No	N/A	Comments
Part 1 Preliminary				
1.1 Name of Plan				
This Plan is <i>Auburn Local Environmental Plan 2010</i> .				
1.2 Aims of Plan				
(1) This Plan aims to make local environmental planning provisions for land in Auburn in accordance with the relevant standard environmental planning instrument under section 33A of the Act.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal substantially complies with the stipulated development standards of the ALEP 2010.
(2) The particular aims of this Plan are as follows:				The development is not considered to be inappropriate for the area. The development substantially complies and will establish the future desired character for its immediate area.
(a) to establish planning standards that are clear, specific and flexible in their application,				
(b) to foster integrated, sustainable development that contributes to Auburn's environmental, social and physical well-being,				
(c) to protect areas from inappropriate development,				The proposal has incorporated ESD principles with features such as passive design and BASIX. The development is acceptable in this regard.
(d) to minimise risk to the community by restricting development in sensitive areas,				
(e) to integrate principles of ecologically sustainable development into land use controls,				
(f) to protect, maintain and enhance the natural ecosystems, including watercourses, wetlands and riparian land,				The site is located adjacent to a known heritage item known as Lea's Temperance Hall; however the development will not result in any adverse impact to the item. A Heritage Impact Statement (HIS) has been undertaken by Urbis which concludes that the proposed development will have no detrimental impact to the heritage item. Comments received from Council's heritage adviser have also indicated of his concurrence with the conclusion and recommendations of the report.
(g) to facilitate economic growth and employment opportunities within Auburn,				
(h) to identify and conserve the natural, built and cultural heritage,				
(i) to provide recreational land, community facilities and land for public purposes.				
1.3 Land to which Plan applies				
(1) This Plan applies to the land identified on the Land Application Map. Note. Part 23 of Schedule 3 to the <i>State Environmental Planning Policy (Major Development) 2005</i> applies to certain land identified on the Land Application Map.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The plan will apply to this development.
(2) Despite subclause (1), this Plan does not apply to the land identified on the Land Application Map as "Deferred matter".				
1.6 Consent authority				
The consent authority for the purposes of this Plan is (subject to the Act) the Council.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Council is the consent authority for this application.
1.8 Repeal of other local planning instruments applying to land				
(1) All local environmental plans and deemed environmental planning instruments applying only to the land to which this Plan applies are repealed. Note. The following local environmental plans are repealed under this provision: <i>Auburn Local Environmental Plan 2000</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Noted
(2) All local environmental plans and deemed environmental planning instruments applying to the land to which this Plan applies and to other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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and cease to apply to the land to which this Plan applies.				
<p>1.8A Savings provision relating to development applications</p> <p>If a development application has been made before the commencement of this Plan in relation to land to which this Plan applies and the application has not been finally determined before that commencement, the application must be determined as if this Plan had not commenced.</p> <p>Note. However, under Division 4B of Part 3 of the Act, a development application may be made for consent to carry out development that may only be carried out if the environmental planning instrument applying to the relevant land is appropriately amended or, if a new instrument, including an appropriate principal environmental planning instrument, is made, and the consent authority may consider the application. The Division requires public notice of the development application and the draft environmental planning instrument allowing the development at the same time, or as closely together as is practicable.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This will not apply to the application because the application was lodged after the plan had been made.
<p>1.9 Application of SEPPs and REPs</p> <p>(1) This Plan is subject to the provisions of any State environmental planning policy and any regional environmental plan that prevail over this Plan as provided by section 36 of the Act.</p> <p>(2) The following State environmental planning policies and regional environmental plans (or provisions) do not apply to the land to which this Plan applies:</p> <ul style="list-style-type: none"> • <i>State Environmental Planning Policy No 1—Development Standards</i> • <i>Sydney Regional Environmental Plan No 24—Homebush Bay Area</i> 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This will not apply to this application.
<p>1.9A Suspension of covenants, agreements and instruments</p> <p>(1) For the purpose of enabling development on land in any zone to be carried out in accordance with this Plan or with a development consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.</p> <p>(2) This clause does not apply:</p> <p>(a) to a covenant imposed by the Council or that the Council requires to be imposed, or</p> <p>(b) to any prescribed instrument within the meaning of section 183A of the <i>Crown Lands Act 1989</i>, or</p> <p>(c) to any conservation agreement within the meaning of the <i>National Parks and Wildlife Act 1974</i>, or</p> <p>(d) to any Trust agreement within the meaning of the <i>Nature Conservation Trust Act 2001</i>, or</p> <p>(e) to any property vegetation plan within the meaning of the <i>Native Vegetation Act 2003</i>, or</p> <p>(f) to any bio-banking agreement within the meaning of Part 7A of the <i>Threatened Species Conservation Act 1995</i>, or</p> <p>(g) to any planning agreement within the meaning of Division 6 of Part 4 of the Act.</p> <p>(3) This clause does not affect the rights or interests of any public authority under any registered instrument.</p> <p>(4) Under section 28 of the Act, the Governor, before the making of this clause, approved of</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are no known covenants, agreements or instruments applying to the land which will prevent the development proceeding in accordance with the plan.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None of these apply to the development site.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The development is not on behalf of a public authority.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Clause	Yes	No	N/A	Comments
subclauses (1)–(3).				
Part 2 Permitted or prohibited development				
2.1 Land use zones The land use zones under this Plan are as follows: Business Zones B1 Neighbourhood Centre B2 Local Centre B4 Mixed Use B6 Enterprise Corridor B7 Business Park	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The land is zone B4 Mixed Use which permits the type of development that is proposed being a high density mixed use building with an associated basement car park. The proposed development is permissible with consent in the zone.
2.2 Zoning of land to which Plan applies For the purposes of this Plan, land is within the zones shown on the Land Zoning Map.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.3 Zone objectives and land use table (1) The Table at the end of this Part specifies for each zone: (a) the objectives for development, and (b) development that may be carried out without consent, and (c) development that may be carried out only with consent, and (d) development that is prohibited. (2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone. (3) In the Table at the end of this Part: (a) a reference to a type of building or other thing is a reference to development for the purposes of that type of building or other thing, and (b) a reference to a type of building or other thing does not include (despite any definition in this Plan) a reference to a type of building or other thing referred to separately in the Table in relation to the same zone. (4) This clause is subject to the other provisions of this Plan. Notes. 1. Schedule 1 set out additional permitted uses for particular land. 2. Schedule 2 sets out exempt development (which is generally exempt from both Parts 4 and 5 of the Act). Development in the land use table that may be carried out without consent is nevertheless subject to the environmental assessment and approval requirements of Part 5 of the Act or, if applicable, Part 3A of the Act. 3. Schedule 3 sets out complying development (for which a complying development certificate may be issued as an alternative to obtaining development consent). 4. Clause 2.6 requires consent for subdivision of land. 5. Part 5 contains other provisions which require consent for particular development. 6. Part 6 contains local provisions which require consent for particular development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development satisfies the objectives of the zone.
2.4 Unzoned land (1) Development may be carried out on unzoned land only with consent. (2) Before granting consent, the consent authority: (a) must consider whether the development will impact on adjoining zoned land and, if so, consider the objectives for development in the zones of the adjoining land, and (b) must be satisfied that the development is	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The land is contained within a zone.
(a) must consider whether the development will impact on adjoining zoned land and, if so, consider the objectives for development in the zones of the adjoining land, and (b) must be satisfied that the development is	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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<p>unless the consent authority is satisfied that:</p> <p>(a) the temporary use will not prejudice the subsequent carrying out of development on the land in accordance with this Plan and any other applicable environmental planning instrument, and</p> <p>(b) the temporary use will not adversely impact on any adjoining land or the amenity of the neighbourhood, and</p> <p>(c) the temporary use and location of any structures related to the use will not adversely impact on environmental attributes or features of the land, or increase the risk of natural hazards that may affect the land, and</p> <p>(d) at the end of the temporary use period the site will, as far as is practicable, be restored to the condition in which it was before the commencement of the use.</p> <p>(4) Despite subclause (2), the temporary use of a dwelling as a sales office</p> <p>(a) for a new release area or housing estate may exceed 28 days (whether or not consecutive days) in any period of 12 months.</p> <p>(5) Subclause (3) (d) does not apply to the temporary use of a dwelling as a sales office mentioned in subclause</p>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
<p>Zone B4 Mixed Use</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To provide a mixture of compatible land uses. To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling. To encourage high density residential development. To encourage appropriate businesses that contribute to economic growth. To achieve an accessible, attractive and safe public domain. <p>2 Permitted without consent Nil</p> <p>3 Permitted with consent Backpackers' accommodation; Boarding houses; Business premises; Child care centres; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels; Hotel or motel accommodation; Information and education facilities; Office premises; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Retail premises; Roads; Self-storage units; Seniors housing; Serviced apartments; Shop top housing; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>4 Prohibited Agriculture; Air transport facilities; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities;</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 proposed residential land uses are considered to be compatible with the objectives of the zone.</p> <p>Approval for the internal fit-out and use components of the commercial tenancies uses will be sought under separate Complying Development Certificates/Development Applications (where relevant) which will be lodged following approval of the base building under this proposal and when tenants are known.</p> <p>The site enjoys close proximity to the core Auburn Town Centre and associated public transport links.</p> <p>Being a mixed use building within the B4 Mixed Use zone, the development has been designed to provide space for three commercial/retail tenancies on the ground floor.</p> <p>Given the context of the site and immediate land uses that are identified, a mixed use building such as this is considered a reasonable outcome for the site.</p> <p>No prohibited development is proposed.</p>

Clause	Yes	No	N/A	Comments
Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Research stations; Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies				
Part 4 Principal development standards				
4.1 Minimum subdivision lot size				
(1) The objectives of this clause are as follows: (a) to ensure that lot sizes are able to accommodate development consistent with relevant development controls, and (b) to ensure that subdivision of land is capable of supporting a range of development types.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A subdivision of the site is not proposed. A minimum allotment size is not designated for the site or immediate locality under the ALEP 2010.
(2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(3A) Despite subclause (3), the minimum lot size for dwelling houses is 45m ² .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(3B) Despite subclause (3), if a lot is a battle-axe lot or other lot with an access handle and is on land in Zone R2 Low Density Residential, Zone R3 Medium Density Residential, Zone B6 Enterprise Corridor, Zone B7 Business Park, Zone IN1 General Industrial and Zone IN2 Light Industrial, the minimum lot size excludes the area of the access handle.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(3C) Despite subclauses (3)–(3B), the minimum lot size for development on land within the Former Lidcombe Hospital Site, as shown edged blue on the Lot Size Map, is as follows in relation to development for the purpose of: (a) dwelling houses: (i) 35m ² , or (ii) if a garage will be accessed from the rear of the property – 290m ² , or (iii) if the dwelling house will be on a zero lot line – 270m ² , (b) semi-detached dwellings – 270m ² , (c) multi dwelling housing - 170m ² for each dwelling, (d) attached dwellings – 170m ² .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(4) This clause does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.3 Height of buildings				
(1) The objectives of this clause are as follows: (a) to establish a maximum building height to enable appropriate development density to be achieved, and (b) to ensure that the height of buildings is compatible with the character of the locality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The maximum height of buildings permitted in the zone is 38m. The building is generally contained within the height limit established by the ALEP 2010.
(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	However the proposal seeks to

Clause	Yes	No	N/A	Comments
entertainment facilities, function centres and registered clubs, and (b) 2:1 for office premises and hotel or motel accommodation. (2D) Despite subclause (2), the maximum floor space ratio for retail premises on land in Zone B6 Enterprise Corridor within the Commercial Precinct, as shown edged green on the Floor Space Ratio Map is 1.5:1.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.5 Calculation of floor space ratio and site area				
(1) Objectives The objectives of this clause are as follows: (a) to define floor space ratio , (b) to set out rules for the calculation of the site area of development for the purpose of applying permitted floor space ratios, including rules to: (i) prevent the inclusion in the site area of an area that has no significant development being carried out on it, and (ii) prevent the inclusion in the site area of an area that has already been included as part of a site area to maximise floor space area in another building, and (iii) require community land and public places to be dealt with separately.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Noted.
(2) Definition of "floor space ratio" The <i>floor space ratio</i> of buildings on a site is the ratio of the gross floor area of all buildings within the site area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(3) Site area In determining the site area of proposed development for the purpose of applying a floor space ratio, the <i>site area</i> is taken to be: (a) if the proposed development is to be carried out on only one lot, the area of that lot, or (b) if the proposed development is to be carried out on 2 or more lots, the area of any lot on which the development is proposed to be carried out that has at least one common boundary with another lot on which the development is being carried out. In addition, subclauses (4)–(7) apply to the calculation of site area for the purposes of applying a floor space ratio to proposed development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(4) Exclusions from site area The following land must be excluded from the site area: (a) land on which the proposed development is prohibited, whether under this Plan or any other law, (b) community land or a public place (except as provided by subclause (7)).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No exclusions in accordance with this clause are being applied.
(5) Strata subdivisions The area of a lot that is wholly or partly on top of another or others in a strata subdivision is to be included in the calculation of the site area only to the extent that it does not overlap with another lot already included in the site area calculation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Strata subdivision of the development is proposed into 86 Strata Title allotments. In addition 3 commercial/retail allotments are proposed within the ground level of the building.
(6) Only significant development to be included The site area for proposed development must not include a lot additional to a lot or lots on which the development is being carried out unless the proposed development includes significant development on that additional lot.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Only the lots affected by the development are included in the floor space ratio calculation.
(7) Certain public land to be separately considered For the purpose of applying a floor space ratio to any proposed development on, above or below community land or a public place, the site area	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No public land incorporated into the proposal.

Clause	Yes	No	N/A	Comments
<p>must only include an area that is on, above or below that community land or public place, and is occupied or physically affected by the proposed development, and may not include any other area on which the proposed development is to be carried out.</p>				
<p>(8) Existing buildings The gross floor area of any existing or proposed buildings within the vertical projection (above or below ground) of the boundaries of a site is to be included in the calculation of the total floor space for the purposes of applying a floor space ratio, whether or not the proposed development relates to all of the buildings.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All above ground floors of the proposal are factored into the floor space ratio calculation.
<p>(9) Covenants to prevent “double dipping” When consent is granted to development on a site comprised of 2 or more lots, a condition of the consent may require a covenant to be registered that prevents the creation of floor area on a lot (the restricted lot) if the consent authority is satisfied that an equivalent quantity of floor area will be created on another lot only because the site included the restricted lot.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>(10) Covenants affect consolidated sites If: (a) a covenant of the kind referred to in subclause (9) applies to any land (<i>affected land</i>), and (b) proposed development relates to the affected land and other land that together comprise the site of the proposed development, the maximum amount of floor area allowed on the other land by the floor space ratio fixed for the site by this Plan is reduced by the quantity of floor space area the covenant prevents being created on the affected land.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No consolidation covenant is being applied in this instance.
<p>(11) Definition In this clause, <i>public place</i> has the same meaning as it has in the <i>Local Government Act 1993</i>.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>4.6 Exceptions to development standards</p>				
<p>(1) The objectives of this clause are: (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development, and (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The development proposal seeks to vary the building height standard set out under Clause 4.3 of the ALEP 2010.</p> <p>The maximum height of buildings permitted in the zone is 38m.</p> <p>The building is generally contained within the height limit established by the ALEP 2010.</p> <p>However the proposal seeks to vary the 38m height control applicable to the site by a maximum 1.39m. It is noted that this exceedance occurs for a small portion of the building and is primarily related to non-habitable spaces, the lift overrun and pergola over Level 11 terrace area.</p> <p>The areas of exceedance are only visible from the southern and western elevations and are deemed negligible. The area of</p>

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				<p>exceedance on the southern elevation pertains to a minor portion of the roof line which sits 152mm above the 38m height limitation. Similarly, on the western elevation, the visible portion of exceedance relates to the lift overrun which sits 1.39m above the 38m height limitation.</p> <p>A Clause 4.6 variation request has therefore been submitted with this application to justify the minor compliance with the height standard set out under Clause 4.3 of the ALEP 2010.</p>
(2) Consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(3) Consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and				
(b) that there are sufficient environmental planning grounds to justify contravening the development standard.				
(4) Consent must not be granted for development that contravenes a development standard unless:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(a) the consent authority is satisfied that:				
(i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and				
(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and				
(b) the concurrence of the Director-General has been obtained.				
(5) In deciding whether to grant concurrence, the Director-General must consider:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and				
(b) the public benefit of maintaining the development standard, and				
(c) any other matters required to be taken into consideration by the Director-General before granting concurrence.				
(6) Development consent must not be granted under this clause for a subdivision of land in Zone RUI Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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<p>must not exceed 10 square metres.</p> <p>(7) Neighbourhood shops If development for the purposes of a neighbourhood shop is permitted under this Plan, the retail floor area must not exceed 80 square metres.</p> <p>(8) Roadside stalls If development for the purposes of a roadside stall is permitted under this Plan, the gross floor area must not exceed 8 square metres.</p> <p>(9) Secondary dwellings If development for the purposes of a secondary dwelling is permitted under this Plan, the total floor area of the dwelling (excluding any area used for parking) must not exceed whichever of the following is the greater: (a) 60 square metres, (b) 25% of the total floor area of the principal dwelling.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>5.6 Architectural roof features</p> <p>(1) The objectives of this clause are: (a) To ensure that any decorative roof element does not detract from the architectural design of the building, and (b) To ensure that prominent architectural roof features are contained within the height limit.</p> <p>(2) Development that includes an architectural roof feature that exceeds, or causes a building to exceed, the height limits set by clause 4.3 may be carried out, but only with consent.</p> <p>(3) Development consent must not be granted to any such development unless the consent authority is satisfied that: (a) the architectural roof feature: (i) comprises a decorative element on the uppermost portion of a building, and (ii) is not an advertising structure, and (iii) does not include floor space area and is not reasonably capable of modification to include floor space area, and (iv) will cause minimal overshadowing, and (b) any building identification signage or equipment for servicing the building (such as plant, lift motor rooms, fire stairs and the like) contained in or supported by the roof feature is fully integrated into the design of the roof feature.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The roof parapet and lift overrun are not considered to be architectural roof features and accordingly do not receive a height concession in relation to this clause.
<p>5.7 Development below mean high water mark</p> <p>(1) The objective of this clause is to ensure appropriate environmental assessment for development carried out on land covered by tidal waters.</p> <p>(2) Development consent is required to carry out development on any land below the mean high water mark of any body of water subject to tidal influence (including the bed of any such water).</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The development proposal does not include works below the mean high water mark.
<p>5.9 Preservation of trees or vegetation</p> <p>(1) The objective of this clause is to preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Development consent is required for the removal of trees. The proposal includes the removal of 6 existing trees across the site. These trees are not deemed to be significant and additional planning has been proposed to offset the loss. An Arborist Report is submitted which details the trees to be removed and the two remaining areas which are to be protected.

Clause	Yes	No	N/A	Comments
(2) This clause applies to species or kinds of trees or other vegetation that are prescribed for the purposes of this clause by a development control plan made by the Council. Note. A development control plan may prescribe the trees or other vegetation to which this clause applies by reference to species, size, location or other manner.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(3) A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation to which any such development control plan applies without the authority conferred by: (a) development consent, or (b) a permit granted by the Council.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(4) The refusal by the Council to grant a permit to a person who has duly applied for the grant of the permit is taken for the purposes of the Act to be a refusal by the Council to grant consent for the carrying out of the activity for which a permit was sought.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(5) This clause does not apply to a tree or other vegetation that the Council is satisfied is dying or dead and is not required as the habitat of native fauna.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(6) This clause does not apply to a tree or other vegetation that the Council is satisfied is a risk to human life or property.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(7) A permit under this clause cannot allow any ringbarking, cutting down, topping, lopping, removal, injuring or destruction of a tree or other vegetation: (a) that is or forms part of a heritage item, or that is within a heritage conservation area, or (b) that is or forms part of an Aboriginal object or that is within an Aboriginal place of heritage significance, unless the Council is satisfied that the proposed activity: (c) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area, (d) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Note. As a consequence of this subclause, the activities concerned will require development consent. The heritage provisions of clause 5.10 will be applicable to any such consent.				
(8) This clause does not apply to or in respect of: (a) the clearing of native vegetation: (i) that is authorised by a development consent or property vegetation plan under the Native Vegetation Act 2003, or (ii) that is otherwise permitted under Division 2 or 3 of Part 3 of that Act, or (b) the clearing of vegetation on State protected land (within the meaning of clause 4 of Schedule 3 to the Native Vegetation Act 2003) that is authorised by a development consent under the provisions of the Native Vegetation Conservation Act 1997 as continued in force by that clause, or (c) trees or other vegetation within a State forest, or land reserved from sale as a timber or forest reserve under the Forestry Act 1916, or (d) action required or authorised to be done by	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Clause	Yes	No	N/A	Comments
<p>or under the Electricity Supply Act 1995, the Roads Act 1993 or the Surveying and Spatial Information Act 2002, or</p> <p>(e) plants declared to be noxious weeds under the Noxious Weeds Act 1993.</p>				
<p>5.9AA Trees or vegetation not prescribed by development control plan</p> <p>(1) This clause applies to any tree or other vegetation that is not of a species or kind prescribed for the purposes of clause 5.9 by a development control plan made by the Council.</p> <p>(2) The ringbarking, cutting down, topping, lopping, removal, injuring or destruction of any tree or other vegetation to which this clause applies is permitted without development consent.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The clause will not apply to the development application.
<p>5.10 Heritage conservation</p> <p>Heritage items, heritage conservation areas and archaeological sites (if any) are shown on the Heritage Map. The location and nature of any such item, area or site is also described in Schedule 5.</p> <p>(1) Objectives The objectives of this clause are:</p> <p>(a) to conserve the environmental heritage of Auburn, and</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas including associated fabric, settings and views, and</p> <p>(c) to conserve archaeological sites, and</p> <p>(d) to conserve places of Aboriginal heritage significance.</p> <p>(2) Requirement for consent Development consent is required for any of the following:</p> <p>(a) demolishing or moving a heritage item or a building, work, relic or tree within a heritage conservation area,</p> <p>(i) a heritage item.</p> <p>(ii) An Aboriginal object.</p> <p>(iii) A building, work, relic or tree within a heritage conservation area.</p> <p>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</p> <p>(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,</p> <p>(d) disturbing or excavating a heritage conservation area that is a place of Aboriginal heritage significance,</p> <p>(e) erecting a building on land:</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area or,</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</p> <p>(f) subdividing land on which a heritage item is located or that is within a heritage conservation area.</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area or,</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The site is not listed in the ALEP 2010 as containing items of heritage. However the subject site sits adjacent to a local heritage item known as Lea's Temperance Hall which is located at 24 Mary Street. To the east of the site sits another local heritage item, a dwelling, which is located at 8 Mary Street. A Heritage Impact Statement (HIS) has been undertaken by Urbis which assesses the impacts of the proposed development on those local heritage items.</p> <p>That HIS concludes that the proposed development has been assessed to have no detrimental impact on the significance of proximate heritage items along Mary Street. The significance for both heritage items lies in their interesting aesthetics and the proposed development will not obscure or intervene with those features.</p> <p>It is therefore considered that the proposal will not have any negative impact to these heritage items.</p>

Clause	Yes	No	N/A	Comments
<p>heritage significance,</p> <p>(3) When consent not required However, consent under this clause is not required if:</p> <p>(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:</p> <p>(i) is of a minor nature, or is for the maintenance of the heritage item, archaeological site, or a building, work, relic, tree or place within a heritage conservation area, and</p> <p>(ii) would not adversely affect the significance of the heritage item, archaeological site or heritage conservation area, or</p> <p>(b) the development is in a cemetery or burial ground and the proposed development:</p> <p>(i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and</p> <p>(ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to a place of Aboriginal heritage significance, or</p> <p>(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or</p> <p>(d) the development is exempt development.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>(4) Effect on heritage significance The consent authority must, before granting consent under this clause, consider the effect of the proposed development on the heritage significance of the heritage item or heritage conservation area concerned. This subclause applies regardless of whether a heritage impact statement is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	As identified in the architectural plans, all building and excavation works are contained within the subject site. Therefore, the proposal will not have any impact to this heritage item/ site.
<p>(5) Heritage impact assessment The consent authority may, before granting consent to any development on land:</p> <p>(a) on which a heritage item is situated, or</p> <p>(b) within a heritage conservation area, or</p> <p>(c) within the vicinity of land referred to in paragraph (a) or (b),</p> <p>require a heritage impact statement to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A Heritage Impact Assessment has been submitted with this application.
<p>(6) Heritage conservation management plans The consent authority may require, after considering the significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal/site does not warrant a heritage conservation management plan.
<p>(7) Archaeological sites The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the <i>Heritage Act 1977</i> applies):</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site does not contain a heritage item and is not located within a heritage conservation area.

Clause		Yes	No	N/A	Comments
	Works by which the watertable is likely to be lowered.				
3	Works more than 1m below the natural ground surface. Works by which the watertable is likely to be lowered more than 1m below the natural ground surface.				
4	Works more than 2m below the natural ground surface. Works by which the watertable is likely to be lowered more than 2m below the natural ground surface.				
5	Works within 500m of adjacent Class 1, 2, 3 or 4 land that is below 5m Australian Height Datum and by which the watertable is likely to be lowered below 1m Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.				
(3)	Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(4)	Despite subclause (2), development consent is not required under this clause for the carrying out of works if: (a) a preliminary assessment of the proposed works prepared in accordance with the Acid Sulfate Soils Manual indicates that an acid sulfate soils management plan is not required for the works, and (b) the preliminary assessment has been provided to the consent authority and the consent authority has confirmed the assessment by notice in writing to the person proposing to carry out the works.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(5)	Despite subclause (2), development consent is not required under this clause for the carrying out of any of the following works by a public authority (including ancillary work such as excavation, construction of access ways or the supply of power): (a) emergency work, being the repair or replacement of the works of the public authority required to be carried out urgently because the works have been damaged, have ceased to function or pose a risk to the environment or to public health and safety, (b) routine maintenance work, being the periodic inspection, cleaning, repair or replacement of the works of the public authority (other than work that involves the disturbance of more than 1 tonne of soil), (c) minor work, being work that costs less than \$20,000 (other than drainage work).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(6)	Despite subclause (2), development consent is not required under this clause to carry out any works if: (a) the works involve the disturbance of less than 1 tonne of soil, such as occurs in carrying out agriculture, the construction or maintenance of drains, extractive industries, dredging, the construction of artificial water bodies (including canals, dams and detention basins) or foundations or flood mitigation works, or (b) the works are not likely to lower the	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Clause	Yes	No	N/A	Comments
watertable.				
6.2 Earthworks				
(1) The objectives of this clause are as follows: (a) to ensure that earthworks for which a development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features of the surrounding land, (b) to allow earthworks of a minor nature without separate development consent.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Development consent is required for the proposed basement level excavations. The proposal involves excavation works to facilitate the development of the building's basement levels of up to 9m below existing ground surface. Earthworks will need to be undertaken and excavation details and support measures for this work is detailed in the Geotech report prepared by STS GeoEnvironmental. Those earthworks will not have any detrimental impact on environmental functions, neighbouring uses or heritage items and all earthworks will be carried out in accordance with the requirements of the geotech report and development consent conditions.
(2) Development consent is required for earthworks, unless: (a) the work does not alter the ground level (existing) by more than 600mm, or (b) the work is exempt development under this Plan or another applicable environmental planning instrument, or (c) the work is ancillary to other development for which development consent has been given.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(3) Before granting development consent for earthworks, the consent authority must consider the following matters: (a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality, (b) the effect of the proposed development on the likely future use or redevelopment of the land, (c) the quality of the fill or of the soil to be excavated, or both, (d) the effect of the proposed development on the existing and likely amenity of adjoining properties, (e) the source of any fill material and the destination of any excavated material, (f) the likelihood of disturbing relics, (g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area. Note. The <i>National Parks and Wildlife Act 1974</i> , particularly section 86, deals with disturbing or excavating land and Aboriginal objects.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6.3 Flood planning				
(1) The objectives of this clause are as follows: (a) to minimise the flood risk to life and property associated with the use of land, (b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change, (c) to avoid significant adverse impacts on flood behaviour and the environment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No.18 Mary Street is identified as being in a flood planning area under the Auburn LEP. A Flood Impact Assessment has been submitted with the application. That Flood Impact Assessment details the Flood Planning Level adopted for the proposed development which is 0.5m above the 100 year ARI flood

Clause	Yes	No	N/A	Comments
				level and is therefore compliant with Council's flood planning controls. The development therefore will not have any adverse impact on flooding depth, velocity and behaviour elsewhere in the floodplain.
(2) This clause applies to: (a) land that is shown as "Flood planning area" on the Flood Planning Map, and (b) other land at or below the flood planning level.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(3) Development consent must not be granted for development on land to which this clause applies unless the consent authority is satisfied that the development: (a) is compatible with the flood hazard of the land, and (b) is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and (c) incorporates appropriate measures to manage risk to life from flood, and (d) is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and (e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(4) A word or expression used in this clause has the same meaning as it has in the NSW Government's <i>Floodplain Development Manual</i> published in 2005, unless it is otherwise defined in this clause.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(5) In this clause: flood planning level means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5m freeboard. Flood Planning Map means the Auburn Local Environmental Plan 2010 Flood Planning Map.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6.4 Foreshore building line				
(1) The objective of this clause is to ensure that development in the foreshore area will not impact on natural foreshore processes or affect the significance and amenity of the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not located in the foreshore area and therefore this clause will not apply to the development application.
(2) This clause applies to land identified as below the foreshore building line on the Foreshore Building Line Map.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(3) Development consent must not be granted for development on land in the foreshore area except for the following purposes: (a) the extension, alteration or rebuilding of an existing building wholly or partly in the foreshore area, (b) the erection of a building in the foreshore area, if the levels, depth or other exceptional features of the site make it appropriate to do so, (c) boat sheds, sea retaining walls, wharves, slipways, jetties, waterway access stairs, swimming pools, fences, cycleways, walking trails, picnic facilities or other recreation facilities (outdoor).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(4) Development consent must not be granted under subclause (3) unless the consent authority is	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Clause	Yes	No	N/A	Comments
<p>satisfied that:</p> <p>(a) the development will contribute to achieving the objectives for the zone in which the land is located, and</p> <p>(b) the appearance of any proposed structure, from both the waterway and adjacent foreshore areas, will be compatible with the surrounding area, and</p> <p>(c) the development is not likely to cause environmental harm such as:</p> <p>(h) pollution or siltation of the waterway, or</p> <p>(i) an adverse effect on surrounding uses, marine habitat, wetland areas, flora or fauna habitats, or</p> <p>(ii) an adverse effect on drainage patterns, and</p> <p>(d) the development will not cause congestion of, or generate conflicts between, people using open space areas or the waterway, and</p> <p>(e) opportunities to provide continuous public access along the foreshore and to the waterway will not be compromised, and</p> <p>(f) any historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the land on which the development is to be carried out and of surrounding land will be maintained, and</p> <p>(g) in the case of development for the extension, alteration or rebuilding of an existing building wholly or partly in the foreshore area, the extension, alteration or rebuilding will not have an adverse impact on the amenity or aesthetic appearance of the foreshore, and</p> <p>(h) sea level rise or change of flooding patterns as a result of climate change have been considered.</p>				
<p>6.5 Essential services</p> <p>(1) Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required:</p> <p>(a) the supply of water,</p> <p>(b) the supply of electricity,</p> <p>(c) the disposal and management of sewage,</p> <p>(d) stormwater drainage or on-site conservation,</p> <p>(e) suitable road access.</p> <p>(2) This clause does not apply to development for the purpose of providing, extending, augmenting, maintaining or repairing any essential service referred to in this clause.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Services are provided to the site or capable of being provided.</p>
<p>6.6 Particular dual occupancy subdivisions must not be approved</p> <p>(1) Development consent must not be granted for a subdivision that would create separate titles for each of the two dwellings resulting from a dual occupancy development.</p> <p>(2) This clause does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The clause will not apply to the development application.</p>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Appendix C

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"/>	A multi-storey mixed use building is proposed within a B4 Mixed use zone. The proposed development comprises of an apartment mix of 1, 2 and 3 bedroom apartments which are flexible in terms of their design.
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"/>	Street level entry is proposed from Park Road and lift access from the basement is proposed which gives direct access to the lobby areas. Residential lobbies are separated from commercial premises.
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"/>	
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"/>	Residential car parking will be clearly identified through signage from the commercial spaces proposed.
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"/>	The location of waste loading bays, waste storage rooms and visitor parking spots are located to the ground floor of the building where no residential apartments are proposed.
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"/>	A dedicated waste loading bay is proposed directly outside the waste room to the ground floor car park. Ground markings will highlight the dictated area to differentiate the commercial service to the residential spaces.
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 type="checkbox"/>	<input type="checkbox"/>	The proposed development provides a minimum 3m ceiling heights to residential levels 1 – 11. The ground floor achieves a minimum 3.3m floor to ceiling height for commercial purposes.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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 type="checkbox"/>	<input type="checkbox"/>	The design and appearance of the building is determined as being satisfactory and appropriate for the locality.
	<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"/>	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D3 Articulation of the building exterior shall be achieved through recesses in the horizontal and vertical plane, adequate				

				<p>R4 residential zone.</p> <p>The proposed development encloses the streetscape and provides a greatly enhanced visual outlook for Mary Street and Park Road which results in a built form which is consistent with the desired future character of the Auburn Town Centre.</p> <p>As such, the proposed setbacks are considered appropriate.</p>	
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"/>	The ground level of the proposed development comprises of three commercial tenancies.
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"/>	The development proposes a well-integrated design which provides additional housing stock to the area within an established mix of residential and commercial premises.
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"/>	The commercial loading/servicing area is separated from the residential car park through the provision of a security door as shown on the ground floor plan.
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	Separate development application for the proposed commercial tenancies signage and use will be submitted to council. These tenancies are capable of accommodating retail and restaurant type uses.
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"/>	
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"/>	
					Separate and defined entry is provided directly off Mary street to each commercial tenancy and off Park Road for the residential component.
					Noted. A condition can be imposed to reflect this control if necessary.
4.3 Awnings					
D1	Awning dimensions shall generally be:				The proposed development proposes a horizontal street frontage awning between ground and first floor. Plans provided by Urban Link detail front awning compliance.
	• horizontal in form;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	• minimum 2.4m deep (dependent on footpath width);	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	• minimum soffit height of 3.2m and maximum of 4m;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	• steps for design articulation or to accommodate sloping streets are to be integral with the building design and should not exceed 700mm;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	• low profile, with slim vertical fascia or eaves (generally not to exceed 300mm height);	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	• 1.2m setback from kerb to allow for clearance of street furniture, trees, and other public amenity elements; and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	• In consideration of growth pattern of mature trees.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D2	Awning design must match building facades, be complementary to those of adjoining buildings and maintain continuity.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D3	Awnings shall wrap around corners for a	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<p>minimum 6m from where a building is sited on a street corner.</p> <p>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.</p> <p>D5 Under awning lighting shall be provided to facilitate night use and to improve public safety recessed into the soffit of the awning or wall mounted onto the building.</p> <p>D6 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 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"/>	
<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 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"/>	<p>No arcades proposed.</p>
<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"/>	<p>This is considered achieved.</p>
<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"/>	<p>The applicant has considered the Residential Flat Building part of the development control plan. A separate assessment is provided later in the report.</p>
<p>5.0 Privacy and Security</p>				
<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 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input 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>Where necessary, fins have been proposed to minimise view of</p>

<p>amenity of residents or affect the safety of motorists.</p> <p>D6 Excessive lighting shall not be permitted. Light spill onto the street into the public domain shall be minimised.</p>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
<p>5.2 Shutters and grilles</p> <p>D1 Windows and doors of existing shopfronts shall not be filled in with solid materials.</p> <p>D2 Security shutters, grilles and screens shall:</p> <ul style="list-style-type: none"> • be at least 70% visually permeable (transparent); • not encroach or project over Council's footpaths; and • be made from durable, graffiti-resistant materials. <p>D3 Solid, external roller shutters shall not be permitted.</p>	<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"/>	<p>Windows and doors to commercial tenancies will be the subject of a separate DA/DCD for fit out and use.</p>
<p>5.3 Noise</p> <p>D1 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> <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.</p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input 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>An Acoustic report prepared by Rodney Stevens Acoustics that details compliance with the relevant acts and regulations has been provided with this development application.</p>
<p>5.4 Wind Mitigation</p> <p>D1 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. <p>D2 A Wind Effects Report is to be submitted</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The proposed building has been designed to prevent strong winds downdrafts at the base of the tower by stepping the levels back behind the ground level building line. Levels 1-8 have been setback behind the ground level building line by 1.5m with balconies extending out to the front boundary. Levels 7-11 has been setback behind the ground level building line by 6m with balconies designed within this floor plate. Overall the development proposes a stepped building design providing the</p>

<p>D3 with the DA for all buildings greater than 35m in height. For buildings over 48m in height, results of a wind tunnel test are to be included in the report.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>larger floor plates to the ground and lower levels stepping the design to the upper levels.</p> <p>The proposed building is over 35m in height. Therefore a Wind Effects Report is submitted in support of the DA.</p>																								
<p>6.0 Access and Car Parking</p>																												
<p>6.1 Access, loading and car parking requirements</p>																												
<p>D1 Car parking rates shall be provided in accordance with the Parking and Loading Part of this DCP.</p> <p>Residential</p> <table border="1" data-bbox="245 584 721 786"> <thead> <tr> <th>Component</th> <th>Min.</th> <th>Max.</th> </tr> </thead> <tbody> <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> </tbody> </table> <p>Visitors</p> <table border="1" data-bbox="245 837 721 913"> <thead> <tr> <th>Component</th> <th>Min.</th> <th>Max.</th> </tr> </thead> <tbody> <tr> <td>50-100 units</td> <td>8 spaces</td> <td>25 spaces</td> </tr> </tbody> </table> <p>Commercial</p> <table border="1" data-bbox="245 965 721 1151"> <thead> <tr> <th>Component</th> <th>Min.</th> <th>Max.</th> </tr> </thead> <tbody> <tr> <td>Square metre of net commercial/retail space</td> <td>1 space per 60 square metres</td> <td>4 spaces per 40 square metres</td> </tr> </tbody> </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.	50-100 units	8 spaces	25 spaces	Component	Min.	Max.	Square metre of net commercial/retail space	1 space per 60 square metres	4 spaces per 40 square metres	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The proposed development incorporates the followings:</p> <ul style="list-style-type: none"> - 33 x studio / 1 bedroom units - 49 x 2 bedroom units - 4 x 3 bedroom units - Total 86 units <p>Based on the parking rates the development requires 116 car spaces as a minimum and 277 spaces as a maximum.</p> <p>The proposed 3 level basement car park has been designed to accommodate a total of 105 vehicles (including 11 disabled parking spaces). As such it is not compliant with the parking rates set out under the Parking and Loading part of the ADCP 2010.</p> <p>However the 105 car spaces proposed is compliant with the ADG code which supersedes the ADCP 2010. Notwithstanding, given the developments proximity to Auburn train station, bus stops and town centre, the 105 car spaces proposed is deemed to readily accommodate the needs of future residents. The development is therefore considered acceptable with regard to the Parking and Loading section of the ADCP 2010.</p>
Component	Min.	Max.																										
Studio / 1 bedroom	1 space per unit	1 space per unit																										
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<p>6.2 Creation of new streets and laneways</p>																												
<p>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.</p> <p>D2 On site car parking shall be provided below ground or located within the building and well screened.</p> <p>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.</p> <p>D4 New public laneways created within large blocks shall maximise pedestrian and vehicle connections within local centres.</p> <p>D5 A minimum width of 6m shall be provided for all carriageways on access roads. If</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>No new roads or streets are being created.</p>																								

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.				
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. 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 washing, fire fighting and other suitable purposes. D3 Development shall install all water using fixtures that meet the WELS (Water Efficiency Labelling Scheme) rated industry standards.	<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"/>	BASIX Certificate submitted addresses water conservation for the residential component.
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 deferred commencement conditions.
8.4 Rainwater tanks D1 Rainwater tanks shall be installed as part of all new development in accordance with the following: <ul style="list-style-type: none"> • The rainwater tank shall comply with the relevant Australian Standards; • 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; • Rainwater tanks shall be permitted in basements provided that the tank meets applicable Australian Standards; • 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 • 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 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"/>	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.
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"/>	89% of the apartments proposed are cross ventilated. The building has been designed to create as much cross flow ventilation as possible without comprising other aspects of the design, overlooking/privacy issues though the inclusion of additional windows. Solar and Cross Ventilation diagrams have been notated on the floor plans and demonstrates the developments ability to comply with this requirement
8.6 Solar amenity D1 Shadow diagrams shall accompany				The building generates a substantial shadow towards the south. it is

<p>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:</p> <ul style="list-style-type: none"> • public places or open space; • 50% of private open space areas; • 40% of school playground areas; or • windows of adjoining residences. <p>D2 Lighter colours in building materials and exterior treatments shall be used on the western facades of buildings.</p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>determined that the level of shadowing is acceptable given that the residential properties still obtain at least 3 hours of sunlight between 9am and 3pm during the winter solstice.</p> <p>It is considered that less than 50% of private open space will provide a southern orientation.</p> <p>Given the orientation of the site, the shadow created from the proposed development will be cleared away from adjoining residential dwelling to the south at 26 Park Road from 3pm on 21st June. In addition at 9am the dwelling will receive some direct sunlight along its southern boundary and at midday will receive some sunlight at the front of the property.</p> <p>Suitable materials and finishes have been proposed.</p> <p>Shadow diagrams prepared by Urban Link have been submitted in support of the DA and demonstrate the developments ability to comply with this requirement.</p>
<p>9.0 Ancillary Site Facilities</p>				
<p>9.1 Provision for goods and mail deliveries</p>				
<p>D1 Provision shall be made on-site for courier car parking spaces in a convenient and appropriately signposted location, preferably with access off the principal street frontage, for developments incorporating greater than 3,000m² of gross leasable floor area devoted to commercial premises.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>This is achieved. The plans show the provision of letter boxes within the lobby of the building facing Park Road.</p>
<p>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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>10.0 Other Relevant Controls</p>				
<p>10.1 Waste</p>				
<p>D1 Applicants shall consult the Waste Part of this DCP for requirements for disposal.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>An acceptable Waste Management Plan prepared by Dickens Solutions dealing with the demolition and construction has been submitted for the application. The development is acceptable in this regard.</p>
<p>10.2 Access and amenity</p>				
<p>D1 Applicants shall consult the relevant provisions within the Access and Mobility Part of this DCP.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal has been supported by suitable documentation to facilitate the access and mobility part of the ADCP 2010. An Access Report has been prepared by Vista Access Architects in accordance with Council's DCP requirements.</p>
<p>11.0 Public Domain</p>				
<p>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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The building has been sited and designed to offer a safe, attractive and useable development that will contribute to the Auburn Town Centre.</p>
<p>D2 New buildings shall contribute to the public domain through the provision of awnings, sheltered building entries, verandahs and</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<p>canopies, safe pedestrian linkages to car parks, landscaping, and open space, where appropriate.</p> <p>D3 Outdoor dining on footpaths shall be limited. Refer to Council's Public Domain Plan, Outdoor Dining Policy and Public Art Policy.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12.0 Subdivision				
12.1 Size and dimensions				
<p>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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The three (3) allotments will require consolidation into one allotment to facilitate the development.</p> <p>Should the development application be approved, a condition would be required addressing land consolidation.</p>
12.1 Utility services				
<p>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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Conditions will be required addressing the servicing of the building with water, sewer and electricity.</p>
<p>D2 Common trenching for gas, electricity and telecommunications shall be provided in accordance with agreements between the relevant servicing authorities in NSW.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13.0 Residential Interface				
<p>D1 Buildings adjoining residential zones and/or open space shall be setback a minimum of 3m from that property boundary.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The development is located within the Auburn Town Centre in the B4 Mixed Use zone. The proposal adjoins a residential zone to the south. A 3m setback has been employed on the southern boundary of the site.</p>
<p>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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The review of the architectural plans concludes the proposed building will not adversely impact on the amenity of the adjoining residential properties to the south and east in regards to solar access.</p>
<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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>D4 External lighting shall be positioned to avoid light spillage to adjoining residential zones.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The overshadow diagram provided confirmed both the southern and eastern adjoining residential properties will receive at least 3 hour solar access on 21st June.</p>
<p>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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Suitable accommodation for loading/garbage removal is made within the basement level of the site.</p>
14.0 Auburn Town Centre				
14.1 Development to which this section applies				
<p>This section applies to the Auburn Town Centre which is zoned B4 Mixed Use under Auburn LEP 2010. Where there are inconsistencies between the controls contained within this section and other controls within this DCP, these controls prevail to the extent of the inconsistency.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The development site is located within the Auburn Town Centre.</p>
14.2 Setbacks				
				<p>Building setbacks within the Auburn</p>

D1	Setbacks within the town centre shall be consistent with Figure 2.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Town Centre as per Figure 2 (section 14.2) for subject site is built to boundary, i.e. zero setbacks. The development proposes a zero setback on its northern, eastern and western boundaries and a 3m setback on its southern boundary.
14.3 Active Frontage					
D1	As a minimum, buildings shall provide active street frontages consistent with Figure 3 – Subject site is identified under active street frontage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed western and northern elevations display an active street frontage through the use of ¾ height glazing, direct entry to the proposed commercial tenancies and under awning lighting. In addition, the horizontal front awning assistances in activating the sites street frontage.
14.4 Laneways					
D1	Redevelopment within the Lidcombe Town Centre shall make provision for the creation of new laneways as shown in Figure 9.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not located adjacent to an existing laneway and no new laneways are proposed as part of this development application.
14.5 Key Site – Five Ways					
D1	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 identified as being located within the Five Way key 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 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 built form.
2.0 Built Form				
Objectives				
a. To ensure that all development contributes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development is

Requirement	Yes	No	N/A	Comments
to the improvement of the character of the locality and streetscape in which it is located.				consistent with the built form objectives as it results in an 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. The finished appearance of the building achieves the built form objectives stated here.
b. To ensure that development is sensitive to the landscape setting and environmental conditions of the locality.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. To ensure that the appearance of development is of high visual quality and enhances and addresses the street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
d. To ensure that the proposed development protects the amenity of adjoining and adjacent properties.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
e. To ensure that the form, scale and height of the proposed development responds appropriately to site characteristics and the local character.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
f. To ensure that development relates well to surrounding developments including heritage items, open space and other land uses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
g. To ensure that development maximises sustainable living.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
h. To maximise views, solar and daylight access,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
i. To provide an acceptable interface between different character areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
j. To minimise the impacts of buildings overshadowing open spaces and improve solar access to the street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
k. To contribute to the streetscape and form a clear delineation between the public and private domain.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.1 Site area				
Performance criteria				
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Zoning = B4 Mixed Use. The development proposes to amalgamate the subject sites, being 18-22 Mary Street, Auburn. The amalgamated lot will contain a total site area of 1,393.50m ² with a frontage of 38.4m to Mary Street and 37.05m to Park Road.
Development controls				
D1 A residential flat building development shall have a minimum site area of 1000m ² and a street frontage of 20m in the B4 Zone or 26m in the R4 Zone.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The three (3) 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.
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2.2 Site coverage				
Performance criteria				
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	As per the ADG and Local Centres part of the ADCP 2010, the proposed development is considered satisfactory given its town centre location and mixed use building. As previously note, the subject site is a corner allotment within Auburn Town Centre and the proposed design will accentuate the street corner designed the corner development design and placed an
P2 Minimise impacts in relation to overshadowing, privacy and view loss.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Requirement	Yes	No	N/A	Comments
<p>P3 Ensure through-site links for pedestrians are incorporated where applicable.</p> <p>Development controls</p> <p>D3 The built upon area shall not exceed 50% of the total site area.</p> <p>D4 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>emphasis on ensuring privacy within the adjoining residential uses.</p> <p>No site through link proposed.</p> <p>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, position 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.</p> <p>Non-built upon areas accommodate communal open spaces and landscaped edges.</p>
<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>D5 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>D6 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 and Park Road.</p> <p>The development generally incorporates the L-Shape built form with encroachment to the street corner of the site to accentuate the street corner.</p> <p>The subject site is currently bounded by two street frontages within a mixed use zone of Auburn Town Centre. Therefore, a site specific building envelope is not warranted.</p> <p>The proposed development has a maximum building footprint of 38.10m x 36.75m which occupies an area of 1,003m²</p> <p>The ground floor level is considered to be appropriately designed notwithstanding its dimensions.</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 buildings, consistent with the established character and rhythm of built elements in the street.</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> <p>The development proposes a zero boundary on its northern, eastern, and western side. A minimum 3m setback is proposed on its southern boundary which sits adjacent to an R4 residential zone.</p>

Requirement	Yes	No	N/A	Comments
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				
2.4.2 Front setback				
D2 The minimum front setback shall be between 4 to 6m (except for residential flat development in the B1 and B2 zones) to provide a buffer zone from the street where residential use occupies the ground level.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The subject site is located within the B4 - Mixed Use zone. The building setbacks within the Auburn Town Centre as per Figure 2 (Section 14.2) for subject site is built to boundary, i.e. zero setback and therefore supersedes this control.
D3 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"/>	
D4 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 setbacks nominated are not complied with. The setbacks are appropriate to a town centre location.
D5 Front setbacks shall ensure that the distance between the front of a new building to the front of the building on the opposite side of the street is a minimum of 10m for buildings up to 3 storeys high. For example, a 2m front setback is required where a 6m wide laneway is a shareway between the front of 2 buildings. Where a footpath is to be incorporated a greater setback shall be required.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D6 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed façade provides articulation treatment in the form of balconies, ground floor awnings, blades walls and projecting architected elements.
D7 In all residential zones, levels above 4 storeys are to be setback for mid-block sites.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not located within a residential zone.
2.4.2 Side setback				
D1 In all residential zones, buildings shall have a side setback of at least 3m.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	As already stated the subject site is located within the B4 - Mixed Use zone. The building setbacks within the Auburn Town Centre as per Figure 2 (Section 14.2) for subject site is built to boundary, i.e. zero setback and therefore supersedes this control.
D2 Eaves may extend a distance of 700mm from the wall.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2.5.3 Rear setback				
D1 Rear setbacks shall be a minimum of 10m.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2.5.4 Haslam's creek setback				
D1 A minimum 10m setback from the top of the creek bank of Haslam's Creek and its tributaries shall be required. Refer to the	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The development site is not in near vicinity of Haslam's Creek.

Requirement	Yes	No	N/A	Comments
Stormwater Drainage Part of this ADCP 2010 for additional controls.				
2.5.5 Setbacks at Olympic Drive, Lidcombe				
Performance criteria				
P1 Sites with frontage to Olympic Drive, Lidcombe, address this road and provide an appropriately landscaped setback.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The development is not located on Olympic Drive. This section of the DCP is not applicable.
P2 East-west streets maintain view corridors to Wyatt Park.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Development controls				
D1 For sites with frontage to Olympic Drive, buildings shall be designed to address Olympic Drive and provide a setback of 6m.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D2 The setback area and verge shall be landscaped and planted with a double row of street trees.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D3 The setback to east-west streets shall be generally 4 to 6m and ensure view corridors to Wyatt Park are maintained.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2.6 Building depth				
Performance criteria				
P1 A high level of amenity is provided for residents including solar and daylight access.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is considered to deliver an appropriate level of amenity to the residents of the building. The building proposes a variable maximum depth of: 27.6 – 30.5 m (From Mary Street) 23.1 – 38.1m (From Park Road) due to the building's stepping configuration. This variation is considered acceptable as the design takes full advantage of uninterrupted solar access at both street frontages and steps the building to increase amenity internal to the site and preserve neighbouring amenity.
Development controls				
D2 The maximum depth of a residential flat building shall be 24m (inclusive of balconies and building articulation but excluding architectural features).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2.7 Floor to ceiling heights				
Performance criteria				
P1 Floor to ceiling heights provide well-proportioned rooms and spaces to allow for light and ventilation into the built form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development provides a minimum 3m ceiling height to levels 1 – 11. The ground floor achieves a min 3.3m floor to ceiling height.
Development controls				
D1 The minimum floor to ceiling height shall be 2.7m. This does not apply to mezzanines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D2 Where there is a mezzanine configuration, the floor to ceiling height may be varied.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2.8 Head height of windows				
Performance criteria				
P1 Window heights allow for light penetration into rooms and well-proportioned elevations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window head heights are a minimum of 2.7m from floor level. The development is acceptable in this regard.
Development controls				

Requirement	Yes	No	N/A	Comments
D1 The head height of windows and the proportion of windows shall relate to the floor to ceiling heights of the dwelling.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D2 For storeys with a floor to ceiling height of 2.7m, the minimum head height of windows shall be 2.4m.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D3 For storeys with a floor to ceiling height of 3m, the minimum head height of windows shall be 2.7m.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.9 Heritage				
Performance criteria				
P1 Development does not adversely affect the heritage significance of heritage items and heritage groups and archaeological sites as well as their settings, distinctive streetscape, landscape and architectural styles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The development site is not an identified heritage item. However, the subject site sits adjacent to a local heritage item know as Lea's Temperance Hall which is located at 24 Mary Street. To the east of the site sits another local heritage item, a dwelling, which is located at 8 Mary Street. A Heritage Impact Statement (HIS) has been undertaken by Urbis which assesses the impacts of the proposed development on those local heritage items.</p> <p>That HIS concludes that the proposed development has been assessed to have no detrimental impact on the significance of proximate heritage items along Mary Street. The significance for both heritage items likes in their interesting aesthetics and the proposed development will not obscure or intervene with those features.</p> <p>As such, the matter does not require further review.</p>
Development controls				
D1 All development adjacent to and/or adjoining a heritage item shall be:				
<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"/>	
2.10 Building design				
Performance criteria				
P1 Building design, detailing and finishes provide an appropriate scale to the street and add visual interest.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development controls				
2.9.1 Materials				
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Good quality materials and finishing are proposed which contributed to the existing streetscape.
2.9.2 Building articulation				
D1 Windows and doors in all facades shall be provided in a balanced manner and respond to the orientation and internal uses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal offers an articulated facade with distinct horizontal and vertical elements.
D2 Dwelling entrances shall create a sense of individuality and act as a transitional space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Requirement	Yes	No	N/A	Comments																		
<p>between private and communal spaces.</p> <p>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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The facade provides recessed elements on every facade of the building.																		
<p>2.9.3 Roof form</p> <p>D1 Roof forms shall be designed in a way that the total form does not add to height and bulk of the building.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flat roof and low horizontal parapet proposed. The roof form is in accordance with this clause.																		
<p>2.9.4 Balustrades and balconies</p> <p>D1 Balustrades and balconies shall allow for views from the interior. Accordingly, balustrades shall be partly transparent and partly solid.</p> <p>The design of the underside of the balcony shall take into consideration the view of the underside from the street and shall avoid having exposed pipes and utilities.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Transparent balustrades on the upper levels are proposed to reduce the bulk and scale of the development. Should the application be approved appropriate condition will be included in any consent to ensure compliance with this clause.																		
<p>2.10 Dwelling size</p> <p>Performance criteria</p> <p>P1 Internal dwelling sizes and shapes are suitable for a range of household types.</p> <p>P2 All rooms are adequate in dimension and accommodate their intended use.</p> <p>Development controls</p> <p>D1 The size of the dwelling shall determine the maximum number of bedrooms permitted.</p> <table border="1" data-bbox="258 1133 721 1424"> <thead> <tr> <th>Number of bedrooms</th> <th>Size</th> </tr> </thead> <tbody> <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> </tbody> </table> <p>D2 At least one living area shall be spacious and connect to private outdoor areas.</p>	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	<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. All balconies are accessible from the living rooms of every unit.
Number of bedrooms	Size																					
Studio	50m ²																					
1 bedroom (cross through)	50m ²																					
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3 bedrooms	115m ²																					
4 bedrooms	130m ²																					
<p>2.11 Apartment mix and flexibility</p> <p>Performance criteria</p> <p>P1 A diversity of apartment types are provided, which cater for different household requirements now and in the future.</p> <p>P2 Housing designs meet the broadest range of the occupants' needs possible.</p> <p>Development controls</p> <p>D1 A variety of apartment types between studio, one, two, three and three plus-bedroom apartments shall be provided, particularly in large apartment buildings.</p> <p>Variety may not be possible in smaller buildings, for example, up to six units.</p> <p>D2 The appropriate apartment mix for a</p>	<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. The development has the following bedroom mix:- - 33 x 1 bedroom apartments - 49 x 2 bedroom apartments - 4 x 3 bedroom apartments The development proposes 9 adaptable units and 18 liveable housing silver level units.																		

Requirement	Yes	No	N/A	Comments
location shall be refined by:				
<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"/>	The building is considered to offer an appropriate unit mix.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development has the benefit of being within close proximity to public transport.
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no apartments proposed on the ground floor.
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal incorporates open plan living and dining areas which are considered to be easily reconfigured.
D5 Robust building configurations which utilise multiple entries and circulation cores shall be provided especially in larger buildings over 15m long.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Due to the size and configuration of the site, the development proposes one main pedestrian entry for the residential units from Park Road with a separate entry to the commercial units located on Mary Street. This ensures safe access to all users reduces conflict on site. Two (2) lifts are proposed for the development to service 86 residential units. The development is acceptable in this regard.
D6 Apartment layouts which accommodate the changing use of rooms shall be provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Unit sizes are considered to be of sufficient size to provide flexible furniture layouts.
Design solutions may include:				
<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"/>	The design of the development is considered to be satisfactory in regards to this part.
D7 Structural systems that support a degree of future change in building use or configuration shall be used. Design solutions may include:				
<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. 				
3.0 Open space and landscaping				
Objectives				
a. To provide sufficient and accessible open space for the recreation needs of the likely residents of the proposed dwelling.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development proposal is considered to be generally consistent with the open space and landscaping objectives.
b. To provide private open areas that relate well to the living areas of dwellings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. To provide sufficient areas for deep soil planting.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Requirement	Yes	No	N/A	Comments	
d. To provide a mix of hard and soft landscape treatments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
e. To help provide a visual and acoustic buffer from the street without preventing passive surveillance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal includes the removal of 6 existing trees across the site. These trees are not deemed to be significant and additional planning has been proposed to offset the loss. An Arborist Report which details the trees to be removed and the two remaining areas which are to be protected is provided with the application.	
f. To enhance the appearance and amenity of residential flat buildings through integrated landscape design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
g. To provide for the preservation of existing trees and other natural features on the site, where appropriate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
h. To provide low maintenance communal open space areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
i. To provide adequate opportunities for water infiltration and tall trees to grow and to spread, so as to create a canopy effect.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are landscape areas provided in which shrubs and small trees will be planted. This will promote some sense of greenery for the development.	
j. To conserve and enhance street tree planting.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
3.4 Development application requirements					
A landscape plan shall be submitted with all development applications for residential flat buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A suitable landscaping plan which details species, quantity required, height and spread, planting depth detail has been submitted and is considered satisfactory.	
The landscape plan should specify landscape themes, vegetation (location and species), paving and lighting that provide a safe, attractive and functional environment for residents, integrates the development with the neighbourhood and contributes to energy efficiency and water management.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
A landscape plan prepared by a professionally qualified landscape architect or designer shall be 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 type="checkbox"/>	<input type="checkbox"/>		
3.5 Landscaping					
Performance criteria					
P1 Paving may be used to:				The proposal incorporates paved surfaces within the first floor podium open space and level 11 terrace communal areas.	
• ensure access for people with limited mobility;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
• add visual interest and variety;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
• differentiate the access driveway from the public street; and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
• encourage shared use of access driveways between pedestrians, cyclists and vehicles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The landscape plan prepared details a large tree with a soil depth requirement of 1m. Planter walls which will contain grasses/shrubs will also have a planting depth of 1m depth.	
Development controls					
D1 If an area is to be paved, consideration shall be given to selecting materials that will reduce glare and minimise surface run-off.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
D2 All landscaped podium areas shall maintain a minimum soil planting depth of 600mm for tree provision and 300mm for turf provision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

Requirement	Yes	No	N/A	Comments	
3.6 Deep soil zone					
Performance criteria					
P1 A deep soil zone allows adequate opportunities for tall trees to grow and spread.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The basement occupies the entire site prohibiting the provision of any deep soil zone. 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 zones. Suitable stormwater management measures are proposed and soft landscaping accommodating shrubs and small trees form an integral part of the podium communal open space areas on Level 1 and the rooftop terrace on Level 11.	
Note: Refer to the development control diagrams in section 10.0.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Development controls					
D5 A minimum of 30% of the site area shall be a deep soil zone.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
D6 The majority of the deep soil zone shall be provided as a consolidated area at the rear of the building.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
D7 Deep soil zones shall have minimum dimensions of 5m.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
D8 Deep soil zones shall not include any impervious (hard) surfaces such as paving or concrete.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3.7 Landscape setting					
Performance criteria					
P1 Development does not unreasonably intrude upon the natural landscape, particularly on visually prominent sites or sites which contribute to the public domain.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequate use of garden beds and planter species on the Level 1 communal open space and Level 11 terrace area has allowed a softening of the building.	
P2 Residential flat buildings are adequately designed to reduce the bulk and scale of the development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
P3 Landscaping assists with the integration of the site into the streetscape.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
P4 Enhance the quality and amenity of the built form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
P5 Provide privacy and shade in communal and private open space areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Development controls					
D1 Development on steeply sloping sites shall be stepped to minimise cut and fill.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The development is not on a steeply sloping site.	
D2 Existing significant trees shall be retained within the development.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6 trees will be removed as part of the application. These trees are not deemed to be significant and additional planning has been proposed to offset the loss. An Arborist Report which details the trees to be removed and the two remaining areas which are to be protected is provided with the application.	
D3 The minimum soil depth for terraces where tree planting is proposed is 800mm.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
D4 Applicants shall demonstrate that the development will not impact adversely upon any adjoining public reserve or bushland.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Two separate communal open spaces are proposed to facilitate this requirement.	
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"/>		
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.

Requirement	Yes	No	N/A	Comments
3.8 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: <ul style="list-style-type: none"> takes advantage of available outlooks or views and natural features of the site; reduces adverse impacts of adjacent buildings on privacy and overshadowing; and resolves surveillance, privacy and security issues when private open space abuts public open space. 	<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"/>	
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 area of approximate 8m ² .
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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"/>	All private open spaces are accessible from a living area.
D4 Balconies may be semi enclosed with louvres and screens.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Balconies are adequately sized to cater for clothes drying if required.
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 suitably orientated and appropriate screening has been used to reduce any likely privacy concerns.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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"/>	
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"/>	
3.9 Communal open space				
Performance criteria				
P1 The site layout provides communal open spaces which: <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. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal incorporates an area of common open space on the Level 1 podium and on Level 11 which is seen to be utilised if required for passive recreation. The area is adequately designed. Site area = 1,393.50m ² . Communal open space = 472m ² (33.9%)
	<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"/>	
Development controls				
D1 Communal open space shall be useable,				

Requirement	Yes	No	N/A	Comments
<p>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 type="checkbox"/>	<input type="checkbox"/>	<p>Landscape plans further detail the communal open space recreation areas. Whilst it is located on the south east of the site, the overall areas (between Level 1 & 11) will maintain adequate levels of solar access to ensure use.</p> <p>Suitable landscaping beds have been provided around the borders of the open area.</p> <p>The communal open space areas have minimum dimensions of 10m.</p>
<p>3.10 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 type="checkbox"/>	<input type="checkbox"/>	<p>6 trees will be removed as part of the application. These trees are not deemed to be significant and additional planning has been proposed to offset the loss. An Arborist Report which details the trees to be removed and the two remaining areas which are to be protected is provided with the application.</p>
<p>3.11 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 checked="" 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>3.12 Street trees</p> <p>Performance criteria</p> <p>P1 Existing street landscaping is maintained and where possible enhanced.</p> <p>Development controls</p> <p>D1 Driveways and services shall be located to preserve existing significant trees.</p> <p>D2 Additional street trees shall be planted at an average spacing of 1 per 10 lineal metre of street frontage.</p> <p>Note: Where a site has more than one street frontage, street tree planting shall be applied to all street frontages, excluding frontage to laneways.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Street trees are proposed to be retained where possible as noted on the landscape plan</p> <p>Sufficient street tree planning is also proposed and is shown on the landscape plans.</p>

Requirement	Yes	No	N/A	Comments	
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The building provides sufficient onsite parking in accordance with the ADG provisions which supersedes 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"/>	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 podium and Level 11 rooftop terrace communal open space areas.	
Development controls					
D1 Where possible, basement walls shall be located directly under building walls.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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.	
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"/>	Sufficient building separation provided to minimise visual overlooking and acoustic privacy onto adjoining private open spaces.	
D2 Windows to living rooms and main bedrooms shall be oriented to the street and to the rear, or to the side when buildings form an 'L' or 'T' shape.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is considered to perform satisfactorily in maintaining privacy for residents within the development and on surrounding uses.	
D4 Views onto adjoining private open space shall be obscured by: <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 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Privacy screens and in some cases solid walls are proposed to the edges of balconies to minimise overlooking impacts. The development has been designed to reduce impacts on adjoining resident's privacy in as far as possible. On its southern elevation which bounds residential zoned lands,	

Requirement	Yes	No	N/A	Comments
planting.				the building has been stepped and setback to create greater levels of separation.
5.4 Noise				
Performance criteria				
P1 The transmission of noise between adjoining properties is minimised.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An 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.
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development controls				
D1 For acoustic privacy, buildings shall:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 are 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.
• 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;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• minimise transmission of sound through the building structure and in particular protect sleeping areas from noise intrusion; and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• all shared floors and walls between dwellings to be constructed in accordance with noise transmission and insulation requirements of the BCA.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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> .				
5.5 Security				
Performance criteria				
P1 Provide personal and property security for residents and visitors.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A crime safety assessment was submitted with the application stating that the development had been designed in accordance with the CPTED principles.
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P3 Ensure a development is integrated with the public domain and contributes to an active pedestrian-orientated environment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Requirement	Yes	No	N/A	Comments
paths, shared areas, parking areas and building entries.				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.				
D10 Blank walls facing a rear laneway should be avoided to discourage graffiti.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 or public open space shall be treated like a front entrance/garden for the length of the park. Refer to Figure 4 - Park frontage in section 10.0.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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 in 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Requirement	Yes	No	N/A	Comments
style of the existing dwelling or new development.				
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				
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: <ul style="list-style-type: none"> • 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"/>	
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"/>	
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"/>	
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 measure and 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Requirement	Yes	No	N/A	Comments
greenhouse gas generation.				
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 checked="" type="checkbox"/>	<input checked="" 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 area which has access to an outdoor space in the form of a balcony or a courtyard.
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. 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"/>	The development has been designed to maximise direct sunlight to north facing living areas and private open space where possible.
D3 If the principal area of ground level private open space of adjoining properties does not currently receive at least this amount of sunlight, then the new building shall not further reduce solar access.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appropriate shading structures have been proposed over all balconies. It is noted the sun shading devices will be installed to the western facing balconies.
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"/>	

Requirement	Yes	No	N/A	Comments
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	Where possible, bathrooms have been located on the southern elevation. 89% of apartments achieve cross ventilation and where possible dual aspect apartments have been created.
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"/>	Where possible, bathrooms and kitchens are placed on external walls. Where this is not viable, mechanical ventilation is proposed. 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. In this regard, the proposal is considered acceptable
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"/>	
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D3 The suitability of rainwater tanks erected within the side setback areas of development will be assessed on an individual case by case basis.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D4 Rainwater tanks shall not be located within the front setback.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Requirement	Yes	No	N/A	Comments
D6 The rain water tank shall comply with the applicable Australian Standards AS/NZ 2179 and AS 2180 for rainwater goods and installation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6.4 Stormwater drainage Applicants shall refer to the stormwater drainage requirements in the Stormwater Drainage Part of this ADCP 2010.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Council's development engineer raised some concerns with regard to the proposed drainage, access, parking and waste. Recommended deferred commencement conditions of consent are proposed to be imposed subject.
7.0 Ancillary site facilities				
Objectives				
a. To ensure that site facilities are effectively integrated into the development and are unobtrusive.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building is provided or capable of being provided with an appropriate level of services.
b. To ensure site facilities are adequate, accessible to all residents and easy to maintain.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7.1 Clothes washing and drying				
Performance criteria				
P1 Adequate open-air clothes drying facilities which are easily accessible to all residents and screened, are provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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. Every apartment is provided with a laundry facility.
Development controls				
D1 Each dwelling shall be provided with individual laundry facilities located within the dwelling unit.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D2 Open air clothes drying facilities shall be provided in a sunny, ventilated and convenient location which is adequately screened from streets and other public places, where possible.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7.2 Storage				
Performance criteria				
P1 Dwellings are provided with adequate storage areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storage for each unit is provided for in accordance with the requirements of the ADG, being 6m ³ , 8m ² and 10m ³ based on the unit size. This is deemed sufficient given the size of each unit and also the storage space available within the basement levels.
Development controls				
D1 Storage space of 8m ³ per dwelling shall be provided. This space may form part of a garage or be a lockable unit at the side of the garage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D2 Storage space shall not impinge on the minimum area to be provided for parking spaces.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7.3 Utility services				
Performance criteria				
P1 All proposed allotments are connected to appropriate public utility services including water, sewerage, power and telecommunications, in an orderly, efficient and economic manner.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is currently suitably serviced. Any augmentation required could be resolved by standard conditions should the proposal be recommended for approval.
Development controls				
D1 Where possible, services shall be underground.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7.4 Other site facilities				

Requirement	Yes	No	N/A	Comments
parking spaces.				
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				
P1 On some sites, where appropriate, new streets are introduced.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No new streets are being proposed as part of the development. This clause is not applicable to the proposal.
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, an additional width of 2.5m is required per vehicle per side. For specific information detailing Council's road design specifications, refer to Table 1 – Development Standards for Road Widths in section 10.2.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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"/>	An Access Report has been prepared by Vista Access Architects. 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Should the application be recommended for approval,

Requirement	Yes	No	N/A	Comments
9.3 Lifts				
Development controls				
D1 Lifts are encouraged to be installed in four (4) storey residential flat buildings where adaptable housing units shall be required.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Having considered the number of units proposed on site, a centralised lift core with two lifts will proposed to service all 86 units which is acceptable in this regard.
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9.4 Physical barriers				
Development controls				
D1 Physical barriers, obstacles, steps and steep gradients within the development site shall be avoided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Physical barriers, obstacles, steps and steep gradients within the development have been minimised. Access into and out of the building is all at grade level.