

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
Part 1 - Introduction			
3.0	Notification Requirements		
	Mixed use development and shop top housing. Notification Period = 14 days <ul style="list-style-type: none">- Letters to adjoining owners.- Advertise in local newspaper.- Notice on site.	The subject application was notified for a period of 14 days between 16 January 2018 to 30 January 2018. No submissions were received against the Development Application.	Yes
Part 4 – Residential Flat Buildings			
1.0	Introduction		
	This part applies to residential flat building development.		Noted
2.0	Built Form		
2.1	Site Area		
D1	A residential flat building development shall have a minimum site area of 1000m2 and a street frontage of 20 metres in the B4 Zone or 26 metres in the R4 Zone.	The site area is 1,194.7m², and has a frontage of 44.543 metres to Kerrs Road, a frontage of 45.379 metres to Joseph Street, and a frontage of 19.954 metres to Armstrong Lane.	Yes
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.	The subject development seeks to amalgamate 2, 4, and 6 Kerrs Road, and 46 Joseph Street, Lidcombe, to achieve a combined side and sufficient site width.	Yes
2.2	Development Controls		
D1	The built upon area shall not exceed 50% of the total site area.	Not Applicable. Refer to the Built Form Controls under Part 8 of the Auburn DCP 2010.	N/A
D2	The non-built upon area shall be landscaped and consolidated into one communal open space and/or a series of courtyards.		
2.3	Building Envelope		
D1	Council may consider a site specific building envelope for certain sites, including: <ul style="list-style-type: none">• Double frontage sites;• Sites facing parks;• Sites adjoining higher density zones; and• Isolated sites.		Noted
D2	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	Not Applicable. Refer to the Built Form Controls under Part 8 of the Auburn DCP 2010.	N/A
D3	The tower component of any building above the podium or street wall height is to have a maximum floor plate of 850m2.	The maximum floor plate of the residential component above the podium is maintained to 682.6m².	Yes
2.4	Setbacks		
2.4.1	Front Setback		
D1	The minimum front setback shall be between 4 to 6m (except for	Not Applicable. Refer to the Setback Controls under Part 8 of the Auburn	N/A

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	residential flat development in the B1 and B2 zones) to provide a buffer zone from the street where residential use occupies the ground level.	DCP 2010.	
D2	Where a site has frontage to a lane, the minimum setback shall be 2m, however, this will vary depending on the width of the lane.	Not Applicable. Refer to the Setback Controls under Part 8 of the Auburn DCP 2010.	N/A
D3	Where a new building is located on a corner, the main frontage shall be determined on the existing streetscape patterns. Where the elevation is determined as the 'secondary' frontage, the setback may be reduced to 3m except where it relates to a primary frontage on that street.	Not Applicable. Refer to the Setback Controls under Part 8 of the Auburn DCP 2010.	N/A
D4	Front setbacks shall ensure that the distance between the front of a new building to the front of the building on the opposite side of the street is a minimum of 10m for buildings up to 3 storeys high. For example, a 2m front setback is required where a 6m wide laneway is a shareway between the front of 2 buildings. Where a footpath is to be incorporated a greater setback shall be required.		
D5	All building facades shall be articulated by bay windows, verandahs, balconies and/or blade walls. Such articulation elements may be forward of the required building line up to 1m.	The proposed building provides adequate articulation.	Yes
D6	In all residential zones, levels above 4 storeys are to be setback for mid-block sites.		N/A
2.4.2	Side Setback		
D1	In all residential zones, buildings shall have a side setback of at least 3 metres.		N/A
D2	Eaves may extend a distance of 700mm from the wall.		N/A
2.4.3	Rear Setback		
D1	Rear setbacks shall be a minimum of 10m from the property boundary.	Not Applicable. Refer to the Setback Controls under Part 8 of the Auburn DCP 2010.	N/A
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.		
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.		
2.4.4	Haslam's Creek Setback		
	Not Applicable.		N/A

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2.4.5	Setbacks at Olympic Drive, Lidcombe		
	Not Applicable.		N/A
2.5	Building Depth		
D1	The maximum depth of a residential flat building shall be 24m (inclusive of balconies and building articulation but excluding architectural features).	The maximum building depth is 11.5 metres.	Yes
2.6	Floor to Ceiling Heights		
D1	The minimum floor to ceiling height shall be 2.7m. This does not apply to mezzanines.	The proposed ceiling heights are as follows: <div><div>-</div>Ground Floor3.3m <div>-</div>First Floor2.73m <div>-</div>Second Floor2.73m <div>-</div>Third Floor2.73m <div>-</div>Fourth Floor2.73m <div>-</div>Fifth Floor2.73m <div>-</div>Sixth Floor2.73m <div>-</div>Seventh Floor2.73m <div>-</div>Eighth Floor2.73m <div>-</div>Ninth Floor2.73m</div>	Yes
D2	Where there is a mezzanine configuration, the floor to ceiling height may be varied.		N/A
2.7	Head Height of Windows		
D1	The head height of windows and the proportion of windows shall relate to the floor to ceiling heights of the dwelling.	Not Applicable. Refer to Section 4A under the ADG Assessment.	N/A
D2	For storeys with a floor to ceiling height of 2.7m, the minimum head height of windows shall be 2.4m.		
D3	For storeys with a floor to ceiling height of 3m, the minimum head height of windows shall be 2.7m.		
2.8	Heritage		
D1	All development adjacent to and/or adjoining a heritage item shall be: <div><div>▪</div>Responsive in terms of the curtilage and design; <div>▪</div>Accompanied by a Heritage Impact Statement; and <div>▪</div>Respectful of the building’s heritage significance in terms of the form, massing, roof shapes, pitch, height and setbacks.</div>	The site is not heritage listed, however, is located within the vicinity of 2 heritage items, which are as follows:- <div><div>•</div>35-47 Joseph Street, Lidcombe – <i>Fenton House</i>; and <div>•</div>Wellington Park (corner of James Street and Joseph Street, Lidcombe), <i>Lidcombe War Memorial Statue</i>.</div> The Development Application is supported by a Heritage Impact Statement, and the proposal is not expected to negatively impact on the surrounding heritage items.	Yes
2.9	Building Design		
2.9.1	Materials		
D1	All developments shall be constructed from durable, high quality materials.	The material palette is made up of durable, high quality materials.	Yes
2.9.2	Building Articulation		
D1	Windows and doors in all facades	The proposed openings are provided	Yes

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	shall be provided in a balanced manner and respond to the orientation and internal uses.	in a balanced manner, responding the orientation and internal uses.	
D2	Dwelling entrances shall create a sense of individuality and act as a transitional space between private and communal spaces. Entrances shall be clearly articulated and identifiable from the street through use of address signage, lighting, canopies and/or architectural statements.	A separate residential entry has been provided.	Yes
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.	Elevations are provided with varied depth.	Yes
2.9.3	Roof Form		
D1	Roof forms shall be designed in a way that does not add unnecessary height and bulk to the building.	The roof form has been designed without adding unnecessary height or bulk to the building.	Yes
2.9.4	Balustrades and balconies		
D1	Balustrades and balconies shall be designed to maximise views of the street.	The proposed balustrades and balconies maximise views to the streets.	Yes
	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.	Standard condition of consent.	Standard Condition of Consent
D2	Opaque glazing and/or masonry for balustrading and balconies is encouraged.	Standard condition of consent.	Standard Condition of Consent
D3	Clear glazing for balustrading and balconies is prohibited.		
2.10	Dwelling Size		
D1	The size of the dwelling shall determine the maximum number of bedrooms permitted. Maximum number of bedrooms Minimum dwelling size Studio 50m2 1 bedroom (cross through) 50m2 1 bedroom (maisonette) 62m2 1 bedroom (single aspect) 63m2 2 bedrooms (corner) 80m2 2 bedrooms (cross through or over) 90m2 3 bedrooms 115m2 4 bedrooms 130m2	Not Applicable. Refer to Section 4D under the ADG Assessment.	N/A
D2	At least one living area shall be spacious and connect to private outdoor areas.	All living areas connect to the private outdoor areas.	Yes

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2.11	Apartment Mix and Flexibility		
D1	A variety of apartment types between studio, one, two, three and three plus-bedroom apartments shall be provided, particularly in large apartment buildings. Variety may not be possible in smaller buildings, for example, up to six units.	The proposed development maintains the following unit mix:- <ul style="list-style-type: none"> • 24 x 1 bedroom units; • 39 x 1 bedroom units; and • 9 x 3 bedroom units. The proposed development is considered to provide an acceptable unit mix.	Yes
D2	The appropriate apartment mix for a 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. 		
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.		
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.	Some flexibility is provided within the apartment configurations.	Yes
D5	Robust building configurations which utilise multiple entries and circulation cores shall be provided especially in larger buildings over 15m long.	A single entry with 2 circulation cores have been designed.	Yes
D6	Apartment layouts which accommodate the changing use of rooms shall be provided.	The proposed apartment layouts accommodate the changing use of rooms.	Yes
D7	Structural systems that support a degree of future change in building use or configuration shall be used.	The proposed design supports a degree of change in building use and configuration.	Yes
3.0	Open Space and Landscaping		
3.1	Development Application Requirements		
	A landscape plan shall be submitted with all development applications for residential flat buildings.	A landscape plan has been submitted with the subject Development Application.	Yes
3.2	Landscaping		
D1	If an area is to be paved, consideration shall be given to selecting materials that will reduce glare and minimise surface run-off.	The material chosen for paved area reduces glare.	Yes
D2	All landscaped podium areas shall	Standard condition of consent.	Standard

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	maintain a minimum soil planting depth of 600mm for tree provision and 300mm for turf provision.		Condition of Consent
3.3	Deep Soil Zone		
D1	A minimum of 30% of the site area shall be a deep soil zone.	Not Applicable. Refer to Part 3E under the ADG Assessment.	N/A
D2	The majority of the deep soil zone shall be provided as a consolidated area at the rear of the building.		
D3	Deep soil zones shall have minimum dimensions of 5m.		
D4	Deep soil zones shall not include any impervious (hard) surfaces such as paving or concrete.		
3.4	Landscape Setting		
D1	Development on steeply sloping sites shall be stepped to minimise cut and fill.	Cut and fill has been minimised where possible with the development.	Yes
D2	Existing significant trees shall be retained within the development.	No trees are existing on the subject site or within the road reserve.	N/A
D3	The minimum soil depth for terraces where tree planting is proposed is 800mm.	Standard condition of consent.	Standard Condition of Consent
D4	Applicants shall demonstrate that the development will not impact adversely upon any adjoining public reserve or bushland.		N/A
D5	Residential flat buildings shall address and align with any public open space and/or bushland on their boundary.		N/A
D6	All podium areas and communal open space areas, which are planted, shall be provided with a water efficient irrigation system.	Standard condition of consent.	Standard Condition of Consent
3.5	Private Open Space		
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.	All dwellings are afforded a private open space area.	Yes
D2	Dwellings on the ground floor shall be provided with private open space that has a minimum area of 9m2 and a minimum dimension of 2.5m.	Not Applicable. Refer to Part 4E under the ADG Assessment.	N/A
D3	Dwellings located above ground level shall be provided with a balcony or roof terrace that has a minimum area of 8m2 and a minimum dimension of 2m.		
D4	Balconies may be semi enclosed with louvres and screens.		Noted
D5	Private open space shall have convenient access from the main living area.	All private open space areas are accessed from the main living areas.	Yes
D6	Part of the private open space shall be capable of serving as an extension of the dwelling for relaxation, dining, recreation, entertainment and children's play.	The private open space areas are designed as an extension of the dwelling.	Yes
D7	Additional small, screened service balconies may be provided for external		Noted

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	clothes drying areas and storage.		
D8	Private open space and balconies shall take advantage of mid to long distance views where privacy impacts will not arise.	Refer to Part 3F under the ADG Assessment related to Building Separation.	Yes
3.6	Communal Open Space		
D1	Communal open space shall be useable, and where possible have a northern aspect and contain a reasonable proportion of unbuilt upon (landscaped) area and paved recreation area.	The proposed communal open space areas are usable, with the primary areas designed with a northern orientation.	Yes
D2	The communal open space area shall have a minimum dimensions of 10m.		Noted
3.7	Protection of Existing Trees		
D1	Building structures or disturbance to existing ground levels shall not be within the drip line of existing significant trees to be retained.	No trees are existing on the subject site or within the road reserve.	N/A
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. Note: For additional requirements, applicants shall refer to the Tree Preservation Part of this DCP.		
3.8	Biodiversity		
	The planting of indigenous species shall be encouraged.	The planting identified within submitted landscape plan is considered acceptable.	Yes
3.9	Street Trees		
D1	Driveways and services shall be located to preserve existing significant street trees.	No trees are existing on the subject site or within the road reserve.	N/A
D2	Additional street trees shall be planted at an average spacing of 1 per 10 lineal metres of street frontage. Note: Where a site has more than one street frontage, street tree planting shall be applied to all street frontages, excluding frontage to laneways.	Standard condition of consent.	Standard Condition of Consent
4.0	Access and Car Parking		
4.1	Access and Car Parking Requirements		
	Applicants shall consult the Parking and Loading Part of this DCP.		Noted
4.2	Basements		
D1	Where possible, basement walls shall be located directly under building walls.	The proposed basement walls are designed for the most part under the walls of the building.	Yes
D2	A dilapidation report shall be prepared for all development that is adjacent to sites which build to the boundary.	Standard condition of consent.	Standard Condition of Consent

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D3	Basement walls not located on the side boundary shall have minimum setback of 1.2m from the side boundary to allow planting.	The proposed basement walls are located to side property boundaries.	N/A
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.	The proposed basement walls are not visible above ground level.	N/A
5.0	Privacy and Security		
5.1	Privacy		
D1	Buildings shall be designed to form large external courtyards with a minimum distance of 10 to 12m between opposite windows of habitable rooms.	Not Applicable. Refer to Part 3F under the ADG Assessment related to Building Separation.	N/A
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. Where it is impracticable to locate windows other than facing an adjoining building, the windows should be off-set to avoid a direct view of windows in adjacent buildings.	Refer to Part 3F under the ADG Assessment related to Building Separation.	Yes
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.		
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 planting.		
5.2	Noise		
D1	For acoustic privacy, buildings shall: <ul style="list-style-type: none">▪ Be designed to locate noise sensitive rooms and private open space away from the noise source or by use of solid barriers where dwellings are close to high noise sources;▪ Minimise transmission of sound through the building structure and in particular protect sleeping areas from noise intrusion; and▪ All shared floors and walls between dwellings to be	Refer to Part 4H under the ADG Assessment related to Acoustic Privacy.	Yes

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	<p>constructed in accordance with noise transmission and insulation requirements of the BCA.</p> <p>Note: For development within or adjacent to a rail corridor, or major road corridor with an annual average daily traffic volume of more than 40,000 vehicles, applicants must consult <i>State Environmental Planning Policy (Infrastructure) 2007</i> and the NSW Department of Planning's Development Near Rail Corridors and Busy Roads – Interim Guidelines, 2008.</p>		
5.3	Security		
D1	Shared pedestrian entries to buildings shall be lockable.	Standard condition of consent.	Standard Condition of Consent
D2	Ensure lighting is provided to all pedestrian paths, shared areas, parking areas and building entries.	Standard condition of consent.	Standard Condition of Consent
D3	High walls which obstruct surveillance are not permitted.	No high walls are proposed which obstruct surveillance.	Yes
D4	The front door of a residential flat building shall be visible from the street.	Not Applicable.	N/A
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.	The subject development has been designed to allow residents to observe public spaces.	Yes
D6	A council approved street number should be conspicuously displayed at the front of new development or the front fence of such development.	Standard condition of consent.	Standard Condition of Consent
D7	Fences higher than 900mm shall be of an open semitransparent design.		N/A
D8	Balconies and windows shall be positioned to allow observation of entrances.	The proposed balconies allow observation of entrances.	Yes
D9	Proposed planting must not obstruct the building entrance from the street or sightlines between the building and the street frontage.	The proposed plantings do not obstruct sight lines.	Yes
D10	Blank walls facing a rear laneway should be avoided to discourage graffiti.		N/A
D11	Pedestrian and vehicular entrances must be designed so as to not be obstructed by existing or proposed plantings.	The proposed plantings do not obstruct pedestrian and vehicular entrances.	Yes
D12	If seating is provided in communal	Seating within the communal open	Yes

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	areas of a development it should generally only be located in areas of active use where it will be regularly used.	space areas have been designed to high activity areas.	
D13	Buildings adjacent to streets or public spaces shall be designed to allow casual surveillance over the public area.	The subject development has been designed to allow casual surveillance over public areas.	Yes
D14	Ground floor apartments may have individual entries from the street.		N/A
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.		N/A
5.4	Fences		
	Not Applicable.		N/A
6.0	Solar Amenity and Stormwater Reuse		
6.1	Solar Amenity		
D1	Solar collectors proposed as part of a new development shall have unimpeded solar access between 9:00am to 3:00pm on June 21.	Solar collectors are not proposed to the development.	N/A
	<p>Solar collectors existing on the adjoining properties shall not have their solar access impeded between 9:00am to 3:00pm on June 21.</p> <p>Where adjoining properties do not have any solar collectors, a minimum of 3m² of north facing roof space of the adjoining dwelling shall retain unimpeded solar access between 9:00am to 3:00pm on June 21.</p> <p>Note: Where the proposed development is located on an adjacent northern boundary this may not be possible.</p>	The development has been designed to maintain solar access to adjoining developments, in compliance with the standards listed.	Yes
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.		
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.		
D4	New buildings and additions shall be designed to maximise direct sunlight to north-facing living areas and all private open space areas.	The proposed living area and private open space areas with a northern orientation maximise direct sunlight.	Yes
D5	North-facing windows to living	Refer to commentary above regarding	Yes

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	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.	solar access to adjoining properties.	
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.		Noted
D7	Internal living areas and external recreation areas shall have a north orientation for the majority of units in the development, where possible.	The number of units which maintain a northern orientation has been maximised within the proposal. Refer to Part 4A under the ADG Assessment related to Solar and Daylight Access.	Yes
D8	The western walls of the residential flat building shall be appropriately shaded.	Shading devices have been designed to the development.	Yes
6.2	Ventilation		
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.	Not Applicable. Refer to Part 4B under the ADG Assessment.	N/A
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.		
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.		
6.3	Rainwater Tanks		
D1	Developments may have rain water tanks for the collection and reuse of stormwater for car washing and watering of landscaped areas.		Noted
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.	Standard condition of consent.	Standard Condition of Consent
D3	The suitability of rainwater tanks erected within the side setback areas of development will be assessed on an individual case by case basis.		N/A
D4	Rainwater tanks shall not be located within the front setback.		N/A
D5	The overflow from the domestic rain water tank shall discharge to the site stormwater disposal	Refer to commentary provided Part 17 – Stormwater Drainage of the Auburn DCP 2010.	Yes

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	system. For additional details refer to the Stormwater Drainage Part of this DCP.		
D6	The rain water tank shall comply with the applicable Australian Standards AS/NZ 2179 and AS 2180 for rainwater goods and installation.	Not Applicable.	N/A
6.4	Stormwater Drainage		
	Applicants shall refer to the stormwater drainage requirements in the Stormwater Drainage Part of this DCP.		Noted
7.0	Ancillary Site Facilities		
7.1	Clothes Washing and Drying		
D1	Each dwelling shall be provided with individual laundry facilities located within the dwelling unit.	Each unit is afforded individual laundry facilities.	Yes
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.	Standard condition of consent.	Standard Condition of Consent
7.2	Storage		
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.	Not Applicable. Refer to Part 4G under the ADG Assessment.	N/A
D2	Storage space shall not impinge on the minimum area to be provided for parking spaces.		Yes
7.3	Utility Services		
D1	Where possible, services shall be underground.		Noted
7.4	Other Site Facilities		
D1	A single TV/antenna shall be provided for each building.	Standard condition of consent.	Standard Condition of Consent
D2	A mailbox structure that meets the relevant Australia Postal Service requirements shall be provided, located centrally and close to the major street entry to the site. All letterboxes shall be lockable.	Standard condition of consent.	Standard Condition of Consent
D3	Individual letterboxes can be provided where ground floor residential flat building units have direct access to the street.		N/A
7.5	Waste Disposal		
	Applicants shall refer to the requirements held in the Waste Part of this DCP.		Noted
8.0	Subdivision		
8.1	Lot Amalgamation		
D1	Development sites involving more than one lot shall be consolidated.	Standard condition of consent.	Standard Condition of Consent
D2	Plans of Consolidation shall be submitted to, and registered with, the office of the NSW Land and Property Management Authority. Proof of registration shall be produced prior to release of the Occupation Certificate.		

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D3	Adjoining parcels of land not included in the development site shall be capable of being economically developed.	The subject development does not landlock or isolate adjoining developments, and as such, orderly and economic development of adjoining sites can be achieved.	Yes
8.2	Subdivision		
	Not Applicable.		N/A
8.3	Creation of New Streets		
	Not Applicable.		N/A
9.0	Adaptable Housing		
9.1	Development Application Requirements		
	Note: 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.	Post Adaptable Unit plans have been provided, which satisfy the Adaptable Housing Class C requirements of Australian Standard (AS) 4299.	Yes
9.2	Design Guidelines		
D1	<p>The required standard for Adaptable Housing is AS 4299. Wherever the site permits, developments shall include adaptive housing features into the design.</p> <p>External and internal considerations shall include:</p> <ul style="list-style-type: none"> ▪ Access from an adjoining road and footpath for people who use a wheel chair; ▪ Doorways wide enough to provide unhindered access to a wheelchair; ▪ Adequate circulation space in corridors and approaches to internal doorways; ▪ Wheelchair access to bathroom and toilet; ▪ Electrical circuits and lighting systems capable of producing adequate lighting for people with poor vision; ▪ Avoiding physical barriers and obstacles; ▪ Avoiding steps and steep end gradients; ▪ Visual and tactile warning techniques; ▪ Level or ramped well lit uncluttered approaches from pavement and parking areas; ▪ Providing scope for ramp to AS 1428.1 at later stage, if necessary; ▪ Providing easy to reach controls, taps, basins, sinks, 	Adaptable housing features have been designed within the proposal.	Yes

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Standard	Required/Permitted	Comment	Comply												
	<p>cupboards, shelves, windows, fixtures and doors;</p> <ul style="list-style-type: none">▪ Internal staircase designs for adaptable housing units that ensure a staircase inclinorator can be installed at any time in the future; and▪ Providing a disabled car space for each dwelling designated as adaptable. <p>Note: In the design of residential flat buildings, applicants shall consider the Access and Mobility Part of this DCP.</p>														
D2	<p>All development proposals with five or more housing units shall be capable of being adapted (Class C) under AS 4299. The minimum number of adaptable housing units is set out below.</p> <p>Total number of dwellings in development Minimum number of adaptable units</p> <table><tr><td>5-10</td><td>= 1</td></tr><tr><td>11-20</td><td>= 2</td></tr><tr><td>21-30</td><td>= 3</td></tr><tr><td>31-40</td><td>= 4</td></tr><tr><td>41-50</td><td>= 5</td></tr><tr><td>Over 50</td><td>= 6</td></tr></table> <p>(Plus 10% of additional dwellings beyond 60, rounded up to the nearest whole number)</p> <p>Note: Adaptable Housing Class C incorporates all essential features listed in Appendix A – Schedule of Features for Adaptable Housing in AS 4299.</p>	5-10	= 1	11-20	= 2	21-30	= 3	31-40	= 4	41-50	= 5	Over 50	= 6	<p>7 units are required to be adaptable. In total, 8 Units, being Units 107, and 209 (Typical layouts for Levels 2 – 8), have been proposed as adaptable units.</p>	Yes
5-10	= 1														
11-20	= 2														
21-30	= 3														
31-40	= 4														
41-50	= 5														
Over 50	= 6														
9.3	Lifts														
D1	<p>Lifts are encouraged to be installed in four (4) storey residential flat buildings where adaptable housing units shall be required.</p>	<p>Lifts are proposed to the development.</p>	Yes												
D2	<p>Where the development does not provide any lifts and includes adaptable housing units, the adaptable housing units shall be located within the ground floor of the development.</p>		N/A												
9.4	Physical Barriers														
D1	<p>Physical barriers, obstacles, steps and steep gradients within the development site shall be avoided.</p>	<p>The subject site is flood affected, necessitating the elevation of the development above the minimum freeboard height.</p> <p>In this regard, physical barriers are unavoidable, but have been appropriately designed.</p>	Yes												

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
10.0	Development Control Diagrams		
	<p>Figures 1 to 4 comprise development control diagrams which illustrate the controls for setbacks, communal open space and number of storeys for two (2) scenarios. The following scenarios are provided.</p> <p>Figures 1 and 2: Mid-block site Figures 3 and 4: Corner sites</p>		N/A
Part 8 – Local Centres			
1.0	Introduction		
1.1	Development to which this Part Applies		
	<p>This Part applies to development permitted within the following zones under <i>Auburn LEP 2010</i>:</p> <ul style="list-style-type: none"> ▪ B4 Mixed Use; ▪ B2 Local Centre; and ▪ B1 Neighbourhood Centre. <p>These zones apply to Council's local centres hierarchy, which includes town centres, small villages and neighbourhood centres.</p>	The subject site is zoned B4 – Mixed Use under the Auburn LEP 2013.	Noted
2.0	Built Form		
D1	<p>To allow for their adaptive use, mixed use buildings are to incorporate the following flexible design requirements:</p> <ul style="list-style-type: none"> ▪ The number of internal apartment structural walls are to be minimised; and 	The number of internal apartment structural walls is minimised.	Yes
	Ceiling heights for the ground floor is to be a minimum of 3.6 metres.	Not Applicable. Refer to Part 4C under the ADG Assessment.	N/A
D2	Residential components are to be provided with direct access to street level with entrances clearly distinguishable from entries to commercial premises.	The residential aspect of the development is provided with direct access from the street level.	Yes
D3	Secure entries are to be provided to all entrances to private areas, including car parks and internal courtyards.	Safety and security has been maintained to an acceptable level.	Yes
D4	Car parking provided for the residential component of the development is to be clearly delineated and provided separate to general customer parking.	Residents parking has been provided separate from commercial parking.	Yes
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.	The proposed development has been designed to locate loading bays, waste storage / collection areas, noise and odour generating aspects away from residential units.	Yes
D6	Vehicular circulation areas must be legible and must differentiate between the commercial service requirements, such as loading	Loading / unloading and passenger vehicle access has been separated within the development.	Yes

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	areas, and residential access.		
D7	Mechanical plant is to be located on the roof or visually and acoustically isolated from residential uses.	Mechanical plant is separated from residential uses.	Yes
2.1	Number of Storeys		
D1	<p>The minimum finished floor level (FFL) to finished ceiling level (FCL) shall be as follows:</p> <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. 	<p>The proposed ceiling heights are as follows:</p> <ul style="list-style-type: none"> Ground Floor 3.3m First Floor 2.73m Second Floor 2.73m Third Floor 2.73m Fourth Floor 2.73m Fifth Floor 2.73m Sixth Floor 2.73m Seventh Floor 2.73m Eighth Floor 2.73m Ninth Floor 2.73m 	Yes
2.2	Articulation and Design		
D1	<p>Buildings shall incorporate:</p> <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. 	The subject development incorporates adequate articulation and modulation, providing an acceptable appearance as seen from the public domain.	Yes
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.	The maximum width of blank walls does not exceed 5m.	Yes
D3	Articulation of the building exterior shall be achieved through recesses in the horizontal and vertical plane, adequate contrasts in materials, design features and the use of awnings.	Refer to commentary above regarding articulation and design	Yes
D4	Features such as windows and doors shall be in proportion with the scale and size of the new building and any adjoining buildings which contribute positively to the streetscape.	The proposed windows and doors are in proportion to the scale and size of the building and adjoining buildings.	Yes
D5	Street awnings which appear as horizontal elements along the façade of the building shall be provided as part of all new development.	Street awnings have been provided to Kerrs Road and Joseph Street, which provide a horizontal element to the building façades.	Yes
D6	Where development has two (2) street frontages the streetscape should be addressed by both facades.	The proposed development addresses all street frontages.	Yes
2.3	Materials		

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
D1	New buildings shall incorporate a mix of solid (i.e. masonry concrete) and glazed materials, consistent with the character of buildings in the locality. The use of cement rendering shall be minimised.	The proposed development incorporates a mixture of solid and glazed material.	Yes
D2	Building materials and finishes complement the finishes predominating in the area. Different materials, colours or textures may be used to emphasise certain features of the building.	The proposed building materials and finishes complement the predominant existing finishes of the area, and finishes recently approved within surrounding development.	Yes
D3	Building facades at street level along primary streets and public places consist of a minimum of 80% for windows/glazed areas and building and tenancy entries.	The proposed development achieves a minimum 80% of glazing to the ground floor component, as seen from Kerrs Road and Joseph Street.	Yes
D4	Visible light reflectivity from building materials used on the facades of new buildings shall not exceed 20%.	Standard condition of consent.	Standard Condition of Consent
2.4	Roofs		
D1	Design of the roof shall achieve the following: <ul style="list-style-type: none"> Concealment of lift overruns and service plants; Presentation of an interesting skyline; Enhancing views from adjoining developments and public places; and Complementing the scale of the building. 	The proposed roof design is acceptable as seen from the public domain.	Yes
D2	Roof forms shall not be designed to add to the perceived height and bulk of the building.	The proposed roof form does not add to the perceived bulk of the building.	Yes
D3	Where outdoor recreation areas are proposed on flat roofs, shade structures and wind screens shall be provided.		N/A
2.5	Balconies		
D1	Opaque glazing and/or masonry for balconies is encouraged.	Standard condition of consent.	Standard Condition of Consent
D2	Clear glazing for balconies is prohibited.		
D3	Verandahs and balconies shall not be enclosed.	The proposed balconies to the residential portion of the development are not enclosed.	Yes
D4	Balconies and terraces shall be oriented to overlook public spaces.	The proposed balconies and terraces are oriented to overlook public spaces, where possible.	Yes
D5	The design of the underside of the balcony shall take into consideration the view of the underside from the street and shall not have exposed pipes and utilities.	Standard condition of consent.	Standard Condition of Consent
D6	Screens, louvres or similar	Screens have been provided to the	Yes

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	devices shall be provided on balconies so as to screen any drying of laundry.	balcony areas.	
2.6	Interface with Schools, Places of Public Worship, and Public Precincts		
	Not Applicable.		N/A
3.0	Streetscape and Urban Form		
3.1	Streetscape		
D1	Applicants shall demonstrate how new development addresses the streetscape and surrounding built environment.	A series of streetscape elevations and perspectives have been provided.	Yes
D2	New shopfronts shall be constructed in materials which match or complement materials used in the existing building.		N/A
D3	Development shall provide direct access between the footpath and the shop.	Direct access has been provided between the footpaths along Kerrs Road and Joseph Street and the commercial units.	Yes
D4	Development shall avoid the excessive use of security bars.	Security bars have not been proposed.	N/A
D5	Block-out roller shutters are not permitted.	Standard condition of consent.	Standard Condition of Consent
D6	Signage shall be minimised and coordinated to contribute to a more harmonious and pleasant character for the locality.	Signage is not proposed within this Development Application.	Yes
3.2	Setbacks		
D1	New development or additions to existing development shall adopt front setbacks, as shown in Figure 2 (refer to Section 14.2 Setbacks for Auburn Town Centre) and Figure 8 (refer to Section 15.2 Setbacks for Lidcombe Town Centre).	Refer to commentary under Section 15.0 of Part 8 of the Auburn DCP 2010.	Noted
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.	The ground level reflects and sympathetically integrates with the commercial / retail function of the centre.	Yes
D2	Buildings shall achieve a quality living environment that sympathetically integrates into the character of the commercial precinct.		
D3	Commercial and retail servicing, loading and parking facilities shall be separated from residential access and servicing and parking.	Loading / unloading and passenger vehicle access has been separated within the development.	Yes
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.	The proposed development emphasizes the corner of Kerrs Road and Joseph Street.	Yes
4.2	Active Street Frontages		
D1	Retail outlets and restaurants are located at the street frontage on	Commercial units are located on the ground floor, addressing Kerrs Road	Yes

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	the ground level.	and Joseph Street.	
D2	A separate and defined entry shall be provided for each use within a mixed use development.	The central ground floor lobby serves as a common area for commercial patrons, residents, and visitors alike, which is considered acceptable.	Yes
D3	Only open grill or transparent security (at least 70% visually transparent) shutters are permitted to retail frontages.	Security shutters have not been proposed to the development.	N/A
4.3	Awnings		
D1	Awning dimensions shall generally be: <ul style="list-style-type: none"> Horizontal in form; Minimum 2.4m deep (dependent on footpath width); Minimum soffit height of 3.2m and maximum of 4m; Steps for design articulation or to accommodate sloping streets are to be integral with the building design and should not exceed 700mm; Low profile [profile], with slim vertical fascia or eaves (generally not to exceed 300mm height); 1.2m setback from kerb to allow for clearance of street furniture, trees, and other public amenity elements; and In consideration of growth pattern of mature trees. 	The proposed development comply with the standards as noted, applicable to awnings.	Yes
D2	Awning design must match building facades, be complementary to those of adjoining buildings and maintain continuity.	The proposed awnings match the building façade, designed to both Kerrs Road and Joseph Street.	Yes
D3	Awnings shall wrap around corners for a minimum 6m from where a building is sited on a street corner.		
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.	Vertical canvas drop blinds have not been proposed to the development.	N/A
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.	Standard condition of consent.	Standard Condition of Consent
D6	Soft down lighting is preferred over up lighting to minimise light pollution.	Noted.	Noted
D7	Any under awning sign is to maintain a minimum clearance of 2.8m from the level of the pavement.	Signage has not been proposed within the subject Development Application.	Yes

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
D8	All residential buildings are to be provided with awnings or other weather protection at their main entrance area.	Awnings have been designed to Kerrs Road and Joseph Street.	Yes
4.4	Arcades		
D1	Arcades shall: <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.	An arcade has not been proposed.	N/A
D2	Where arcades or internalised shopping malls are proposed, those shops at the entrance must have direct pedestrian access to the street.		
4.5	Amenity		
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.		N/A
4.6	Residential Flat Building Component of Mixed Use Developments		
	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.		Noted
5.0	Privacy and Security		
D1	Views onto adjoining private open space shall be obscured by: <ul style="list-style-type: none">▪ Screening with a maximum area of 25% openings is permanently fixed and made of durable materials; or▪ Incorporating planter boxes into walls or balustrades to increase visual separation between areas. Existing dense vegetation or new planting may be used as a secondary measure to further improve privacy.	Refer to Part 3F under the ADG Assessment related to Building Separation.	Yes
D2	Site layout and building design shall ensure that windows do not provide direct and close views		



Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	into windows, balconies or private open spaces of adjoining dwellings.		
D3	Shared pedestrian entries to buildings shall be lockable.	Standard condition of consent.	Standard Condition of Consent
D4	Buildings adjacent to streets or public spaces shall be designed to allow casual surveillance over the public area.	The subject development has been designed to allow casual surveillance over public areas.	Yes
D5	Pedestrian walkways and car parking shall be direct, clearly defined, visible and provided with adequate lighting, particularly those used at night.	Standard condition of consent.	Standard Condition of Consent
D6	Landscaping and site features shall not block sight lines and are to be minimised.	The proposed plantings do not obstruct sight lines.	Yes
D7	Seating provided in commercial areas of a development shall generally only be located in areas of active use where it will be regularly used.	Not Applicable.	N/A
D8	Adequate lighting shall be provided to minimise shadows and concealment spaces.	Standard condition of consent.	Standard Condition of Consent
D9	All entrances and exits shall be made clearly visible.	The proposed entrances and exits are clearly visible from the public domain.	Yes
D10	Buildings shall be arranged to overlook public areas and streets to maximise surveillance.	The subject development has been designed to allow casual surveillance over streets and public areas.	Yes
D11	Development shall be consistent with Council's Policy on Crime Prevention Through Environmental Design.	Safety and security has been maintained to an acceptable level.	Yes
5.1	Lighting		
D1	Lighting design shall be integrated with the interior design of a retail/commercial premise. The use of low voltage track lighting, recesses spotlighting and designer light fittings is encouraged.	Not Applicable. To be considered as a part of any future applications regarding use and fit-out of the individual tenancies.	N/A
D2	Lighting systems shall incorporate specific display lighting to reinforce merchandise and provide a contrast against the street lighting generally.		
D3	Surface mounted fluorescent fixtures shall not be considered in any part of the retail areas of the premises.		
D4	The light source shall be selected to provide the desired light effect; however, fitting and methods shall be chosen to produce the highest energy efficiency.		
D5	Lighting shall not interfere with the	Standard condition of consent.	Standard


Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	amenity of residents or affect the safety of motorists.		Condition of Consent
D6	Excessive lighting shall not be permitted. Light spill onto the street into the public domain shall be minimised.	Standard condition of consent.	Standard Condition of Consent
5.2	Shutters and Grilles		
D1	Windows and doors of existing shopfronts shall not be filled in with solid materials.		N/A
D2	Security shutters, grilles and screens shall: <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. 	Security shutters, grilles and screens are not proposed to the development.	N/A
D4	Solid, external roller shutters shall not be permitted.	Standard condition of consent.	Standard Condition of Consent
5.3	Noise		
D1	New development shall comply with the provisions of the relevant acts, regulations, environmental planning instruments, Australian Standards and guidelines produced by the NSW Department of Environment, Climate Change and Water, the NSW Roads and Traffic Authority and the NSW Department of Planning as applicable for noise, vibration and quality assurance. This includes: <ul 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. 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. 	An Acoustic Assessment has been submitted with the Development Application, to which the recommendations have been accepted by Council's Environmental Health Officer.	Yes
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		N/A

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	between 10pm and 6am.		
5.4	Wind Mitigation		
D1	Site design for tall buildings (towers) shall: <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; andEnsure useability of open terraces and balconies.	A Wind Effects Report has been submitted with the Development Application.	Yes
D2	A Wind Effects Report is to be submitted with the DA for all buildings greater than 35m in height.		
D3	For buildings over 48m in height, results of a wind tunnel test are to be included in the report.		
6.0	Access and Car Parking		
6.1	Access, Loading and Car Parking Requirements		
	Car parking rates shall be provided in accordance with the Parking and Loading Part of this DCP.		Noted
6.2	Creation of New Streets and Laneways		
D1	Not Applicable.		N/A
7.0	Landscaping		
D1	Development shall incorporate landscaping in the form of planter boxes to soften the upper level of buildings.	The proposed development incorporates landscaping to the upper levels.	Yes
D2	At grade car parking areas, particularly large areas, shall be landscaped so as to break up large expanses of paving. Landscaping shall be required around the perimeter and within large car parks.		N/A
D3	In open parking areas, one (1) shade tree per ten (10) spaces shall be planted within the parking area.		N/A
D4	Fencing shall be integrated as part of the landscaping theme so as to minimise visual impacts and to provide associated site security.		N/A
D5	Paving and other hard surfaces shall be consistent with architectural elements.		Yes
7.1	Street Trees		
D1	Street trees shall be planted at a rate of one (1) tree per lineal metre of street frontage, even in cases where a site has more than one street frontage, excluding frontage to laneways.	Standard condition of consent.	Standard Condition of Consent
D2	Street tree planning shall be consistent with Council's Street Tree Masterplan or relevant		

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	Public Domain Plan or Infrastructure Manual.		
D3	Significant existing street trees shall be conserved and, where possible, additional street trees shall be planted to ensure that the existing streetscape is maintained and enhanced.	No trees are existing on the subject site or within the road reserve.	N/A
D4	Where street trees and the provision of awnings are required, cut-outs shall be included in the awning design to accommodate existing and future street trees.	Standard condition of consent.	Standard Condition of Consent
D5	Driveways and services shall be located to preserve significant trees.	No trees are existing on the subject site or within the road reserve.	N/A
D6	At the time of planting, street trees shall have a minimum container size of 200 litres and a minimum height of 3.5m, subject to species availability.	Standard condition of consent.	Standard Condition of Consent
D7	Planter boxes (or similar) surrounding trees in the footpath shall be 1.2m x 1.2m, filled with approved gravel and located 200mm from the back of the kerb line.	Standard condition of consent.	Standard Condition of Consent
8.0	Energy Efficiency and Water Conservation		
	A BASIX Certificate has been submitted, and the commitments of Water, Energy and Thermal Comfort have been met.		Yes
9.0	Ancillary Site Features		
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 3,000m ² of gross leasable floor area devoted to commercial premises.	Not Applicable.	N/A
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.	Standard condition of consent.	Standard Condition of Consent
10.0	Other Relevant Controls		
10.1	Waste		
D1	Applicants shall consult the Waste Part of this DCP for requirements for disposal.		Noted
10.2	Access and Amenity		
D1	Applicants shall consult the relevant provisions within the Access and Mobility Part of this DCP.		Noted
11.0	Public Domain		
D1	Any works within the public domain or which present to the public domain shall be consistent	Council's Development Engineer has reviewed the proposal and raises no concerns with compliance with the	Yes

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	with Council's Public Domain Manual and/or the Town Centre Infrastructure Manual and Council's Policy on Crime Prevention Through Environmental Design.	development against the Public Domain Manual and Town Centre Infrastructure Manual.	
D2	New buildings shall contribute to the public domain through the provision of awnings, sheltered building entries, verandahs and canopies, safe pedestrian linkages to car parks, landscaping, and open space, where appropriate.	Street awnings have been provided to Kerrs Road and Joseph Street, which provide a horizontal element to the building façades.	Yes
D3	Outdoor dining on footpaths shall be limited. Refer to Council's relevant Public Domain Plan, Outdoor Dining Policy and Public Art Policy.	Outdoor dining is not proposed as a part of this Development Application.	N/A
12.0	Subdivision		
	Not Applicable.		N/A
13.0	Residential Interface		
D1	Buildings adjoining residential zones and/or open space shall be setback a minimum of 3 metres from that property boundary.		N/A
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.		N/A
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.		N/A
D4	External lighting shall be positioned to avoid light spillage to adjoining residential zones.		N/A
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.	An Acoustic Assessment has been submitted with the Development Application, to which the recommendations have been accepted by Council's Environmental Health Officer.	Yes
14.0	Auburn Town Centre		
	Not Applicable.		N/A
15.0	Lidcombe Town Centre		
15.1	Development to Which This Section Applies		
	This section applies to the Lidcombe Town Centre which is zoned B4 Mixed Use, RE1 Public Recreation and RE2 Private Recreation under <i>Auburn LEP 2010</i> . Refer to Figure 1.	The subject site falls within the Lidcombe Town Centre.	Noted
15.2	Setbacks		
D1	Setbacks within the town centre shall be consistent with Figure 7.	The proposed development has been designed primarily to be built to the boundary, limited to the commercial component.	Yes

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	 <p>Build to Boundary</p>		
15.3	Active Frontages		
D1	<p>As a minimum, buildings shall provide active street frontages consistent with Figure 8.</p>  <p>Active Street Frontage are Applicable for All Frontages</p>	An active street frontage has been designed to Kerrs Road and Joseph Street.	Yes
15.4	Laneways		
	<p>Redevelopment within the Lidcombe Town Centre shall make provision for the creation of new laneways as shown in Figure 9.</p>	The subject laneway known as Armstrong Lane exists at present.	Yes

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	 <p>A Laneway is required connecting Kerrs Road and Raymond Street East, parallel to Joseph Street and Bernard Street.</p>		
15.5	Key Sites		
	Not Applicable.		N/A
16.0	Newington Small Village		
	Not Applicable.		N/A
Part 14 – Advertising and Signage			
1.0	Introduction		
1.1	The Land to Which This Part Applies		
	This Part applies to all land within the Auburn local government area where Council is the consent authority.		Noted
2.0	Advertising and Signage Controls		
D1	Advertising and signs shall be consistent with <i>State Environmental Planning Policy No. 64 – Advertising and Signage</i> .	Advertising and signage is not proposed as a part of this Development Application.	N/A
3.0	Language of Advertising and Signage		
D1	Advertising and signage shall be displayed in English but may include a translation in another language.	Advertising and signage is not proposed as a part of this Development Application.	N/A
Part 15 – Parking and Loading			
1.0	Introduction		
	This Part applies to land where <i>Auburn Local Environmental Plan 2010</i> applies.		Noted
2.0	Off-Street Parking Requirements		
D1	All new development shall provide off-street parking in accordance with the parking requirement tables of the respective developments in this Part.	Refer to Part 3J under the ADG Assessment, and Part 15, Clause 5.1.5 under the Auburn DCP 2010.	Yes
D2	In circumstances where a land use is not defined by this Part, any development application shall be accompanied by a detailed parking and assessment prepared by a suitably qualified professional.		N/A
3.0	Design of Parking Facilities		
3.1	Bicycle Parking		
D1	Bicycle racks in safe and	In total, 72 residential units are	Yes

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	<p>convenient locations are provided throughout all developments with a total gross floor area exceeding 1000m2 and shall be designed in accordance with AS2890.3 – Bicycle Parking Facilities (see Figure 1 and 2). The exception being development located in Newington Business Park, Newington Small village and residential units as part of mixed use development which shall comply with the following requirements:-</p> <ul style="list-style-type: none">• 1 bicycle storage area for every 5 residential units as part of mixed use development	<p>proposed, requiring 15 bicycle parking spaces. 16 bicycling parking spaces are proposed.</p>	
3.2	Access driveway and circulation roadway design		
D1	<p>Circulation roadways are designed to:</p> <ul style="list-style-type: none">▪ Enable vehicles to enter the parking space in a single turning movement;▪ Enable vehicles to leave the parking space in no more than two turning movements;▪ Comply with AS 2890 – Parking Facilities (all parts);▪ Comply with AS 1428.1 – Design for Access and Mobility; and▪ Comply with Council’s road design specifications and quality assurance requirements.	<p>Council’s Development Engineer has reviewed the proposal and raises no concerns with circulation roadways.</p>	Yes
D2	<p>Internal circulation roadways shall be adequate for the largest vehicle anticipated to use the site, and in this regard, vehicle manoeuvring shall be designed and justified using ‘Auto Turn’ or the like.</p>		
D3	<p>Landscaping along circular roadways and parking modules shall be provided as required to a minimum standard. Parking areas which provide more than 20 spaces in a single component shall provide one broad canopy tree per 10 spaces.</p>		N/A
D4	<p>Access driveways shall be located and designed to minimise loss of on-street parking.</p>	<p>The proposed access driveways are located off Armstrong Lane, and as such, there is no loss of on-street parking.</p>	Yes
D5	<p>Access driveway shall have a minimum width of 3.0m unless elsewhere specified.</p>	<p>The proposed access driveways are >3 metres in width.</p>	Yes
D6	<p>Access driveways shall be located a minimum of 1.2m clear from</p>	<p>The proposed access driveways are located >1.2 metres from power poles</p>	Yes

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	power poles and drainage pits.	and drainage pits.	
3.3	Sight Distance and Pedestrian Safety		
D1	Access driveways and circulation roadways shall be designed to comply with sight distance requirements specified in AS 2890 – Parking Facilities.	Council's Development Engineer has reviewed the proposal, and raised no concerns with regards to sight distance.	Yes
D2	Obstruction/fences shall be eliminated to provide adequate sight distance.		Yes
3.4	General Parking Design		
D1	Visual dominance of car parking areas and access driveways shall be reduced.	The proposed access driveways are not considered to be visually dominant, as they are maintained to Armstrong Lane.	Yes
D2	All basement/underground car parks shall be designed to enter and leave the site in a forward direction.	The proposed basement car parking is designed such that vehicles will enter and leave in a forward direction.	Yes
D3	Car parking modules and access paths shall be designed to comply with AS 2890 – Parking Facilities (all parts). Note 1: Disabled parking shall comply with AS 2890 – Parking Facilities requirements. Parking bay envelope width shall be maintained for the length of the parking bay. Note 2: Visitor parking dimensions shall be a minimum 2.6m x 5.4m.	Council's Development Engineer has reviewed the proposal and raises no concerns with regards to car parking modules and access paths.	Yes
D4	All pedestrian paths and ramps shall: <ul style="list-style-type: none"> Have a minimum width of 1000mm; Have a non-slip finish; Not be steep (ramp grades between 1:20 and 1:14 are preferred); Comply with AS 1428.1 – Design for Access and Mobility; and Comply with AS 1428.2 – Standards for blind people or people with vision impairment. 	All pedestrian paths and ramps are a minimum of 1 metre in width and do not exceed a gradient of 1:20. A non-slip finish, and compliance with AS 1428.1 & AS 1428.2 is a standard Condition of Consent.	Standard Condition of Consent
4.0	Residential Development		
4.1	General Controls		
4.1.1	Driveways and Entrances		
D1	Driveways shall be located and designed to avoid the following: <ul style="list-style-type: none"> Being located opposite other existing access driveways with significant vehicle usage; Restricted sight distances; On-street queuing; and Being located within 6m from a tangent point. 	Council's Development Engineer has reviewed the proposal, and raises no concerns with the proposed driveways.	Yes

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Standard	Required/Permitted	Comment	Comply
D2	Driveways servicing car parking shall comply with AS 2890 – Parking Facilities or similar designs for car turning paths unless otherwise advised by Council's Works and Services Department.		
D3	Access driveways of a length exceeding 50m shall incorporate: <ul style="list-style-type: none"> A driveway width that allows for the passing of vehicles in opposite directions, this may be achieved by intermittent passing bays; and Turning areas for service vehicles. 		N/A
D4	The maximum gradient for a driveway shall be 20% (with appropriate transitions). However, in extreme circumstances, gradients up to 25% (with appropriate transitions) shall be considered.	Council's Development Engineer has reviewed the proposal, and raises no concerns with the proposed driveways.	Yes
D5	For multi dwelling housing, entrances to car parks including the access driveway shall have a minimum clear width of 5.5m wide. (Where there are adjoining walls an additional 300mm on each side of the driveway shall be provided). The above width may be reduced to 3.6m for developments with less than 20 dwellings. In this case, the driveway shall be 5.5m in width for the first 6m from the property boundary leading into the car park to allow for two passing vehicles entering and exiting the car park. Refer to AS 2890.1 – Off-street car parking for more information on access driveway widths. Note: Waiting bays shall be provided within the development site.		N/A
D6	Circulation roadways and ramps servicing car parking areas shall comply with AS 2890 – Parking Facilities unless otherwise advised by Council's Works and Services department.	Council's Development Engineer has reviewed the proposal, and raises no concerns regarding circulation roadways and ramps.	Yes
D7	For detached dwellings and dual occupancy development, driveways shall be a maximum of 3.5m in width at the property boundary.		N/A
D8	For detached dwellings and dual occupancy development, the minimum width of vehicle access driveways shall be 1.2m clear of structures such as power poles, service pits and drainage pits.		N/A
4.2	Detached Dwellings & Dual Occupancies		
	Not Applicable.		N/A
4.3	Multi Dwelling Housing		
	Not Applicable.		N/A
4.4	Residential Flat Buildings		
4.4.1	Number of Parking Spaces		
D1	Not Applicable.		N/A
D2	Stacked parking for a maximum of 2 car parking spaces may be provided only for use by the same dwelling.		Noted
D3	Parking spaces may be enclosed if they have a minimum internal width of 3m clear of columns and meet the relevant Australian Standards and BCA requirements.	Enclosed car parking spaces are not proposed.	N/A
4.4.2	Design of Parking Spaces		
D1	All residential flat buildings shall	A roller door has been designed to the	Yes

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	have underground car parking and be fitted with a security door. Basement garage doors shall not tilt/swing or open in an outward direction.	entrance to the basement car park.	
D2	Underground car parking shall be naturally ventilated where possible and shall be less than 1m above existing ground level.	The basement car parks are mechanically ventilated.	Yes
D3	Basement areas shall be used for storage and car parking only.	The basement areas are limited to storage, mechanical plant and parking.	Yes
4.5	Other Forms of Residential Accommodation		
	Not Applicable.		N/A
4.6	Former Lidcombe Hospital Site		
	Not Applicable.		N/A
4.7	Newington Residential Part		
	Not Applicable.		N/A
5.0	Commercial Development		
5.1	General Control – Business Areas		
5.1.1	General Parking Design		
D1	Car parking shall be provided at the rear of the development or be fully underground.	Car parking is designed underground.	Yes
D2	The design of any parking area shall be integrated into the overall site and building design and be integrated with neighbouring properties.		
D3	Special consideration may be given to restaurants, cafes and function centres and the like which operate outside normal business hours where it can be demonstrated the car parking provided for retail and commercial uses operating during normal business hours will be available for parking demand outside these hours.		N/A
D4	Council may accept a monetary contribution in lieu of on-site car parking where a contributions plan is in place under Section 94 of the <i>Environmental Planning and Assessment Act 1979</i> , or other relevant legislation.		Not Applied For
5.1.2	Access and Driveway Design		
D1	Car park entries and driveways shall be kept to a minimum and shall not be located on primary or core retail streets.	The basement car park entry and loading / unloading area is deigned to Armstong Lane.	Yes
D2	Driveways shall be designed to allow vehicles to enter and leave in a forward direction.	The proposed basement arrangement is designed such that vehicles will enter and leave in a forward direction. The proposed at grade loading / unloading area does not afford entering and exiting the site in a forward direction. *Refer to commentary within the report.	No, but Acceptable
D3	Vehicular access shall be designed to avoid conflicts with pedestrians.	Vehicular access has been designed to limit conflict with pedestrians.	Yes
D4	Adequate area shall be provided on site and driveways designed to enable all vehicles including large trucks to enter and leave the site in a forward		Yes

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	direction.		
D5	<p>Driveways shall be located and designed so as to avoid the following:</p> <ul style="list-style-type: none"> ▪ Being located opposite other existing access ways with significant vehicle usage; ▪ Restricting sight distances; ▪ On-street queuing; ▪ An intersection controlled by traffic signals within 25m on the approach side; ▪ A signalled intersection of any major roads within 90m; ▪ An intersection controlled by a stop or give way sign within 12m on the approach side; ▪ The approach side of any intersection within 10m; ▪ A property boundary on the departure side of any intersection within 10m; and ▪ The commencement of a median island within 6m. 	Council's Development Engineer has reviewed the proposal, and raises no concerns with the proposed driveways.	Yes
D6	The maximum grade of manoeuvring areas and all access roadways shall comply with AS 2890 – Parking Facilities.		Yes
D7	Where sites front on to main or arterial roads, driveways shall be minimised or located on side or rear road frontages where available.		N/A
D8	Driveways servicing car parking shall comply with AS 2890 – Parking Facilities or similar designs for car turning paths unless otherwise advised by Council's Engineering Department.		Yes
D9	The maximum gradient for a driveway shall be 20% (with appropriate transitions). However, in extreme circumstances, gradients up to 25% (with appropriate transitions) will be considered.	The maximum gradient of the proposed driveways is limited to 20%.	Yes
5.1.3	Access Driveway Design		
D1	<p>Access driveways with a length exceeding 50m shall incorporate:</p> <ul style="list-style-type: none"> ▪ A driveway width, that allows for the passing of vehicles in opposite directions. This can be achieved by intermittent passing bays; and ▪ Turning areas for service vehicles. 		N/A
5.1.4	Number of Car Parking Spaces		
	Not Applicable.		N/A
5.1.5	Number of Car Parking Spaces		
D1	<p>Development in the B4 Mixed Use and B2 Local Centre zones within 1000 metres of a railway station in Town Centres (Auburn and Lidcombe) and 800 metres in Villages (Berala and Regents Park) shall comply with the following requirements:-</p> <p>Residential</p>	In total, 308.3m ² of commercial is proposed, requiring 5.2 car parking spaces. 7 commercial spaces have been provided.	Yes

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	<p>Refer to Part 3J-1 of the ADG Assessment related to Car Parking.</p> <p>Commercial/retail area</p> <ul style="list-style-type: none"> Min - 1 space per 60m² to Max – 4 spaces per 40m² <p>Note: Resident, visitor and commercial/retail area car parking calculations are to be rounded up separately.</p>		
D2	The Commercial/retail parking area shall be based on net leasable area excluding walls, toilets, etc.		Noted
D3	Clear signage indicating the location of basement parking shall be provided by the commercial/retail occupiers.	Standard condition of consent.	Standard Condition of Consent
5.2	Newington Small Village		
	Not Applicable.		N/A
6.0	Controls for Industrial Development		
	Not Applicable.		N/A
7.0	Loading Requirements		
D1	Driveway access and adequate on-site manoeuvring shall be provided to enable all delivery vehicles to enter and leave the site in a forward direction.		Yes
D2	<p>Industrial developments having a floor area greater than 400m² shall include loading and unloading facilities to accommodate a 'heavy rigid vehicle' as classified under AS 2890 – Parking Facilities. Smaller developments shall make a provision for a 'medium rigid vehicle' as classified under the above Australian Standard. All development applications shall be accompanied with a manoeuvring analysis with 'auto turn or the like' and details of swept paths showing compliance with AS 2890 – Parking Facilities.</p> <p>Note: The applicant shall identify the likely service vehicle sizes accessing the site and shall provide service vehicle spaces in accordance with AS 2890 – Parking Facilities.</p>		N/A
D3	Loading/unloading facilities shall be positioned so as to not interfere with visitor/employee or resident designated parking spaces.	The proposed loading and unloading functions are designed so as not to interfere with the residential and commercial parking.	Yes
D4	The service area shall be a physically defined location which is not used for other purposes, such as the storage of goods and equipment.	The service area is a physically defined location.	Yes
D5	The design of loading docks shall accommodate the type of delivery vehicles associated with the development and potential uses of the development.	<p>A Medium Rigid Vehicle (MRV) and two (2) Small Rigid Vehicle (SRV) loading / unloading areas have been provided to service the development.</p> <p>Council's Development Engineer has reviewed the proposal, and raises no concerns, subject to conditions.</p>	Yes
D6	Buildings shall be designed to allow loading and unloading of vehicles within the building and at	The loading dock is designed such that loading and unloading functions will be undertaken wholly within the site.	Yes

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	all times. Where achievable, loading docks should be situated to the side or rear of buildings. In the case of commercial development access can be provided from a laneway.		
D7	<p>That loading bays for trucks and commercial vehicles shall be provided in accordance with Table 9 below.</p> <p>Table 9 - Loading and service vehicle requirements for specific land uses:-</p> <p>Business and Office Premises</p> <ul style="list-style-type: none"> • 1 space per 4,000m² GFA up to 20,000m² GFA plus. • 1 space per 8,000m² thereafter. <p>Retail Premises – Department Stores</p> <ul style="list-style-type: none"> • 1 space per 1,500m² GFA up to 6,000m² GFA plus. • 1 space per 3,000m² thereafter. <p>Retail Premises – Shops and Food and Drink Premises</p> <ul style="list-style-type: none"> • 1 space per 400m² GFA up to 2,000m² GFA plus. • 1 space per 1,000m² thereafter. <p>Hotel and Motel Accommodation</p> <ul style="list-style-type: none"> • 1 space per 50 bedrooms or bedroom suites up to 200 plus. • 1 space per 100 thereafter plus. • 1 space per 1,000m² of public area set aside for bar, tavern, lounge and restaurant. <p>Other</p> <ul style="list-style-type: none"> • 1 space per 2,000m². <p>Industrial / Warehouse, Bulky Goods Retail and Wholesale Supplies</p> <ul style="list-style-type: none"> • 1 space per 800m² GFA up to 8,000m² GFA. • 1 space per 1,000m² 	<p>A Medium Rigid Vehicle (MRV) and two (2) Small Rigid Vehicle (SRV) loading / unloading areas have been provided to service the development.</p> <p>Council's Development Engineer has reviewed the proposal, and raises no concerns, subject to conditions.</p>	Yes

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	<p>thereafter.</p> <p>Note: It is not possible to establish criteria for the size of trucks likely to access the land uses specified above. This will be done on a case by case basis.</p> <p>Larger trucks, such as B-Doubles, shall be assessed on their individual requirements, but will usually require a minimum loading area dimension of 25m length by 3.5m width.</p> <p>The heights of the loading area, platform in the service bay and of the service bay itself will vary with vehicle type and loading/unloading methods.</p>		
D8	<p>Loading/unloading areas shall be provided in accordance with AS 2890.2 – Off-Street Commercial Vehicle Facilities.</p>	<p>A Medium Rigid Vehicle (MRV) and two (2) Small Rigid Vehicle (SRV) loading / unloading areas have been provided to service the development.</p> <p>Council's Development Engineer has reviewed the proposal, and raises no concerns, subject to conditions.</p>	Yes
8.0	Other Development Parking Controls		
	Not Applicable.		N/A
Part 16 – Access and Mobility			
	Access to persons with a disability has been afforded within the proposed development.		Yes
Part 17 – Stormwater Drainage			
4.1	Easements to Drain Water		
	No easements are existing or proposed on the subject site.		Yes
5.0	On-Site Detention		
	Council's Development Engineer has reviewed the proposal, and raises no concerns with the proposed on-site detention system.		Yes
Part 18 - Waste			
	A Waste Management Plan has been submitted with the Development Application. Separate residential and commercial bin storage areas have been proposed within the ground level.		Yes
Part 19 – Tree Preservation			
	No trees are existing on the subject site or within the road reserve.		N/A