

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
Part 1 - Introduction			
3.0	Notification Requirements		
	Residential Flat Buildings. Notification Period = 14 days - Letters to adjoining owners. - Advertise in local newspaper. - Notice on site.	The subject application was notified for a period of 14 days between 16 June 2019 to 30 June 2019. No submissions were received.	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 1000m ² and a street frontage of 20 metres in the B4 Zone or 26 metres in the R4 Zone.	The site area is 10,132.7m ² , and has a frontage of 307.155m to Church Street.	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.	Not Applicable.	N/A
2.2	Development Controls		
D1	The built upon area shall not exceed 50% of the total site area.	The built upon area is 3,366.5m ² , equivalent to 33.22% of the site area.	Yes
D2	The non-built upon area shall be landscaped and consolidated into one communal open space and/or a series of courtyards.	The non-built upon area is landscaped and consolidated, where appropriate	Yes
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 3,000m ²	Not Applicable.	N/A
D3	The tower component of any building above the podium or street wall height is to have a maximum floor plate of 850m ² .	Not Applicable.	N/A
2.4	Setbacks		
2.4.1	Front Setback		
D1	The minimum front setback shall be between 4 to 6m (except for residential flat development in the	The minimum setback proposed is 4.1 metres, as measured from the front property boundary.	Yes

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	B1 and B2 zones) to provide a buffer zone from the street where residential use occupies the ground level.		
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.	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.	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.	Not Applicable.	N/A
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.	Not Applicable.	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.		Yes
2.4.3	Rear Setback		
D1	Rear setbacks shall be a minimum of 10m from the property boundary.	The setback of the development from the rear property boundary varies between 5.3m and 9.6m. *Refer to commentary in report.	No, but Acceptable on Merits
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.	Not Applicable.	N/A
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.	Not Applicable.	N/A

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2.4.4	Haslam’s Creek Setback		
	Not Applicable.		N/A
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 proposed development complies with the maximum building depth of 24 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.	Not Applicable. Refer to Section 4C under the ADG Assessment.	N/A
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 4 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	<p>All development adjacent to and/or adjoining a heritage item shall be:</p> <ul style="list-style-type: none">▪ Responsive in terms of the curtilage and design;▪ Accompanied by a Heritage Impact Statement; and▪ Respectful of the building’s heritage significance in terms of the form, massing, roof shapes, pitch, height and setbacks.	<p>The site is not heritage listed, however, is located within the vicinity of 2 heritage items, which are as follows:-</p> <p>State Item</p> <ul style="list-style-type: none">• Rookwood Cemetery or Necropolis – Item A00718. <p>Local Item</p> <ul style="list-style-type: none">• Lidcombe Signal Box – Item A56 <p>The Development Application is supported by a Heritage Impact Statement, and the proposal is not expected to negatively impact on the surrounding heritage items.</p>	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 shall be provided in a balanced manner and respond to the orientation and internal uses.	The proposed openings are provided in a balanced manner, responding the orientation and internal uses.	Yes
D2	Dwelling entrances shall create a sense of individuality and act as a transitional space between private and communal spaces. Entrances	Residential entries are clearly articulated and identifiable.	Yes

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	shall be clearly articulated and identifiable from the street through use of address signage, lighting, canopies and/or architectural statements.		
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
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.	The proposed development maintains the following unit mix:- <ul style="list-style-type: none">74 x 1 bedroom units;135 x 2 bedroom units; and53 x 3 bedroom units.	Yes

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	Variety may not be possible in smaller buildings, for example, up to six units.	The proposed development is considered to provide an acceptable unit mix.	
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.	Not Applicable. Refer to Part 4F under the ADG Assessment.	N/A
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 areas reduces glare.	Yes
D2	All landscaped podium areas shall maintain a minimum soil planting depth of 600mm for tree provision and 300mm for turf provision.	Standard condition of consent.	Standard 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		

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	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.	There are currently 64 trees on or immediately adjacent to the site. The proposed development includes the removal of 43 of the existing trees, with the remaining 21 trees to be retained and protected. Council's Tree Management Officer has reviewed the proposal raised no concerns.	Yes
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 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

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D7	Additional small, screened service balconies may be provided for external clothes drying areas and storage.		Noted
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, and where possible, area 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.	There are currently 64 trees on or immediately adjacent to the site. The proposed development includes the removal of 43 of the existing trees, with the remaining 21 trees to be retained and protected. Council's Tree Management Officer has reviewed the proposal and raised no concerns.	Yes
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.	All existing street trees are proposed to be retained and protected.	Yes
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	Standard condition of consent.	Standard Condition of Consent

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	the boundary.		
D3	Basement walls not located on the side boundary shall have minimum setback of 1.2m from the side boundary to allow planting.	Not Applicable.	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.	Basement walls visible above ground are appropriately finished.	Yes
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.	Yes
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.		
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	Refer to Part 4H under the ADG Assessment related to Acoustic Privacy.	Yes

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	<p>between dwellings to be 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 <i>Development Near Rail Corridors and Busy Roads – Interim Guidelines, 2008</i>.</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.	Entrances to the development are visible from the street.	Yes
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

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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.	Seating has not been designed to communal open space areas.	N/A
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.		Noted
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		
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.	The proposed front fence is 1.2 metres in height, and is designed to be 20% transparent. A condition shall be imposed, requiring the fence design be maintained to 50% transparent, as required by development control D1.	Yes, with Condition
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: v Cement block; v Metal sheeting, profiled, treated or pre-coated. v Fibro, flat or profile; v Brushwood; and v Barbed wire or other dangerous material.	The front fence is proposed to be powder coated aluminum sections, which is considered an appropriate material section due to its durability and aesthetically pleasing design, and is therefore acceptable on its merit.	Yes
D3	All fences forward of the building alignment shall be treated in a similar way.	All fences are maintained to the same design. As noted above, a condition shall be imposed, requiring the fence design be maintained to 50% transparent, as required by development control D1 above.	Yes, with Condition
D4	Solid pre-coated metal fences shall be discouraged and shall not be located forward of the front building line.	The proposed fencing forward of the building line is not proposed to be solid.	N/A
D5	Front fences shall satisfy the acoustic abatement criteria and be provided with a landscaped area on the street side of the fence.	Landscaping has been designed forward of the front fence, addressing the street.	Yes
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.	Standard condition of consent.	Standard Condition of Consent
D7	Fencing and associated walls must be positioned so as not to interfere with any existing trees.	Standard condition of consent.	Standard Condition of Consent
D8	Gates and doors are to be of a type which does not encroach over the street alignment during	Standard condition of consent.	Standard Condition of Consent

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	operation.		
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 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.	Refer to commentary above regarding solar access to adjoining properties.	Yes
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.	<p>The number of units which maintain a northern orientation has been maximised within the proposal.</p> <p>Refer to Part 4A under the ADG</p>	Yes

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		Assessment related to Solar and Daylight Access.	
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 system. For additional details refer to the Stormwater Drainage Part of this DCP.	Refer to commentary provided Part 17 – Stormwater Drainage of the Auburn DCP 2010.	Yes
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

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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.	It is expected that the units which maintain direct street access to Church Street, will be provided with individual letter boxes.	Yes
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.		
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

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9.0	Adaptable Housing		
9.1	Development Application Requirements		
	<p>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.</p>	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, cupboards, shelves, windows, fixtures and doors; ▪ Internal staircase designs for adaptable housing units that ensure a staircase inclinator can be installed at any time in the future; and ▪ Providing a disabled car space for each dwelling designated as adaptable. 	Adaptable housing features have been designed within the proposal.	Yes

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	Note: In the design of residential flat buildings, applicants shall consider the Access and Mobility Part of this DCP.		
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> <p>5-10 = 1 11-20 = 2 21-30 = 3 31-40 = 4 41-50 = 5 Over 50 = 6 (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>	<p>27 units are required to be adaptable. In total, 83 units are been proposed as adaptable silver level units.</p>	Yes
9.3	Lifts		
D1	Lifts are encouraged to be installed in four (4) storey residential flat buildings where adaptable housing units shall be required.	Lifts are proposed to the development.	Yes
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.		N/A
9.4	Physical Barriers		
D1	Physical barriers, obstacles, steps and steep gradients within the development site shall be avoided.	Physical barriers were necessary have been appropriately designed to integrate with the development.	Yes
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		
	This Part applies to development permitted within the following	The subject site is zoned R4 – High Density Residential under the Auburn	N/A

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	<p>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>	LEP 2013.	
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> .	Not Applicable.	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.	Not Applicable.	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	<p>Bicycle racks in safe and 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).</p> <p>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 	<p>Not Application. Bicycle parking is not nominated as a requirement for residential flat buildings.</p> <p>However, 58 bicycle parking spaces are proposed in safe and convenient locations.</p>	N/A

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	every 5 residential units as part of mixed use development		
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. 	Council's Development Engineer has reviewed the proposal and raised no concerns.	Yes
D2	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.		
D3	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.		N/A
D4	Access driveways shall be located and designed to minimise loss of on-street parking.	The proposed access driveways are located and designed so as to minimise loss of on-street parking.	Yes
D5	Access driveway shall have a minimum width of 3.0m unless elsewhere specified.	The proposed access driveways are >3 metres in width.	Yes
D6	Access driveways shall be located a minimum of 1.2m clear from power poles and drainage pits.	<p>An existing light pole and NBN pit conflicts with the proposed access driveways, which are proposed to be relocated by the Applicant.</p> <p>Council's Development Engineer has reviewed the proposal, and raised no concerns.</p>	Yes
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.	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.	Yes

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
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	<p>Car parking modules and access paths shall be designed to comply with AS 2890 – Parking Facilities (all parts).</p> <p>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.</p> <p>Note 2: Visitor parking dimensions shall be a minimum 2.6m x 5.4m.</p>	Council's Development Engineer has reviewed the proposal and raised no concerns.	Yes
D4	<p>All pedestrian paths and ramps shall:</p> <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.	Yes
4.0	Residential Development		
4.1	General Controls		
4.1.1	Driveways and Entrances		
D1	<p>Driveways shall be located and designed to avoid the following:</p> <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 raised no concerns.	Yes
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	<p>Access driveways of 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 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	Council's Development Engineer has reviewed the proposal and raised no	Yes

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	appropriate transitions). However, in extreme circumstances, gradients up to 25% (with appropriate transitions) shall be considered.	concerns.	
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 raised no concerns.	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 have underground car parking and be fitted with a security door. Basement garage doors shall not tilt/swing or open in an outward direction.	A roller door has been designed to the entrance to the basement car parks.	Yes
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

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
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 entries and loading / unloading area are designed to Church Street.	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.	Yes
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 direction.		Yes
D5	Driveways shall be located and designed so as to avoid the following: <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;	Council's Development Engineer has reviewed the proposal and raised no concerns.	Yes

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	<ul style="list-style-type: none"> A property boundary on the departure side of any intersection within 10m; and The commencement of a median island within 6m. 		
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	Access driveways with 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 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		
	Not Applicable.		N/A
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	Industrial developments having a floor area greater than 400m ² 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. 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.		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 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	A Heavy Rigid Vehicle (HRV) loading /	Yes

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	accommodate the type of delivery vehicles associated with the development and potential uses of the development.	unloading area has been provided to service the development. Council's Development Engineer has reviewed the proposal and raised no concerns.	
D6	Buildings shall be designed to allow loading and unloading of vehicles within the building and at 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>A Heavy Rigid Vehicle (HRV) loading / unloading area has been provided to service the development.</p> <p>Council's Development Engineer has reviewed the proposal and raised no concerns.</p>	Yes

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	<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 thereafter. <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	Loading/unloading areas shall be provided in accordance with AS 2890.2 – Off-Street Commercial Vehicle Facilities.		
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		
	<p>A Heavy Rigid Vehicle (HRV) loading / unloading area has been provided to service the development.</p> <p>Council's Development Engineer has reviewed the proposal and raised no concerns.</p>		Yes
Part 18 - Waste			
	A Waste Management Plan has been submitted with the Development Application. Council's Resource Recovery Officer has reviewed the proposal and raised no concerns.		Yes
Part 19 – Tree Preservation			
	<p>There are currently 64 trees on or immediately adjacent to the site. The proposed development includes the removal of 43 of the existing trees, with the remaining 21 trees to be retained and protected.</p> <p>Council's Tree Management Officer has reviewed the proposal raised no concerns.</p>		Yes

