

## APPENDIX A - Apartment Design Guide (ADG) Compliance Table

No.	Control	Comments	Compliance														
<b>PART 3 – SETTING THE DEVELOPMENT</b>																	
<b>3A</b>	<b>Site Analysis</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>												
3A-1	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
<b>3B</b>	<b>Orientation</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>												
3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
3B-2	Overshadowing of neighbouring properties is minimised during mid-winter.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
<b>3C</b>	<b>Public Domain Interface</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>												
3C-1	Transition between private and public domain is achieved without compromising safety and security.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
3C-2	Amenity of the public domain is retained and enhanced.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
<b>3D</b>	<b>Communal and Public Open Space</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>												
3D-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
	<p><b>Design Criteria</b> Communal open space has a minimum area equal to 25% of the site.</p> <p><b>Required:</b> 25% x 2286m<sup>2</sup> = 571m<sup>2</sup></p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
	Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
3D-3	Communal open space is designed to maximise safety.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>												
<b>3E</b>	<b>Deep Soil Zones</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>												
3E-1	Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
	<p><b>Design Criteria</b> Deep soil zones are to meet the following minimum requirements:</p> <table border="1"> <thead> <tr> <th>Site area</th> <th>Minimum dimensions</th> <th>Deep soil zone (% of site area)</th> </tr> </thead> <tbody> <tr> <td>less than 650m<sup>2</sup></td> <td>-</td> <td rowspan="4">7%</td> </tr> <tr> <td>650m<sup>2</sup> - 1,500m<sup>2</sup></td> <td>3m</td> </tr> <tr> <td>greater than 1,500m<sup>2</sup></td> <td>6m</td> </tr> <tr> <td>greater than 1,500m<sup>2</sup> with significant existing tree cover</td> <td>6m</td> </tr> </tbody> </table>	Site area	Minimum dimensions	Deep soil zone (% of site area)	less than 650m <sup>2</sup>	-	7%	650m <sup>2</sup> - 1,500m <sup>2</sup>	3m	greater than 1,500m <sup>2</sup>	6m	greater than 1,500m <sup>2</sup> with significant existing tree cover	6m		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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greater than 1,500m <sup>2</sup> with significant existing tree cover	6m																
<b>3F</b>	<b>Visual Privacy</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>												
3F-1	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												

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	<p><b>Design Criteria</b> Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:</p> <table border="1"> <thead> <tr> <th>Building height</th> <th>Habitable rooms and balconies</th> <th>Non-habitable rooms</th> </tr> </thead> <tbody> <tr> <td>up to 12m (4 storeys)</td> <td>6m</td> <td>3m</td> </tr> <tr> <td>up to 25m (5-8 storeys)</td> <td>9m</td> <td>4.5m</td> </tr> <tr> <td>over 25m (9+ storeys)</td> <td>12m</td> <td>6m</td> </tr> </tbody> </table> <p>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room.</p> <p>Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.</p>	Building height	Habitable rooms and balconies	Non-habitable rooms	up to 12m (4 storeys)	6m	3m	up to 25m (5-8 storeys)	9m	4.5m	over 25m (9+ storeys)	12m	6m		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building height	Habitable rooms and balconies	Non-habitable rooms															
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<b>3F-2</b>	Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
<b>3G</b>	<b>Pedestrian Access and Entries</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>												
<b>3G-1</b>	Building entries and pedestrian access connects to and addresses the public domain.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
<b>3G-2</b>	Access, entries and pathways are accessible and easy to identify.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
<b>3G-3</b>	Large sites provide pedestrian links for access to streets and connection to destinations.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>												
<b>3H</b>	<b>Vehicle Access</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>												
<b>3H-1</b>	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
<b>3J</b>	<b>Bicycle and Car Parking</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>												
<b>3J-1</b>	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
	<p><b>Design Criteria</b> For development in the following locations:</p> <ul style="list-style-type: none"> <li>on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or</li> <li>on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre,</li> </ul> <p>The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less.</p>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>												

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	The car parking needs for a development must be provided off street.																
	<table border="1"> <thead> <tr> <th colspan="2">Control</th> </tr> </thead> <tbody> <tr> <td>1 bedroom spaces</td> <td>0.6</td> </tr> <tr> <td>2 bed</td> <td>0.9 spaces</td> </tr> <tr> <td>3 bed</td> <td>1.4 spaces</td> </tr> <tr> <td>4+ bed</td> <td>1.4 spaces</td> </tr> <tr> <td>Visitor</td> <td>0.2 spaces per dwelling</td> </tr> </tbody> </table>	Control		1 bedroom spaces	0.6	2 bed	0.9 spaces	3 bed	1.4 spaces	4+ bed	1.4 spaces	Visitor	0.2 spaces per dwelling				
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3J-2	Parking and facilities are provided for other modes of transport.	Refer to ARH SEPP and DCP compliance table.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
3J-3	Car park design and access is safe and secure		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
3J-4	Visual and environmental impacts of underground car parking are minimised.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
3J-5	Visual and environmental impacts of on-grade car parking are minimised.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>												
3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>												
<b>PART 4 – DESIGNING THE BUILDING</b>																	
<b>4A</b>	<b>Solar and Daylight Access</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>												
4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
	<b>Design Criteria</b>	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.  <b>Required:</b> 70% x 84 units = 59 units minimum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
		A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.  <b>Maximum:</b> 15% x 32 units = 4.8 (5) units maximum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
4A-2	Daylight access is maximised where sunlight is limited.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
4A-3	Design incorporates shading and glare control, particularly for warmer months.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
<b>4B</b>	<b>Natural Ventilation</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>												
4B-1	All habitable rooms are naturally ventilated.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
4B-2	The layout and design of single aspect apartments maximises natural ventilation.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
	<b>Design Criteria</b>	At least 60% of apartments are naturally cross ventilated in the first	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												

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	<p>nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.</p> <p><b>Required:</b> 60% x 84 = 51 units</p>															
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
<b>4C</b>	<b>Ceiling Heights</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>												
<b>4C-1</b>	Ceiling height achieves sufficient natural ventilation and daylight access.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
	<p><b>Design Criteria</b>                      Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p> <table border="1"> <thead> <tr> <th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th> </tr> </thead> <tbody> <tr> <td>Habitable rooms</td> <td>2.7m</td> </tr> <tr> <td>Non-habitable</td> <td>2.4m</td> </tr> <tr> <td>For 2 storey apartments</td> <td>2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area</td> </tr> <tr> <td>Attic spaces</td> <td>1.8m at edge of room with a 30 degree minimum ceiling slope</td> </tr> <tr> <td>If located in mixed used areas</td> <td>3.3m for ground and first floor to promote future flexibility of use</td> </tr> </tbody> </table> <p>These minimums do not preclude higher ceilings if desired.</p>	Minimum ceiling height for apartment and mixed use buildings		Habitable rooms	2.7m	Non-habitable	2.4m	For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area	Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope	If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<b>4C-2</b>	Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
<b>4C-3</b>	Ceiling heights contribute to the flexibility of building use over the life of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>												
<b>4D</b>	<b>Apartment Size and Layout</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>												
<b>4D-1</b>	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
	<p><b>Design Criteria</b>                      Apartments are required to have the following minimum internal areas:</p> <table border="1"> <thead> <tr> <th>Apartment type</th> <th>Minimum internal area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m<sup>2</sup></td> </tr> <tr> <td>1 bedroom</td> <td>50m<sup>2</sup></td> </tr> <tr> <td>2 bedroom</td> <td>70m<sup>2</sup></td> </tr> <tr> <td>3 bedroom</td> <td>90m<sup>2</sup></td> </tr> </tbody> </table> <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m<sup>2</sup> each.</p> <p>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m<sup>2</sup> each.</p>	Apartment type	Minimum internal area	Studio	35m <sup>2</sup>	1 bedroom	50m <sup>2</sup>	2 bedroom	70m <sup>2</sup>	3 bedroom	90m <sup>2</sup>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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	Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														
<b>4D-2</b>	Environmental performance of the apartment is maximised.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														
	<b>Design Criteria</b> Habitable room depths are limited to a maximum of 2.5 x the ceiling height.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														
	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														
<b>4D-3</b>	Apartment layouts are designed to accommodate a variety of household activities and needs.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														
	<b>Design Criteria</b> Master bedrooms have a minimum area of 10m <sup>2</sup> and other bedrooms 9m <sup>2</sup> (excluding wardrobe space).		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														
	Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														
<b>4E</b>	<b>Private Open Space and Balconies</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>														
<b>4E-1</b>	Apartments provide appropriately sized private open space and balconies to enhance residential amenity.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														
	<b>Design Criteria</b> All apartments are required to have primary balconies as follows:																		
	<table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Minimum area</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Studio apartments</td> <td>4m<sup>2</sup></td> <td>-</td> </tr> <tr> <td>1 bedroom apartments</td> <td>8m<sup>2</sup></td> <td>2m</td> </tr> <tr> <td>2 bedroom apartments</td> <td>10m<sup>2</sup></td> <td>2m</td> </tr> <tr> <td>3+ bedroom apartments</td> <td>12m<sup>2</sup></td> <td>2.4m</td> </tr> </tbody> </table>	Dwelling type	Minimum area	Minimum depth	Studio apartments	4m <sup>2</sup>	-	1 bedroom apartments	8m <sup>2</sup>	2m	2 bedroom apartments	10m <sup>2</sup>	2m	3+ bedroom apartments	12m <sup>2</sup>	2.4m			
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The minimum balcony depth to be counted as contributing to the balcony area is 1m.																			
For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m <sup>2</sup> and a minimum depth of 3m.			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														
<b>4E-2</b>	Primary private open space and balconies are appropriately located to enhance liveability for residents.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														
<b>4E-3</b>	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														
<b>4E-4</b>	Private open space and balcony design maximises safety.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														
<b>4F</b>	<b>Common Circulation and Spaces</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>														
<b>4F-1</b>	Common circulation spaces achieve good amenity and properly service		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														

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	the number of apartments.														
	<b>Design Criteria</b> The maximum number of apartments off a circulation core on a single level is eight.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>										
<b>4F-2</b>	Common circulation spaces promote safety and provide for social interaction between residents.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
<b>4G</b>	<b>Storage</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>										
<b>4G-1</b>	Adequate, well designed storage is provided in each apartment.														
	<b>Design Criteria</b> In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:														
	<table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Storage size volume</th> </tr> </thead> <tbody> <tr> <td>Studio apartments</td> <td>4m<sup>3</sup></td> </tr> <tr> <td>1 bedroom apartments</td> <td>6m<sup>3</sup></td> </tr> <tr> <td>2 bedroom apartments</td> <td>8m<sup>3</sup></td> </tr> <tr> <td>3+ bedroom apartments</td> <td>10m<sup>3</sup></td> </tr> </tbody> </table>	Dwelling type	Storage size volume	Studio apartments	4m <sup>3</sup>	1 bedroom apartments	6m <sup>3</sup>	2 bedroom apartments	8m <sup>3</sup>	3+ bedroom apartments	10m <sup>3</sup>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	At least 50% of the required storage is to be located within the apartment.														
<b>4G-2</b>	Additional storage is conveniently located, accessible and nominated for individual apartments.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
<b>4H</b>	<b>Acoustic Privacy</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>										
<b>4H-1</b>	Noise transfer is minimised through the siting of buildings and building layout.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
<b>4H-2</b>	Noise impacts are mitigated within apartments through layout and acoustic treatments.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
<b>4J</b>	<b>Noise and Pollution</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>										
<b>4J-1</b>	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
<b>4J-2</b>	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
<b>4K</b>	<b>Apartment Mix</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>										
<b>4K-1</b>	A range of apartment types and sizes is provided to cater for different household types now and into the future.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
<b>4K-2</b>	The apartment mix is distributed to suitable locations within the building.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
<b>4L</b>	<b>Ground Floor Apartments</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>										
<b>4L-1</b>	Street frontage activity is maximised where ground floor apartments are located.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>										
<b>4L-2</b>	Design of ground floor apartments delivers amenity and safety for residents.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>										
<b>4M</b>	<b>Façades</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>										
<b>4M-1</b>	Building facades provide visual interest along the street while respecting the character of the local area.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
<b>4M-2</b>	Building functions are expressed by the façade.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
<b>4N</b>	<b>Roof Design</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>										
<b>4N-1</b>	Roof treatments are integrated into the building design and positively respond to the street.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
<b>4N-2</b>	Opportunities to use roof space for residential accommodation and open		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										

## APPENDIX A - Apartment Design Guide (ADG) Compliance Table

	space are maximised.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>4N-3</b>	Roof design incorporates sustainability features.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>4O</b>	<b>Landscape Design</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>
<b>4O-1</b>	Landscape design is viable and sustainable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4O-2</b>	Landscape design contributes to the streetscape and amenity.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4P</b>	<b>Planting on Structures</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>
<b>4P-1</b>	Appropriate soil profiles are provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4P-2</b>	Plant growth is optimised with appropriate selection and maintenance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4P-3</b>	Planting on structures contributes to the quality and amenity of communal and public open spaces.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4Q</b>	<b>Universal Design</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>
<b>4Q-1</b>	Universal design features are included in apartment design to promote flexible housing for all community members.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<i>Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4Q-2</b>	A variety of apartments with adaptable designs are provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4Q-3</b>	Apartment layouts are flexible and accommodate a range of lifestyle needs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4R</b>	<b>Adaptive Reuse</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>
<b>4R-1</b>	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>4R-2</b>	Adapted buildings provide residential amenity while not precluding future adaptive reuse.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>4S</b>	<b>Mixed Use</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>
<b>4S-1</b>	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4S-2</b>	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4T</b>	<b>Awnings and Signage</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>
<b>4T-1</b>	Awnings are well located and complement and integrate with the building design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4T-2</b>	Signage responds to the context and desired streetscape character.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>4U</b>	<b>Energy Efficiency</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>
<b>4U-1</b>	Development incorporates passive environmental design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4U-2</b>	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4U-3</b>	Adequate natural ventilation minimises the need for mechanical ventilation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4V</b>	<b>Water Management and Conservation</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>
<b>4V-1</b>	Potable water use is minimised.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4V-2</b>	Urban stormwater is treated on site before being discharged to receiving waters.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4V-3</b>	Flood management systems are integrated into site design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4W</b>	<b>Waste Management</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>
<b>4W-1</b>	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4W-2</b>	Domestic waste is minimised by providing safe and convenient source separation and recycling.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4X</b>	<b>Building Maintenance</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>
<b>4X-1</b>	Building design detail provides protection from weathering.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4X-2</b>	Systems and access enable ease of maintenance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4X-3</b>	Material selection reduces ongoing maintenance costs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**APPENDIX A - Apartment Design Guide (ADG) Compliance Table**

## ARH SEPP Assessment Table

The proposal falls under Part 2 New affordable rental housing – Division 3 Boarding houses. An assessment against the relevant ARH SEPP clauses is provided in the table below:

### Division 3 – Boarding houses

Clause	Required/Permitted	Provided	Compliance
29 Standards that cannot be used to refuse consent	<p>(1) A consent authority must not refuse consent to development to which this Division applies on the grounds of density or scale if the density and scale of the buildings when expressed as a floor space ratio are not more than—</p> <p>(c) if the development is on land within a zone in which residential flat buildings are permitted and the land does not contain a heritage item that is identified in an environmental planning instrument or an interim heritage order or on the State Heritage Register—the existing maximum floor space ratio for any form of residential accommodation permitted on the land, plus—</p> <p>(i) 0.5:1, if the existing maximum floor space ratio is 2.5:1 or less, or</p> <p>(ii) 20% of the existing maximum floor space ratio, if the existing maximum floor space ratio is greater than 2.5:1.</p>	<p>As residential flat buildings are permitted in the B4 zone and the site is subject to an FSR of 5:1, a 20% FSR bonus applies. Whilst there is doubt as to whether this 20% relates to the whole of the 5:1 or only the boarding house component of this floor space, the applicant has applied the bonus to the boarding house component only and this is considered appropriate in the circumstances. The proposed boarding house GFA is 3,695sqm and 20% of this equates to an FSR of 0.32:1. Therefore to total permitted FSR is 5.32:1. The proposed FSR is 5.22:1.</p>	Yes
	<p>(2) A consent authority must not refuse consent to development to which this Division applies on any of the following grounds—</p> <p>a. <b>building height</b> if the building height of all proposed buildings is not more than the maximum building height permitted under another environmental planning instrument for any building on the land,</p>	<p>The proposed height of 41.1m is greater than permitted height of 38m however as discussed in the LEP compliance table at Appendix ?, the proposed height is considered to be acceptable.</p>	Yes

## ARH SEPP Assessment Table

Clause	Required/Permitted	Provided	Compliance
	<p>b. <b>landscaped area</b> if the landscape treatment of the front setback area is compatible with the streetscape in which the building is located,</p>	The subject site is within a B4 mixed use zone where landscaped setbacks to the street boundaries are not desirable. The proposed treatment is considered appropriate.	Yes
	<p>c. <b>solar access</b> where the development provides for one or more communal living rooms, if at least one of those rooms receives a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter,</p>	The communal room at Level 1 meets this requirement.	Yes
	<p>d. <b>private open space</b> if at least the following private open space areas are provided (other than the front setback area)—</p>		
	<p>i. one area of at least 20 square metres with a minimum dimension of 3 metres is provided for the use of the lodgers,</p>	The communal room at Level 1 has an adjoining balcony that meets this requirement.	Yes
	<p>ii. if accommodation is provided on site for a boarding house manager—one area of at least 8 square metres with a minimum dimension of 2.5 metres is provided adjacent to that accommodation,</p>	The managers room that adjoins the communal room meets this requirement.	Yes
	<p>e. <b>parking</b> if—</p>		
	<p>i. in the case of development not carried out by or on behalf of a social housing provider—at least 0.5 parking spaces are provided for each boarding room; and</p>	The proposal is required to have a minimum of 51 spaces for the 101 rooms and 51 are provided.	Yes
	<p>iii. in the case of any development—not more than 1 parking space is provided for each person employed in connection with the development and who is resident on site,</p>	1 space is provided for the on-site manager.	Yes
	<p>f. <b>accommodation size</b> if each boarding room has a gross floor area (excluding any area</p>		

**ARH SEPP Assessment Table**

<b>Clause</b>	<b>Required/Permitted</b>	<b>Provided</b>	<b>Compliance</b>
	<p>used for the purposes of private kitchen or bathroom facilities) of at least—</p> <ul style="list-style-type: none"> <li>i. 12 square metres in the case of a boarding room intended to be used by a single lodger</li> <li>ii. 16 square metres in any other case.</li> </ul>	The submitted plans indicate these requirements are met.	Yes
	(3) A boarding house may have private kitchen or bathroom facilities in each boarding room but is not required to have those facilities in any boarding room.	Each room has private kitchen and bathroom facilities	Yes
	(4) A consent authority may consent to development to which this Division applies whether or not the development complies with the standards set out in subclause (1) or (2).		
30 Standards for boarding houses	<p>(1) A consent authority must not consent to development to which this Division applies unless it is satisfied of each of the following—</p> <ul style="list-style-type: none"> <li>(a) if a boarding house has 5 or more boarding rooms, at least one communal living room will be provided,</li> <li>(b) no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25 square metres,</li> <li>(c) no boarding room will be occupied by more than 2 adult lodgers,</li> <li>(d) adequate bathroom and kitchen facilities will be available within the boarding house for the use of each lodger,</li> <li>(e) if the boarding house has capacity to accommodate 20 or more lodgers, a boarding room or on site dwelling will be provided for a boarding house manager,</li> <li>(f) (Repealed)</li> </ul>	<p>One communal room and balcony is provided and residents will also have access to the rooftop terrace.</p> <p>The submitted plans indicate these requirements are met.</p> <p>Compliance can be achieved by conditions.</p> <p>Each room has its own kitchen and bathroom.</p> <p>A managers room is provided.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

**ARH SEPP Assessment Table**

<b>Clause</b>	<b>Required/Permitted</b>	<b>Provided</b>	<b>Compliance</b>
	(g) if the boarding house is on land zoned primarily for commercial purposes, no part of the ground floor of the boarding house that fronts a street will be used for residential purposes unless another environmental planning instrument permits such a use,	No rooms are on ground floor level.	Yes
	(h) at least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms.	21 motorcycle space and 21 bicycle spaces are required and the proposal achieves this outcome.	Yes
30A Character of the local area	A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area.	The proposed boarding house is contained within a mixed use development which has a character that is compatible with the B4 mixed use zoning and desired future character of the area.	

**ARH SEPP Assessment Table**

<p>14</p> <p>1) Site &amp; Solar Access</p> <p>2) General</p>	<p><b>Standards that cannot be used to Refuse Consent</b></p> <p><b>b) Site area</b> if at least 450m<sup>2</sup></p> <p><b>c) Landscaped area</b>            (i) DA made by a social housing provider, at least 35m<sup>2</sup> landscaped area per dwelling;            (ii) any other case, at least 30% of the site area to be landscaped</p> <p><b>d) Deep soil zone</b> - if 15% of site area is deep soil, with 3m dimension.</p> <p>If practical, at least 2/3 of the area should be to the rear of the development.</p> <p><b>e) Solar access</b> if living rooms &amp; private open spaces for at least 70% of units (34 units) receive a minimum of 3 hours direct sunlight between 9am &amp; 3pm in mid winter</p> <p><b>a) Parking</b></p> <p>(ii) at least the following number of parking spaces based on the number of bedrooms per dwelling:</p> <p>1 bedroom - 0.5 space            2 bedrooms - 1 space            ≥3 bedrooms - 1.5 spaces</p> <p><b>b) Dwelling size</b> if units have GFA of:            35m<sup>2</sup> per studio unit            50m<sup>2</sup> per 1 bedroom unit            70m<sup>2</sup> per 2 bedroom unit            95m<sup>2</sup> per 3 or more bedroom unit</p>		
<p>15</p>	<p><b>Design Requirements</b></p>		

### ARH SEPP Assessment Table

	If SEPP 65 applies, do not need to consider <i>Seniors Living Policy</i>		
16	<b>Continued application of SEPP 65</b> Nothing in this Policy affects the application of SEPP 65 to any development which this Division applies		
16A	<b>Character of local area</b> Must take into account whether the design is compatible with the character of the local area		
17	<b>Must be used for affordable housing for 10 years</b> Condition must be imposed to ensure that the affordable units will be used as such for 10 years from issue of Occupation certificate, & will be managed by a registered community housing provider		
18	<b>Subdivision</b> Land may be subdivided with consent		

## Auburn Local Environmental Plan 2010 (ALEP 2010) Compliance Table

Auburn Local Environmental Plan 2010 (ALEP 2010)		
Clause	Provision	Discussion
1.2	<p><b>Aims of Plan</b></p> <p>(1) This Plan aims to make local environmental planning provisions for land in that part of Cumberland local government area to which this Plan applies (in this Plan referred to as Auburn) in accordance with the relevant standard environmental planning instrument under section 33A of the Act.</p>	The proposal is consistent with these aims and in particular will contribute to facilitating 'economic growth and employment opportunities within Auburn'.
2.3	<p><b>Zone Objectives and Land Use Table</b></p> <p>The objectives of the B4 land use zone.</p>	As detailed in the assessment report the proposal is considered to be consistent with the objectives of the B4 zone.
4.3	<p><b>Height of Buildings</b></p> <p>(2) The height of a building on any land is not to exceed a maximum building height of 38 metres.</p>	<b>The proposal has a maximum height of 41.1m and so a request to breach the controls is required under Clause 4.6 of the LEP. This request is addressed in detail in the assessment report.</b>
4.4	<p><b>Floor Space Ratio</b></p> <p>(2) The maximum floor space ratio (FSR) for a building on any land is not to exceed a maximum FSR of 5:1.</p>	The proposal exceeds this FSR however an FSR bonus of 0.32:1 is applicable under the ARHSEPP. Including this bonus the proposal complies with the permitted FSR.
4.6	<p><b>Exceptions to development standards</b></p> <p>(3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:</p> <p>(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and</p> <p>(b) that there are sufficient environmental planning grounds to justify contravening the development standard.</p>	As noted above a request to breach the height control has been considered and is discussed in the assessment report.
5.10	<p><b>Heritage Conservation</b></p> <p>(5) Heritage assessment The consent authority may, before granting consent to any development:</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	The subject site does not contain any heritage items and is not within a conservation area, however it is in the vicinity of 2 items. The proposal will not result in a significantly different relationship with adjacent heritage items than the approved scheme. There remains one property between the site and the item at the corner of Harrow Road and Mary Street and this will allow the creation of a transitional form to respond to the heritage item.

## Auburn Local Environmental Plan 2010 (ALEP 2010) Compliance Table

6.1	<b>Acid Sulphate Soils</b>	The site is not affected by acid sulfate soils.
6.2	<p><b>Earthworks</b></p> <p>(3) Before granting development consent for earthworks, the consent authority must consider the following matters:</p> <p>(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,</p> <p>(b) the effect of the proposed development on the likely future use or redevelopment of the land,</p> <p>(c) the quality of the fill or of the soil to be excavated, or both,</p> <p>(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,</p> <p>(e) the source of any fill material and the destination of any excavated material,</p> <p>(f) the likelihood of disturbing relics,</p> <p>(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.</p>	Subject to appropriate conditions, the proposal will provide a suitable outcome in relation to these matters.
6.3	<p><b>Flood Planning</b></p> <p>(3) Development consent must not be granted for development on land to which this clause applies unless the consent authority is satisfied that the development:</p> <p>(a) is compatible with the flood hazard of the land, and</p> <p>(b) is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and</p> <p>(c) incorporates appropriate measures to manage risk to life from flood, and</p> <p>(d) is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and</p> <p>(e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.</p>	The site is flood affected that submitted design has had appropriate regard to this. Council's engineer has reviewed the plans and raised no objections subject to conditions of approval.
6.5	<p><b>Essential Services</b></p> <p>(1) Development consent must not be granted to development unless the consent authority is satisfied that any of</p>	The subject site has access to all the necessary services. The site is subject of an easement through which passes a major Sydney Water stormwater pipe. This needs to be relocated to the

## Auburn Local Environmental Plan 2010 (ALEP 2010) Compliance Table

	<p>the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required:</p> <ul style="list-style-type: none"><li>(a) the supply of water,</li><li>(b) the supply of electricity,</li><li>(c) the disposal and management of sewage,</li><li>(d) stormwater drainage or on-site conservation,</li><li>(e) suitable road access.</li></ul>	<p>site boundaries and this results in the loss of some large trees. Whilst unfortunate, this is unavoidable in the circumstances and Council's landscape officer has raised no objection to the proposal subject to appropriate conditions.</p>
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## Auburn Development Control Plan 2010 (ADCP 2010) Compliance Table

Requirement	Yes	No	N/A	Comments
<b>RESIDENTIAL FLAT BUILDINGS</b>				
<b>2.1 Site area</b>				
<b>D1</b> A residential flat building development shall have a minimum site area of 1000m <sup>2</sup> and a street frontage of 20 metres in the B4 Zone or 26 metres in the R4 Zone.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b> Where lots are deep and have narrow street frontages the capacity for maximising residential development is limited. Two or more sites may need to be amalgamated to provide a combined site with sufficient width for good building design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>2.2 Site coverage</b>				
<b>D1</b> The built upon area shall not exceed 50% of the total site area.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See discussion in assessment report
<b>D2</b> The non-built upon area shall be landscaped and consolidated into one communal open space and/or a series of courtyards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>2.3 Building Envelope</b>				
<b>D2</b> 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 <sup>2</sup>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>2.4.1 Front setback</b>				
<b>D1</b> The minimum front setback shall be between 4 to 6m (except for residential flat development in the B1 and B2 zones) to provide a buffer zone from the street where residential use occupies the ground level.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D2</b> Where a site has frontage to a lane, the minimum setback shall be 2m, however, this will vary depending on the width of the lane.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D3</b> Where a new building is located on a corner, the main frontage shall be determined on the existing streetscape patterns. Where the elevation is determined as the 'secondary' frontage, the setback may be reduced to 3m except where it relates to a primary frontage on that street.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D4</b> Front setbacks shall ensure that the distance between the front of a new building to the front of the building on the opposite side of the street is a minimum of 10m for buildings up to 3 storeys high. For example, a 2m front setback is required where a 6m wide laneway is a shareway between the front of 2 buildings. Where a footpath is to be incorporated a greater setback shall be required.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D5</b> All building facades shall be articulated by bay windows, verandahs, balconies and/or blade walls. Such articulation elements may be forward of the required building line up to 1m.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D6</b> In all residential zones, levels above 4 storeys are to be setback for mid-block sites.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>2.4.2 Side setback</b>				
<b>D1</b> In all residential zones, buildings shall have a side setback of at least 3 metres.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D2</b> Eaves may extend a distance of 700mm from the wall.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>2.4.3 Rear setback</b>				
<b>D1</b> Rear setbacks shall be a minimum of 10m from the property boundary.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

## Auburn Development Control Plan 2010 (ADCP 2010) Compliance Table

<p><b>2.5 Building depth</b></p> <p><b>D1</b> The maximum depth of a residential flat building shall be 24m (inclusive of balconies and building articulation but excluding architectural features).</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See discussion in assessment report
<p><b>2.6 Floor to ceiling heights</b></p> <p><b>D1</b> The minimum floor to ceiling height shall be 2.7m. This does not apply to mezzanines.</p> <p><b>D2</b> Where there is a mezzanine configuration, the floor to ceiling height may be varied.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>2.7 Head height of windows</b></p> <p><b>D1</b> The head height of windows and the proportion of windows shall relate to the floor to ceiling heights of the dwelling.</p> <p><b>D2</b> For storeys with a floor to ceiling height of 2.7m, the minimum head height of windows shall be 2.4m.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>2.8 Heritage</b></p> <p><b>D1</b> All development adjacent to and/or adjoining a heritage item shall be:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> responsive in terms of the curtilage and design;</li> <li><input type="checkbox"/> accompanied by a Heritage Impact Statement; and</li> <li><input type="checkbox"/> respectful of the building's heritage significance in terms of the form, massing, roof shapes, pitch, height and setbacks.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>2.9.1 Materials</b></p> <p><b>D1</b> All developments shall be constructed from durable, high quality materials.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>2.9.2 Building articulation</b></p> <p><b>D1</b> Windows and doors in all facades shall be provided in a balanced manner and respond to the orientation and internal uses.</p> <p><b>D2</b> 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.</p> <p><b>D3</b> Elevations shall provide for variation and depth rather than relying on front façade treatment only. Varied massing projections and recesses shall be used to create a sense of articulation and depth.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>2.9.3 Roof form</b></p> <p><b>D1</b> Roof forms shall be designed in a way that does not add unnecessary height and bulk to the building.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>2.9.4 Balustrades and balconies</b></p> <p><b>D1</b> Balustrades and balconies shall be designed to maximise views of the street. The design of the underside of the balcony shall take into consideration the view of the underside from the street and shall avoid having exposed pipes and utilities.</p> <p><b>D2</b> Opaque glazing and/or masonry for balustrading and balconies is encouraged.</p> <p><b>D3</b> Clear glazing for balustrading and balconies is prohibited.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



## Auburn Development Control Plan 2010 (ADCP 2010) Compliance Table

<p><b>3.3 Deep soil zone</b></p> <p><b>D1</b> A minimum of 30% of the site area shall be a deep soil zone.</p> <p><b>D2</b> The majority of the deep soil zone shall be provided as a consolidated area at the rear of the building.</p> <p><b>D3</b> Deep soil zones shall have minimum dimensions of 5m.</p> <p><b>D4</b> Deep soil zones shall not include any impervious (hard) surfaces such as paving or concrete.</p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>See discussion in assessment report</p> <p>See discussion in assessment report</p>
<p><b>3.4 Landscape setting</b></p> <p><b>D2</b> Existing significant trees shall be retained within the development.</p> <p><b>D3</b> The minimum soil depth for terraces where tree planting is proposed is 800mm.</p>	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<p>See discussion in assessment report</p>
<p><b>3.5 Private open space</b></p> <p><b>D1</b> 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.</p> <p><b>D2</b> Dwellings on the ground floor shall be provided with private open space that has a minimum area of 9m<sup>2</sup> and a minimum dimension of 2.5m.</p> <p><b>D3</b> Dwellings located above ground level shall be provided with a balcony or roof terrace that has a minimum area of 8m<sup>2</sup> and a minimum dimension of 2m.</p> <p><b>D4</b> Balconies may be semi enclosed with louvres and screens.</p> <p><b>D5</b> Private open space shall have convenient access from the main living area.</p> <p><b>D6</b> 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.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
<p><b>3.6 Communal open space</b></p> <p><b>D1</b> 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.</p> <p><b>D2</b> The communal open space area shall have minimum dimensions of 10m.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	
<p><b>3.7 Protection of existing trees</b></p> <p><b>D1</b> Building structures or disturbance to existing ground levels shall not be within the drip line of existing significant trees to be retained.</p> <p><b>D2</b> Existing trees are to be retained and integrated into a new landscaping scheme, wherever possible. Suitable replacement trees are to be provided if existing trees cannot be retained.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	
<p><b>3.8 Biodiversity</b></p> <p><b>D1</b> The planting of indigenous species shall be encouraged.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## Auburn Development Control Plan 2010 (ADCP 2010) Compliance Table

<p><b>3.9 Street trees</b></p> <p><b>D1</b> Driveways and services shall be located to preserve existing significant street trees.</p> <p><b>D2</b> Additional street trees shall be planted at an average spacing of 1 per 10 lineal metres of street frontage.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>4.2 Basements</b></p> <p><b>D1</b> Where possible, basement walls shall be located directly under building walls.</p> <p><b>D2</b> A dilapidation report shall be prepared for all development that is adjacent to sites which build to the boundary.</p> <p><b>D3</b> Basement walls not located on the side boundary shall have minimum setback of 1.2m from the side boundary to allow planting.</p> <p><b>D4</b> Basement walls visible above ground level shall be appropriately finished (such as face brickwork and/or render) and appear as part of the building.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>5.1 Privacy</b></p> <p><b>D1</b> Buildings shall be designed to form large external courtyards with a minimum distance of 10 to 12m between opposite windows of habitable rooms.</p> <p><b>D3</b> Site layout and building design shall ensure that windows do not provide direct and close views into windows, balconies or private open spaces of adjoining dwellings.</p> <p><b>D4</b> Views onto adjoining private open space shall be obscured by:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Screening that has a maximum area of 25% openings, shall be permanently fixed and made of durable materials; or</li> <li><input type="checkbox"/> Existing dense vegetation or new planting.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>5.2 Noise</b></p> <p><b>D1</b> For acoustic privacy, buildings shall:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 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;</li> <li><input type="checkbox"/> minimise transmission of sound through the building structure and in particular protect sleeping areas from noise intrusion; and</li> <li><input type="checkbox"/> all shared floors and walls between dwellings to be constructed in accordance with noise transmission and insulation requirements of the BCA.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## Auburn Development Control Plan 2010 (ADCP 2010) Compliance Table

5.3 Security				
<b>D1</b> Shared pedestrian entries to buildings shall be lockable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b> Ensure lighting is provided to all pedestrian paths, shared areas, parking areas and building entries.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D3</b> High walls which obstruct surveillance are not permitted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D4</b> The front door of a residential flat building shall be visible from the street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D5</b> Buildings adjacent to public streets or public spaces should be designed so residents can observe the area and carry out visual surveillance. At least one window of a habitable room should face the street or public space.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D6</b> A council approved street number should be conspicuously displayed at the front of new development or the front fence of such development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D7</b> Fences higher than 900mm shall be of an open semitransparent design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D8</b> Balconies and windows shall be positioned to allow observation of entrances.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D9</b> Proposed planting must not obstruct the building entrance from the street or sightlines between the building and the street frontage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D11</b> Pedestrian and vehicular entrances must be designed so as to not be obstructed by existing or proposed plantings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D12</b> If seating is provided in communal areas of a development it should generally only be located in areas of active use where it will be regularly used.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D13</b> Buildings adjacent to streets or public spaces shall be designed to allow casual surveillance over the public area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## Auburn Development Control Plan 2010 (ADCP 2010) Compliance Table

5.4 Fences				
<b>D1</b> The front and side dividing fences, where located within the front yard area, shall not exceed 1.2m as measured above existing ground level and shall be a minimum of 50% transparent.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b> 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:  <input type="checkbox"/> Cement block; <input type="checkbox"/> Metal sheeting, profiled, treated or pre-coated. <input type="checkbox"/> Fibro, flat or profile; <input type="checkbox"/> Brushwood; and <input type="checkbox"/> Barbed wire or other dangerous material.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D3</b> All fences forward of the building alignment shall be treated in a similar way.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D4</b> Solid pre-coated metal fences shall be discouraged and shall not be located forward of the front building line.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D5</b> Front fences shall satisfy the acoustic abatement criteria and be provided with a landscaped area on the street side of the fence.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D6</b> Fences located on side or rear boundaries of the premises, behind the main building line shall not exceed a maximum height of 1.8m.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D7</b> Fencing and associated walls must be positioned so as not to interfere with any existing trees.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D8</b> Gates and doors are to be of a type which does not encroach over the street alignment during operation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	





## Auburn Development Control Plan 2010 (ADCP 2010) Compliance Table

<p><b>8.1 Lot amalgamation</b></p> <p><b>D1</b> Development sites involving more than one lot shall be consolidated.</p> <p><b>D2</b> 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.</p> <p><b>D3</b> Adjoining parcels of land not included in the development site shall be capable of being economically developed.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
<p><b>8.2 Subdivision</b></p> <p><b>D1</b> The community title or strata title subdivision of a residential flat building shall be in accordance with the approved development application plans, particularly in regard to the allocation of private open space, communal open space and car parking spaces.</p> <p><b>D2</b> Proposed allotments, which contain existing buildings and development, shall comply with site coverage and other controls contained within this Part.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>											
<p><b>9.1 Adaptable housing - Development application requirements</b></p> <p><b>Note:</b> 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>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
<p><b>9.2 Design guidelines</b></p> <p><b>D1</b> The required standard for Adaptable Housing is AS 4299. Wherever the site permits, developments shall include adaptive housing features into the design. External and internal considerations shall include:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> access from an adjoining road and footpath for people who use a wheel chair;</li> <li><input type="checkbox"/> doorways wide enough to provide unhindered access to a wheelchair;</li> <li><input type="checkbox"/> adequate circulation space in corridors and approaches to internal doorways;</li> <li><input type="checkbox"/> wheelchair access to bathroom and toilet;</li> <li><input type="checkbox"/> electrical circuits and lighting systems capable of producing adequate lighting for people with poor vision;</li> <li><input type="checkbox"/> avoiding physical barriers and obstacles;</li> <li><input type="checkbox"/> avoiding steps and steep end gradients;</li> <li><input type="checkbox"/> visual and tactile warning techniques;</li> <li><input type="checkbox"/> level or ramped well lit uncluttered approaches from pavement and parking areas;</li> <li><input type="checkbox"/> providing scope for ramp to AS 1428.1 at later stage, if necessary;</li> <li><input type="checkbox"/> providing easy to reach controls, taps, basins, sinks, cupboards, shelves, windows, fixtures and doors;</li> <li><input type="checkbox"/> internal staircase designs for adaptable housing units that ensure a staircase inclinor can be installed at any time in the future; and</li> <li><input type="checkbox"/> providing a disabled car space for each dwelling designated as adaptable.</li> </ul> <p><b>D2</b> 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><b>Total number of dwellings in development &amp; Minimum number of adaptable units</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">5 -10</td> <td style="width: 50%;">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> </table>	5 -10	1	11-20	2	21-30	3	31-40	4	41-50	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5 -10	1													
11-20	2													
21-30	3													
31-40	4													
41-50	5													

## Auburn Development Control Plan 2010 (ADCP 2010) Compliance Table

<p><b>9.3 Lifts</b></p> <p><b>D1</b> Lifts are encouraged to be installed in four (4) storey residential flat buildings where adaptable housing units shall be required.</p> <p><b>D2</b> Where the development does not provide any lifts and includes adaptable housing units, the adaptable housing units shall be located within the ground floor of the development.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>9.4 Physical barriers</b></p> <p><b>D1</b> Physical barriers, obstacles, steps and steep gradients within the development site shall be avoided.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>LOCAL CENTRES</b>				
<b>2.0 Built Form</b>				
<p><b>D1</b> To allow for their adaptive use, mixed use buildings are to incorporate the following flexible design requirements:</p> <ol style="list-style-type: none"> <li>1. The number of internal apartment structural walls are to be minimized; and</li> <li>2. Ceiling heights for the ground floor is to be a minimum of 3.6m.</li> </ol> <p><b>D2</b> Residential components are to be provided with direct access to street level with entrances clearly distinguishable from entries to commercial premises.</p> <p><b>D3</b> Secure entries are to be provided to all entrances to private areas, including car parks and internal courtyards.</p> <p><b>D4</b> Car parking provided for the residential component of the development is to be clearly delineated and provided separate to general customer parking.</p> <p><b>D5</b> 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.</p> <p><b>D6</b> Vehicular circulation areas must be legible and must differentiate between the commercial service requirements, such as loading areas, and residential access.</p> <p><b>D7</b> Mechanical plant is to be located on the roof or visually and acoustically isolated from residential uses.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	
<p><b>2.1 Number of storeys</b></p> <p><b>D1</b> The minimum finished floor level (FFL) to finished ceiling level (FCL) shall be as follows:</p> <ol style="list-style-type: none"> <li>1. 3300mm for ground level (regardless of the type of development);</li> <li>2. 3300mm for all commercial/retail levels; and</li> <li>3. 2700mm for all residential levels above ground floor.</li> </ol>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
<p><b>2.2 Articulation and proportion</b></p> <p><b>D1</b> Buildings shall incorporate:</p> <ol style="list-style-type: none"> <li>1. balanced horizontal and vertical proportions and well-spaced and proportioned windows;</li> <li>2. a clearly defined base, middle and top;</li> <li>3. modulation and texture; and</li> <li>4. architectural features which give human scale at street level such as entrances and porticos.</li> </ol> <p><b>D2</b> 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.</p> <p><b>D3</b> 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.</p> <p><b>D4</b> 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.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

## Auburn Development Control Plan 2010 (ADCP 2010) Compliance Table

<b>D5</b>	Street awnings which appear as horizontal elements along the façade of the building shall be provided as part of all new development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D6</b>	Where development has two (2) street frontages the streetscape should be addressed by both facades.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>2.3 Materials</b>					
<b>D1</b>	New buildings shall incorporate a mix of solid (i.e. masonry concrete) and glazed materials, consistent with the character of buildings in the locality. The use of cement rendering shall be minimised.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b>	Building materials and finishes complement the finishes predominating in the area. Different materials, colours or textures may be used to emphasise certain features of the building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D3</b>	Building facades at street level along primary streets and public places consist of a minimum of 80% for windows/glazed areas and building and tenancy entries.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D4</b>	Visible light reflectivity from building materials used on the facades of new buildings shall not exceed 20%.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>2.4 Roofs</b>					
<b>D1</b>	Design of the roof shall achieve the following: 1. concealment of lift overruns and service plants; 2. presentation of an interesting skyline; 3. enhancing views from adjoining developments and public places; and 4. complementing the scale of the building.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
<b>D1</b>	Roof forms shall not be designed to add to the perceived height and bulk of the building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b>	Where outdoor recreation areas are proposed on flat roofs, shade structures and wind screens shall be provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>2.5 Balconies</b>					
<b>D1</b>	Opaque glazing and/or masonry for balconies is encouraged.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b>	Clear glazing for balconies is prohibited.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D3</b>	Verandahs and balconies shall not be enclosed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D4</b>	Balconies and terraces shall be oriented to overlook public spaces.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D5</b>	The design of the underside of the balcony shall take into consideration the view of the underside from the street and shall not have exposed pipes and utilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D6</b>	Screens, louvres or similar devices shall be provided to balconies so as to visually screen any drying of laundry.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>2.6 Interface with schools, places of public worship, and public precincts</b>					
<b>D1</b>	Where a site adjoins a school, place of public worship or public open space: 1. This interface shall be identified in the site analysis plan and reflected in building design; 2. Building design incorporates an appropriate transition in scale and character along the site boundary(s); 3. Building design presents an appropriately detailed facade and landscaping in the context of the adjoining land use.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
<b>D2</b>	The potential for overlooking of playing areas of schools shall be minimised by siting, orientation or screening.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D3</b>	Fencing along boundaries shared with public open space shall have a minimum transparency of 50%.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D4</b>	Sight lines from adjacent development to public open space shall be maintained and/or enhanced. Direct, secure private access to public open space is encouraged, where possible.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

## Auburn Development Control Plan 2010 (ADCP 2010) Compliance Table

<b>3.1 Streetscape</b>				
<b>D1</b> Applicants shall demonstrate how new development addresses the streetscape and surrounding built environment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b> New shop fronts shall be constructed in materials which match or complement materials used in the existing building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D3</b> Development shall provide direct access between the footpath and the shop.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D4</b> Development shall avoid the excessive use of security bars.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D5</b> Block-out roller shutters are not permitted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D6</b> Signage shall be minimised and coordinated to contribute to a more harmonious and pleasant character for the locality.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>3.2 Setbacks</b>				
<b>D1</b> New development or additions to existing development shall adopt front setbacks, as shown in Figure 2 (refer to section 14.2 Setbacks for Auburn Town Centre) and Figure 8 (refer to section 15.2 Setbacks for Lidcombe Town Centre). External walls – 1500mm for two storeys.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Front setback</u> In accordance with Figure 2 – Building Setbacks within the Auburn Town Centre of Section 14.2 Setbacks; a nil front setback applies to the site along the Mary Street and Park Road.				
<u>Side setback</u> There are no specific side setback requirements in the DCP however, nil setbacks generally apply in Mixed Uses zones (where ADG compliance can be achieved) and this is the case with recently approved development.				
<b>4.0 Mixed Use Developments</b>				
<b>4.1 Building design</b>				
<b>D1</b> The architecture of ground level uses shall reflect the commercial/retail function of the centre.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b> Buildings shall achieve a quality living environment that sympathetically integrates into the character of the commercial precinct.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D3</b> Commercial and retail servicing, loading and parking facilities shall be separated from residential access and servicing and parking.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D4</b> The design of buildings on corner sites or at the ends of a business/commercial zone shall emphasise the corner as a focal point.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>4.2 Active street frontages</b>				
<b>D1</b> Retail outlets and restaurants are located at the street frontage on the ground level.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b> A separate and defined entry shall be provided for each use within a mixed use development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D3</b> Only open grill or transparent security (at least 70% visually transparent) shutters are permitted to retail frontages.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>4.3 Awnings</b>				
<b>D1</b> Awning dimensions shall generally be: <ol style="list-style-type: none"> <li>1. horizontal in form;</li> <li>2. minimum 2.4m deep (dependent on footpath width);</li> <li>3. minimum soffit height of 3.2m and maximum of 4m;</li> <li>4. steps for design articulation or to accommodate sloping streets are to be integral with the building design and should not exceed 700mm;</li> <li>5. low profile, with slim vertical fascia or eaves (generally not to exceed 300mm height);</li> </ol>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

## Auburn Development Control Plan 2010 (ADCP 2010) Compliance Table

6. 1.2m setback from kerb to allow for clearance of street furniture, trees, and other public amenity elements; and 7. In consideration of growth pattern of mature trees.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b> Awning design must match building facades, be complementary to those of adjoining buildings and maintain continuity.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D3</b> Awnings shall wrap around corners for a minimum 6m from where a building is sited on a street corner.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D4</b> Vertical canvas drop blinds may be used along the outer edge of awnings along north-south streets. These blinds must not carry advertising or signage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D5</b> 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D6</b> Soft down lighting is preferred over up lighting to minimise light pollution.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D7</b> Any under awning sign is to maintain a minimum clearance of 2.8m from the level of the pavement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D8</b> All residential buildings are to be provided with awnings or other weather protection at their main entrance area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>4.4 Arcades</b>				
<b>D1</b> Arcades shall: 1. Accommodate active uses such as shops, commercial uses, public uses, residential lobbies, cafes or restaurants; 2. Be obvious and direct thoroughfares for pedestrians; 3. Provide for adequate clearance to ensure pedestrian movement is not obstructed; 4. Have access to natural light for all or part of their length and at the openings at each end, where practicable; 5. Have signage at the entry indicating public accessibility and to where the arcade leads; and 6. Have clear sight lines and no opportunities for concealment.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
<b>D2</b> Where arcades or internalised shopping malls are proposed, those shops at the entrance must have direct pedestrian access to the street.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>4.5 Amenity</b>				
<b>D1</b> 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>4.6 Residential flat building component of mixed use developments</b> 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>5.0 Privacy and Security</b>				
<b>D1</b> Views onto adjoining private open space shall be obscured by: 1. Screening with a maximum area of 25% openings is permanently fixed and made of durable materials; or 2. 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.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	
<b>D2</b> Site layout and building design shall ensure that windows do not provide direct and close views into windows, balconies or private open spaces of adjoining dwellings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D3</b> Shared pedestrian entries to buildings shall be lockable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D4</b> Buildings adjacent to streets or public spaces shall be designed to allow casual surveillance over the public area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D5</b> Pedestrian walkways and car parking shall be direct, clearly defined, visible and provided with adequate lighting, particularly those used at night.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D6</b> Landscaping and site features shall not block sight lines and are to be minimised.				



## Auburn Development Control Plan 2010 (ADCP 2010) Compliance Table

<p><b>P1</b> New developments satisfy nominated wind standards and maintain comfortable conditions for pedestrians.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																								
<p><b>D1</b> Site design for tall buildings (towers) shall:</p> <ol style="list-style-type: none"> <li>1. 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;</li> <li>2. ensure that tower buildings are well spaced from each other to allow breezes to penetrate local centres;</li> <li>3. consider the shape, location and height of buildings to satisfy wind criteria for public safety and comfort at ground level; and</li> <li>4. ensure useability of open terraces and balconies.</li> </ol>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																								
<p><b>D2</b> A Wind Effects Report is to be submitted with the DA for all buildings greater than 35m in height.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																								
<p><b>D3</b> For buildings over 48m in height, results of a wind tunnel test are to be included in the report.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																								
<b>6.0 Access and Car Parking</b>																																											
<b>6.1 Access, loading and car parking requirements</b>																																											
<p><b>D1</b> Car parking rates shall be provided in accordance with the Parking and Loading Part of this DCP.</p> <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 car parking requirements in Table 6A.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th colspan="3" style="text-align: left; padding: 2px;">Residential</th> </tr> <tr> <th style="width: 30%; padding: 2px;">Component</th> <th style="width: 35%; padding: 2px;">Min.</th> <th style="width: 35%; padding: 2px;">Max.</th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;">Studio / 1 bedroom</td> <td style="padding: 2px;">1 space per unit</td> <td style="padding: 2px;">1 space per unit</td> </tr> <tr> <td style="padding: 2px;">2 bedrooms</td> <td style="padding: 2px;">1.2 spaces per unit</td> <td style="padding: 2px;">3 spaces per unit</td> </tr> <tr> <td style="padding: 2px;">3 bedrooms</td> <td style="padding: 2px;">1.5 spaces per unit</td> <td style="padding: 2px;">4 spaces per unit</td> </tr> <tr> <td style="padding: 2px;">4+ bedrooms</td> <td style="padding: 2px;">2 spaces per unit</td> <td style="padding: 2px;">6 spaces per unit</td> </tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th colspan="3" style="text-align: left; padding: 2px;">Visitors</th> </tr> <tr> <th style="width: 30%; padding: 2px;">Component</th> <th style="width: 35%; padding: 2px;">Min.</th> <th style="width: 35%; padding: 2px;">Max.</th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;">51-100 units</td> <td style="padding: 2px;">8 spaces</td> <td style="padding: 2px;">25 spaces</td> </tr> <tr> <td style="padding: 2px;">101-250 units</td> <td style="padding: 2px;">12 spaces</td> <td style="padding: 2px;">55 spaces</td> </tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th colspan="3" style="text-align: left; padding: 2px;">Commercial</th> </tr> <tr> <th style="width: 30%; padding: 2px;">Component</th> <th style="width: 35%; padding: 2px;">Min.</th> <th style="width: 35%; padding: 2px;">Max.</th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;">GFA</td> <td style="padding: 2px;">1 per 60sqm</td> <td style="padding: 2px;">1 per 40sqm</td> </tr> </tbody> </table>	Residential			Component	Min.	Max.	Studio / 1 bedroom	1 space per unit	1 space per unit	2 bedrooms	1.2 spaces per unit	3 spaces per unit	3 bedrooms	1.5 spaces per unit	4 spaces per unit	4+ bedrooms	2 spaces per unit	6 spaces per unit	Visitors			Component	Min.	Max.	51-100 units	8 spaces	25 spaces	101-250 units	12 spaces	55 spaces	Commercial			Component	Min.	Max.	GFA	1 per 60sqm	1 per 40sqm	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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<b>6.2 Creation of new streets and laneways</b>																																											
<p><b>D1</b> On some sites, new streets may be able to be introduced. Where a new street shall be created, the street shall be built to Council's standards, Road Design Specification D1 and relevant Quality Assurance requirements while having regards to the circumstances of each proposal. Consideration will be given to maintaining consistency and compatibility with the design of existing roads in the locality.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																								
<p><b>D2</b> On site car parking shall be provided below ground or located within the building and well screened.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																								
<p><b>D3</b> Development adjoining a new laneway shall contribute to an attractive streetscape and presents a well designed and proportioned facade and incorporates windows, balconies, doorways and landscaping, where possible.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																								

## Auburn Development Control Plan 2010 (ADCP 2010) Compliance Table

<b>D4</b>	New public laneways created within large blocks shall maximise pedestrian and vehicle connections within local centres.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D5</b>	A minimum width of 6m shall be provided for all carriageways on access roads. If parallel on-street parking is to be provided, an additional width of 2.5m is required per vehicle per side.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D6</b>	New streets shall be dedicated to D6Council. The area of any land dedicated to Council shall be included in the site area for the purpose of calculating the floor space ratio.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>7.0 Landscaping</b>					
<b>D1</b>	Development shall incorporate landscaping in the form of planter boxes to soften the upper level of buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b>	At grade car parking areas, particularly large areas, shall be landscaped so as to break up large expanses of paving. Landscaping shall be required around the perimeter and within large carparks.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D3</b>	In open parking areas, one (1) shade tree per ten (10) spaces shall be planted within the parking area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D4</b>	Fencing shall be integrated as part of the landscaping theme so as to minimise visual impacts and to provide associated site security.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D5</b>	Paving and other hard surfaces shall be consistent with architectural elements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>7.1 Street trees</b>					
<b>D1</b>	Street trees shall be planted at a rate of one (1) tree per lineal metre of street frontage, even in cases where a site has more than one street frontage, excluding frontage to laneways.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b>	Street tree planning shall be consistent with Council's Street Tree Masterplan or relevant Public Domain Plan or Infrastructure Manual.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D3</b>	Significant existing street trees shall be conserved and, where possible, additional street trees shall be planted to ensure that the existing streetscape is maintained and enhanced.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D4</b>	Where street trees and the provision of awnings are required, cut-outs shall be included in the awning design to accommodate existing and future street trees.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D5</b>	Driveways and services shall be located to preserve significant trees.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D6</b>	At the time of planting, street trees shall have a minimum container size of 200L and a minimum height of 3.5m, subject to species availability.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D7</b>	Planter boxes (or similar) surrounding trees in the footpath shall be 1.2m x 1.2m, filled with approved gravel and located 200mm from the back of the kerb line.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>8.0 Energy Efficiency and Water Conservation</b>					
<b>8.1 Energy efficiency</b>					
<b>D1</b>	Any hot water heaters to be installed, as far as practicable, shall be solar and, to the extent that this is not practicable, shall be greenhouse gas friendly systems that achieve a minimum 3.5 Hot Water Greenhouse Score.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b>	The practicability of all external lighting and common areas (e.g. undercover car parking) being lit utilising renewable energy resources generated on site shall be investigated. Larger developments (buildings exceeding 400m <sup>2</sup> in area) shall investigate the viability of utilising renewable energy resources for all lighting on site. A statement shall be included with the development application addressing these requirements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>8.2 Water conservation</b>					
<b>D1</b>	New developments shall connect to recycle water if serviced by a dual reticulation system for permitted non potable uses such as toilet flushing, irrigation, car washing, fire fighting and other suitable purposes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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<b>D2</b> Where a property is not serviced by a dual reticulation system, development shall include an onsite rainwater harvesting system or an onsite reusable water resource for permitted non potable uses such as toilet flushing, irrigation, car washing, fire fighting and other suitable purposes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D3</b> Development shall install all water using fixtures that meet the WELS (Water Efficiency Labelling Scheme) rated industry standards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>8.3 Stormwater drainage</b>				
Applicants shall consult the Stormwater Drainage Part of this DCP for requirements for stormwater management.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>8.4 Rainwater tanks</b>				
<b>D1</b> Rainwater tanks shall be installed as part of all new development in accordance with the following:				
1. The rainwater tank shall comply with the relevant Australian Standards;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. The rainwater tank shall be constructed, treated or finished in a non-reflective material that blends in with the overall tones and colours of the subject and surrounding development;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Rainwater tanks shall be permitted in basements provided that the tank meets applicable Australian Standards;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. The suitability of any type of rainwater tanks erected within the setback area of development shall be assessed on an individual case by case basis. Rainwater tanks shall not be located within the front setback; and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. The overflow from rainwater tanks shall discharge to the site stormwater disposal system. For details refer to the Stormwater Drainage Part of this DCP.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>8.5 Ventilation</b>				
<b>D1</b> The siting, orientation, use of openings and built form of the development shall maximise opportunities for natural cross ventilation for the purposes of cooling and fresh air during summer and to avoid unfavourable winter winds.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>8.6 Solar amenity</b>				
<b>D1</b> Shadow diagrams shall accompany development applications for buildings which demonstrate that the proposal will not reduce sunlight to less than 3 hours between 9.00 am and 3.00 pm on 21 June for:				
1. public places or open space;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. 50% of private open space areas;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. 40% of school playground areas; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. windows of adjoining residences.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b> Lighter colours in building materials and exterior treatments shall be used on the western facades of buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>9.0 Ancillary Site Facilities</b>				
<b>9.1 Provision for goods and mail deliveries</b>				
<b>D1</b> 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 <sup>2</sup> of gross leasable floor area devoted to commercial premises.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b> Provision of mailboxes for residential units shall be incorporated within the foyer area of the entrance to the residential component of the mixed use developments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>10.0 Other Relevant Controls</b>				
<b>10.1 Waste</b>				
<b>D1</b> Applicants shall consult the Waste Part of this DCP for requirements for disposal.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>10.2 Access and amenity</b>				
1. Applicants shall consult the relevant provisions within the Access and Mobility Part of this DCP.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>11.0 Public Domain</b>				

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<b>D1</b>	Any works within the public domain or which present to the public domain shall be consistent with Council's Public Domain Manual and/or the Town Centre Infrastructure Manual and Council's Policy on Crime Prevention Through Environmental Design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b>	New buildings shall contribute to the public domain through the provision of awnings, sheltered building entries, verandahs and canopies, safe pedestrian linkages to car parks, landscaping, and open space, where appropriate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D3</b>	Outdoor dining on footpaths shall be limited. Refer to Council's Public Domain Plan, Outdoor Dining Policy and Public Art Policy.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>12.0 Subdivision</b>					
<b>12.1 Size and dimensions</b>					
<b>D1</b>	Proposed lots shall be of sufficient area and dimension to allow a high standard of architectural design, the appropriate siting of buildings and the provision of required car parking, loading facilities, access and landscaping.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>12.1 Utility services</b>					
<b>D1</b>	The applicant shall demonstrate that each proposed allotment can be connected to appropriate utility services including water, sewerage, power and telecommunications and (where available) gas. This may include advice from the relevant service authority or a suitably qualified consultant as to the availability and capacity of services.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b>	Common trenching for gas, electricity and telecommunications shall be provided in accordance with agreements between the relevant servicing authorities in NSW.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>13.0 Residential Interface</b>					
<b>D1</b>	Buildings adjoining residential zones and/or open space shall be setback a minimum of 3m from that property boundary.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b>	Loading areas, driveways, rubbish, storage areas, and roof top equipment shall not be located directly adjacent to residential zones, or if unavoidable shall be suitably attenuated or screened.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D3</b>	Any commercial buildings which may have the potential to accommodate the preparation of food from a commercial tenancy shall provide ventilation facilities to ensure that no odour is emitted in a manner that adversely impacts upon any residential zones.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D4</b>	External lighting shall be positioned to avoid light spillage to adjoining residential zones.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D5</b>	Where noise generating development is proposed adjacent to residential or other noise sensitive uses, such as places of worship and child care centres, an acoustic report shall be submitted with a development application, outlining methods to minimise adverse noise impact.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>14.0 Auburn Town Centre</b>					
<b>14.1 Development to which this section Applies</b>					
	This section applies to the Auburn Town Centre which is zoned B4 Mixed Use under Auburn LEP 2010. Where there are inconsistencies between the controls contained within this section and other controls within this DCP, these controls prevail to the extent of the inconsistency.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development site is located within the Auburn Town Centre
<b>14.2 Setbacks</b>					
<b>D1</b>	Setbacks within the town centre shall be consistent with Figure 2.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Building setbacks within the Auburn Town Centre as per Figure 2 (section 14.2) for subject site is built to boundary, i.e. zero setbacks.  The development proposes a zero setback on its northern, eastern and western

## Auburn Development Control Plan 2010 (ADCP 2010) Compliance Table

				boundaries and a 3m setback on its southern boundary.
<b>14.3 Active Frontage</b>  <b>D1</b> As a minimum, buildings shall provide active street frontages consistent with Figure 3 – Subject site is identified under active street frontage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed western and northern elevations display an active street frontage through the use of ¾ height glazing, direct entry to the proposed commercial tenancies and under awning lighting. In addition, the horizontal front awning assistances in activating the sites street frontage.
<b>14.4 Laneways</b>  <b>D1</b> Redevelopment within the Lidcombe Town Centre shall make provision for the creation of new laneways as shown in Figure 9.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not located adjacent to an existing laneway and no new laneways are proposed as part of this development application.
<b>14.5 Key Site – Five Ways</b>  <b>D1</b> The Five Ways site within the Auburn Town Centre has been identified as having potential for intensification of mixed use development, including commercial and residential uses. The site is bounded by Auburn Road to the east, Queen Street to the north, Harrow Road to the west and Mary Street to the south. The development controls for this site apply in addition to the development controls presented in previous sections of this Part.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The subject site is not identified as being located within the Five Way key site.
<b>Requirement</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comments</b>
<b>PARKING AND LOADING</b>				
<b>2.0 Off-street parking requirements</b>  <b>D1</b> All new development shall provide off-street parking in accordance with the parking requirement tables of the respective developments in this Part.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>3.2 Access driveway and circulation roadway design</b>  <b>D1</b> Circulation roadways are designed to: <ul style="list-style-type: none"> <li><input type="checkbox"/> enable vehicles to enter the parking space in a single turning movement;</li> <li><input type="checkbox"/> enable vehicles to leave the parking space in no more than two turning movements;</li> <li><input type="checkbox"/> comply with AS 2890 – Parking Facilities (all parts);</li> <li><input type="checkbox"/> comply with AS 1428.1 – Design for Access and Mobility; and</li> <li><input type="checkbox"/> comply with Council’s road design specifications and quality assurance requirements.</li> </ul> <b>D2</b> 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D5</b> Access driveway shall have a minimum width of 3.0m unless elsewhere specified.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D6</b> Access driveways shall be located a minimum of 1.2m clear from power poles and drainage pits.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>3.3 Sight distance and pedestrian safety</b>				

## Auburn Development Control Plan 2010 (ADCP 2010) Compliance Table

<p><b>D1</b> Access driveways and circulation roadways shall be designed to comply with sight distance requirements specified in AS 2890 – Parking Facilities.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																								
<p><b>D2</b> Obstruction/fences shall be eliminated to provide adequate sight distance.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																								
<b>3.4 General parking design</b>																																											
<p><b>D1</b> Visual dominance of car parking areas and access driveways shall be reduced.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																								
<p><b>D2</b> All basement/underground car parks shall be designed to enter and leave the site in a forward direction.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																								
<p><b>D3</b> 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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																								
<p><b>D4</b> All pedestrian paths and ramps shall:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Have a minimum width of 1000mm;</li> <li><input type="checkbox"/> Have a non-slip finish;</li> <li><input type="checkbox"/> Not be steep (ramp grades between 1:20 and 1:14 are preferred);</li> <li><input type="checkbox"/> Comply with AS 1428.1 – Design for Access and Mobility; and</li> <li><input type="checkbox"/> Comply with AS 1428.2 – Standards for blind people or people with vision impairment.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																								
<b>5.1.5 Number of car spaces</b>																																											
<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 car parking requirements in Table 6A ie</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal provides parking between the min and max permitted.</p>																																							
<p><b>Table 6A – Summary of car parking requirements for Local Centres</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Component of Building</th> <th style="text-align: left;">Minimum Car parking spaces required</th> <th style="text-align: left;">Maximum car parking spaces required</th> </tr> </thead> <tbody> <tr> <td colspan="3"><b>No. of Bedrooms</b></td> </tr> <tr> <td>Studio/1 bedroom</td> <td>1.0 parking space</td> <td>1.0 parking space</td> </tr> <tr> <td>2 bedrooms</td> <td>1.2 parking spaces</td> <td>3.0 parking spaces</td> </tr> <tr> <td>3 bedrooms</td> <td>1.5 parking spaces</td> <td>4.0 parking spaces</td> </tr> <tr> <td>4 or more bedrooms</td> <td>2.0 parking spaces</td> <td>6.0 parking spaces</td> </tr> <tr> <td colspan="3"><b>Visitor car parking area</b></td> </tr> <tr> <td>0 - 50 units</td> <td>4.0 parking spaces</td> <td>10.0 parking spaces</td> </tr> <tr> <td>51 - 100 units</td> <td>8.0 parking spaces</td> <td>25.0 parking spaces</td> </tr> <tr> <td>101 - 250 units</td> <td>12.0 parking spaces</td> <td>55.0 parking spaces</td> </tr> <tr> <td>251 or more units</td> <td>16.0 parking spaces</td> <td>65.0 parking spaces</td> </tr> <tr> <td colspan="3"><b>Commercial/retail area</b></td> </tr> <tr> <td>Square metre of net leasable Commercial/retail area</td> <td>1 parking space per 60 square metres</td> <td>4 car parking spaces per 40 square metres</td> </tr> </tbody> </table> <p><b>Note:</b> Resident, visitor and commercial/retail area car parking calculations are to be rounded up separately.</p>					Component of Building	Minimum Car parking spaces required	Maximum car parking spaces required	<b>No. of Bedrooms</b>			Studio/1 bedroom	1.0 parking space	1.0 parking space	2 bedrooms	1.2 parking spaces	3.0 parking spaces	3 bedrooms	1.5 parking spaces	4.0 parking spaces	4 or more bedrooms	2.0 parking spaces	6.0 parking spaces	<b>Visitor car parking area</b>			0 - 50 units	4.0 parking spaces	10.0 parking spaces	51 - 100 units	8.0 parking spaces	25.0 parking spaces	101 - 250 units	12.0 parking spaces	55.0 parking spaces	251 or more units	16.0 parking spaces	65.0 parking spaces	<b>Commercial/retail area</b>			Square metre of net leasable Commercial/retail area	1 parking space per 60 square metres	4 car parking spaces per 40 square metres
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## Auburn Development Control Plan 2010 (ADCP 2010) Compliance Table

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Requirement	Yes	No	N/A	Comments
<b>ACCESS AND MOBILITY</b>				
<b>2.0 Design guidelines for access</b> <b>2.1 New/proposed development</b>				
<p><b>D1</b> The following key standards shall apply when designing for access and mobility:</p> <ul style="list-style-type: none"> <li>• AS 1428.1 – Design for Access and Mobility: General Requirements for Access – New Building Work.</li> </ul> <p>This standard sets out the minimum requirements for disabled access that apply to all proposed developments that are subject to development applications except for buildings classes specified in section 1.2 of this part within the Auburn LGA.</p> <ul style="list-style-type: none"> <li>• AS 1428.2 – Design for Access and Mobility: Enhanced and Additional requirements</li> </ul> <p>– Buildings and Facilities.</p> <p>This standard sets out enhanced requirements for the minimum access stated under AS 1428.1.</p> <ul style="list-style-type: none"> <li>• AS 1428.3 – Design for Access and Mobility Requirements for Children and Adolescents with Physical Disabilities.</li> </ul> <p>This standard sets out requirements for the design and installation of tactile indicators for use on ground floor surfaces to assist the mobility of people with vision impairment.</p> <ul style="list-style-type: none"> <li>• AS 1428.4 – Design for Access and Mobility: Tactile Ground Surface Indicators for the Orientation of People with Vision Impairment.</li> </ul> <p>This standard sets out requirements for the design and installation of tactile indicators for use on ground floor surfaces to assist the mobility of people with vision impairment.</p> <ul style="list-style-type: none"> <li>• Building Code of Australia.</li> <li>• AS 2890 – Parking facilities.</li> </ul> <p>This standard sets out access requirements relating to off street commercial vehicle parking.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## Auburn Development Control Plan 2010 (ADCP 2010) Compliance Table

Requirement	Yes	No	N/A	Comments
<b>STORMWATER DRAINAGE</b>				
<b>2.2 Overland flow paths</b>				
<p><b>D1</b> Provision shall be made to ensure runoff from storms up to the 100 year ARI, which cannot be conveyed within the piped drainage system (minor system including overflows from roof gutters) is safely conveyed within formal or informal overland flow paths (major system) to Council's system. Where it is not practicable to provide paths for overland flows, the piped drainage system shall be sized to accept runoff up to the 100 year ARI.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>2.3 Flow or runoff across property boundaries</b>				
<p><b>D1</b> Runoff currently entering the site from upstream properties shall not be obstructed from flowing onto the site and shall not be redirected so as to increase the quantity or concentration of surface runoff entering adjoining properties. Where the overland flow rates are high, the requirements outlined in section 6.0 on flood risk management will need to be satisfied.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>D2</b> Where increased seepage is anticipated or becomes evident as a result of building or site works and is likely to adversely impact on adjoining properties or the public footpaths, adequate subsoil cutoff drains shall be provided and connected to the piped drainage system.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>3.2 Connection to Council and Sydney Water underground drainage systems</b>				
<p><b>D1</b> Where an adequate Council drainage line is available, connection into the system shall be permissible by means of an existing pit or constructing a new pit to Council's specifications. If the pipe diameter is greater than or equal to 900mm and an existing pit is available within the 30 metres of the property boundary, a slope junction shall be constructed in accordance with the requirements of the Australian Standards. Where a slope junction connection is made, an inspection of the connection within the pipeline shall be carried out by Council officers. An additional inspection fee shall apply in such cases.</p> <p>Council may direct or permit drainage to be discharged into Council's piped drainage system or a stormwater channel, notwithstanding the requirements outlined in section 3.1 above.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



## Auburn Development Control Plan 2010 (ADCP 2010) Compliance Table

<p><b>7.1 Rainwater tanks</b></p> <p><b>D1</b> For all developments, rainwater tanks or a water reuse device shall be incorporated into the stormwater drainage system with a minimum storage size of 5,000 litres (for site area less than 1500m<sup>2</sup>) and 10,000 litres (for site area greater than 1500m<sup>2</sup>) or that amount required by BASIX for residential development.</p> <p><b>D2</b> All systems shall be installed under the following guidelines:  <input type="checkbox"/> A first flush diversion to remove roof contamination is recommended.  <input type="checkbox"/> Adequate screening to prevent mosquito breeding and to prevent entry of any animals or foreign matter.</p> <p><b>D3</b> Rainwater tanks shall comply with plumbing guidelines and Sydney Water requirements.  <input type="checkbox"/> A sign shall be installed stating "Not for Human Consumption".  <input type="checkbox"/> Overflow from the tank shall be piped to the approved drainage system.  <input type="checkbox"/> Aboveground tanks shall not be located within the front building line and shall be detailed to be compatible with the surrounding environment.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>8.1 Erosion and sediment control plans (ESCPs)</b></p> <p><b>D1</b> The ESCP shall be in accordance with the standards outlined in Managing Urban Stormwater: Soils and Construction by the NSW Department of Housing.</p> <p>ESCP for all developments and/or associated works shall be prepared to the satisfaction of Council and conform to the specifications and standards contained within this Part.</p> <p>All erosion and sedimentation controls shall be in place prior to the commencement of works.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## Auburn Development Control Plan 2010 (ADCP 2010) Compliance Table

Requirement	Yes	No	N/A	Comments
<b>WASTE</b>				
<b>2.0 Demolition and construction</b>				
<b>D1</b> All materials that arise from demolition and construction shall comply with a Waste Management Plan (WMP) before recycling or disposal.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>3.3 Residential flat buildings</b>				
<b>D1</b> Space shall be allocated inside each residence for at least one receptacle to collect waste and another for recycling, each with the capacity to store one (1) day's worth of garbage and recycling.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D2</b> Communal garbage and recycling room shall be provided near the collection point with the capacity for storing all garbage and recycling likely to be generated in the building between collections.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D3</b> Waste and recycling bin storage areas shall be located in the basement with easy access to the public street frontage and within 60 metres walking distance from each dwelling. The storage area shall be capable of accommodating the following: <ul style="list-style-type: none"> <li>• 240L garbage bins (shared between two units) and 240L recycling bins (shared between four units); or</li> <li>• one 660L (shared between five units) garbage bin and 240L recycling bins (shared between four units).</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D4</b> To avoid the occurrence of illegal street dumping, a room or caged area must be allocated for the storage of discarded bulky items awaiting council collection. The allocated space must be a minimum of 4m <sup>3</sup> (4 cubic metres). The storage area shall be sheltered, readily accessible to all residents and must be located close to the main waste storage room or area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D7</b> All dwellings shall have convenient access to either personal or communal recycling storage bins to meet Councils waste collection specifications and are to be capable of being conveniently serviced by Councils waste management collection vehicles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D8</b> Residential units shall be insulated from noise if adjacent to or above: Waste and recycling storage facilities; or Waste and recycling collection and vehicle access points.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D9</b> A water tap and drain are to be provided adjacent to the communal garbage collection area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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Requirement	Yes	No	N/A	Comments
<b>TREE PRESERVATION</b>				
<b>3.0 Development controls</b>				
<p>D3 Documented evidence, such as that by a qualified arborist, shall accompany any application for removal or partial removal of a tree and shall be justified as:</p> <ul style="list-style-type: none"> <li>• the tree was dead;</li> <li>• causing or potentially causing structural damage and supporting documentation is provided such as structural engineer's report;</li> <li>• having sustained severe damage from vehicle impact or natural hazards such as lightning, wind or flood and no other course of action will rectify the problem;</li> <li>• being diseased or has structural defects and remedial pruning (see AS 4373/2007) will improve the health of the tree; or</li> <li>• a potential hazard to the amenity of the development due to tree form or structural integrity, species characteristics or history, the size of any tree part that is likely to fail or other reasons where the tree may be injurious to health.</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See discussion in assessment report