

ATTACHMENT 8 - ADCP 2010 Assessment Table

Requirement	Yes	No	N/A	Comments
RESIDENTIAL FLAT BUILDINGS				
2.1 Site area				
D1 A residential flat building development shall have a minimum site area of 1000m ² and a street frontage of 20 metres in the B4 Zone or 26 metres in the R4 Zone.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site maintains a total area of 5,707sqm and a street frontage to Railway Street in excess of 20 metres. The site is considered suitable for the proposed development.
D2 Where lots are deep and have narrow street frontages the capacity for maximising residential development is limited. Two or more sites may need to be amalgamated to provide a combined site with sufficient width for good building design.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2.4.1 Front setback				
D1 The minimum front setback shall be between 4 to 6m (except for residential flat development in the B1 and B2 zones) to provide a buffer zone from the street where residential use occupies the ground level.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The development maintains front setbacks that are compliant with the site specific provisions of the ADCP 2010. See following sections.
D2 Where a site has frontage to a lane, the minimum setback shall be 2m, however, this will vary depending on the width of the lane.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D3 Where a new building is located on a corner, the main frontage shall be determined on the existing streetscape patterns. Where the elevation is determined as the 'secondary' frontage, the setback may be reduced to 3m except where it relates to a primary frontage on that street.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site does not have a frontage to a lane. The minimum building setback to Raphael Street is 4 metres.
D5 All building facades shall be articulated by bay windows, verandahs, balconies and/or blade walls. Such articulation elements may be forward of the required building line up to 1m.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.4.2 Side setback				
D1 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"/>	N/A – the site is in the B4 Mixed Use land use zone. The building does not incorporate eaves.
D2 Eaves may extend a distance of 700mm from the wall.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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2.4.3 Rear setback D1 Rear setbacks shall be a minimum of 10m from the property boundary.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The development maintains a minimum rear setback of 6 metres, to the proposed rear boundary of the site with the open space (post dedication).</p> <p>Given that the rear boundary of the site interfaces with existing and proposed public open space and the design of the development having regard to the potential for overlooking of the public space, the proposed minimum rear setback is considered acceptable on merit.</p>
2.5 Building depth D1 The maximum depth of a residential flat building shall be 24m (inclusive of balconies and building articulation but excluding architectural features).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Compliant building depths are provided in accordance with the ADG.</p>
2.6 Floor to ceiling heights D1 The minimum floor to ceiling height shall be 2.7m. This does not apply to mezzanines. D2 Where there is a mezzanine configuration, the floor to ceiling height may be varied.	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>	<p>Minimum floor to ceiling height of 2.7m applied to all levels of the development.</p> <p>N/A – no mezzanine proposed.</p>
2.7 Head height of windows D1 The head height of windows and the proportion of windows shall relate to the floor to ceiling heights of the dwelling. D2 For storeys with a floor to ceiling height of 2.7m, the minimum head height of windows shall be 2.4m.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<p>The head heights of the windows are proportionate having regard to the floor to ceiling height.</p> <p>A minimum head height of 2.4m is achieved for proposed windows.</p>
2.8 Heritage D1 All development adjacent to and/or adjoining a heritage item shall be: <input type="checkbox"/> responsive in terms of the curtilage and design; <input type="checkbox"/> accompanied by a Heritage Impact Statement; and <input type="checkbox"/> respectful of the building's heritage significance in terms of the form, massing, roof shapes, pitch, height and setbacks.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The subject site is not heritage listed and is not within a heritage conservation area. The site is located in proximity to Rookwood Cemetery and Necropolis to the east, which is listed on the State Heritage Register (Listing No. 00718) and the Lidcombe Signal Box at Railway Street, between Mark and East Streets (south side of railway lines) which is of local heritage significance (Item No: A56).</p> <p>The application has been accompanied by a Heritage Impact Statement (HIS) prepared by Urbis, which was also considered at the Planning Proposal stage. The HIS relevantly concluded that the height, density and general form, proposes a height uplift on the site from 32m to 45m and some at 55m, does not adversely and unacceptably impact upon the identified heritage significance of the nearby State Heritage Register listed item of Rookwood Cemetery.</p>

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2.9.1 Materials D1 All developments shall be constructed from durable, high quality materials.	☒	<input type="checkbox"/>	<input type="checkbox"/>	The development utilises a range of durable, high quality materials.
2.9.2 Building articulation D1 Windows and doors in all facades shall be provided in a balanced manner and respond to the orientation and internal uses. D2 Dwelling entrances shall create a sense of individuality and act as a transitional space between private and communal spaces. Entrances shall be clearly articulated and identifiable from the street through use of address signage, lighting, canopies and/or architectural statements. D3 Elevations shall provide for variation and depth rather than relying on front façade treatment only. Varied massing projections and recesses shall be used to create a sense of articulation and depth.	☒	<input type="checkbox"/>	<input type="checkbox"/>	The windows and doors on all facades are provided in a balanced manner and respond to the orientation of internal uses. The entrance to the building is acceptable. The building design utilises wall projections and recessions to create a sense of articulation and depth.
2.9.3 Roof form D1 Roof forms shall be designed in a way that does not add unnecessary height and bulk to the building.	☒	<input type="checkbox"/>	<input type="checkbox"/>	The development provides acceptable roof forms.
2.9.4 Balustrades and balconies D1 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. D2 Opaque glazing and/or masonry for balustrading and balconies is encouraged. D3 Clear glazing for balustrading and balconies is prohibited.	☒	<input type="checkbox"/>	<input type="checkbox"/>	Noted. A standard condition of consent has been imposed for glazing of balconies. See above.
2.10 Dwelling size D1 The size of the dwelling shall determine the maximum number of bedrooms permitted. Studio 50m ² 1 bedroom (cross through) 50m ² 1 bedroom (maisonette) 62m ² 1 bedroom (single aspect) 63m ² 2 bedrooms (corner) 80m ² 2 bedrooms (cross through or over) 90m ² 3 bedrooms 115m ² 4 bedrooms 130m ² D2 At least one living area shall be spacious and connect to private outdoor areas.	☒	<input type="checkbox"/>	☒	All units achieve the minimum size requirements of the ADG. Each unit maintains a living area which connects to a balcony.

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2.11 Apartment mix and flexibility				
D1 A variety of apartment types between studio, one, two, three and three plus-bedroom apartments shall be provided, particularly in large apartment buildings. Variety may not be possible in smaller buildings, for example, up to six units.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A variety of apartment types has been provided.
D2 The appropriate apartment mix for a location shall be refined by: <input type="checkbox"/> considering population trends in the future as well as present market demands; and <input type="checkbox"/> noting the apartment's location in relation to public transport, public facilities, employment areas, schools and universities and retail centres.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See above comment.
D3 A mix of one (1) and three (3) bedroom apartments shall be located on the ground level where accessibility is more easily achieved for disabled, elderly people or families with children.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No residential is proposed on the ground floor, commercial only on the ground floor.
D4 The possibility of flexible apartment configurations, which support future change to optimise the building layout and to provide northern sunlight access for all apartments, shall be considered.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flexible apartment configurations have been provided where possible to optimize solar access potential.
D5 Robust building configurations which utilise multiple entries and circulation cores shall be provided especially in larger buildings over 15m long.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building provides a central entry point at ground level and a central lift core.
D6 Apartment layouts which accommodate the changing use of rooms shall be provided. Design solutions may include: <input type="checkbox"/> windows in all habitable rooms and to the maximum number of non-habitable rooms; <input type="checkbox"/> adequate room sizes or open-plan apartments, which provide a variety of furniture layout opportunities; and <input type="checkbox"/> dual master bedroom apartments, which can support two independent adults living together or a live/work situation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Apartment layouts are considered acceptable.
D7 Structural systems that support a degree of future change in building use or configuration shall be used. Design solutions may include: <input type="checkbox"/> a structural grid, which accommodates car parking dimensions, retail, commercial and residential uses vertically throughout the building; <input type="checkbox"/> the alignment of structural walls, columns and services cores between floor levels; <input type="checkbox"/> the minimisation of internal structural walls; <input type="checkbox"/> higher floor to ceiling dimensions on the ground floor and possibly the first floor; and <input type="checkbox"/> knock-out panels between apartments to allow two adjacent apartments to be amalgamated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Noted.

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3.2 Landscaping D1 If an area is to be paved, consideration shall be given to selecting materials that will reduce glare and minimise surface run-off. D2 All landscaped podium areas shall maintain a minimum soil planting depth of 600mm for tree provision and 300mm for turf provision.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	Paving selection as per Landscape Plan is considered acceptable. Noted, ground level communal open space area designed accordingly.
3.3 Deep soil zone D1 A minimum of 30% of the site area shall be a deep soil zone. D2 The majority of the deep soil zone shall be provided as a consolidated area at the rear of the building. D3 Deep soil zones shall have minimum dimensions of 5m. D4 Deep soil zones shall not include any impervious (hard) surfaces such as paving or concrete.	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	A deep soil provision (with minimum dimension of 3m) of 410sqm is provided, which equates to 7.18% of the site. Where possible, deep soil zone provided to the rear of the development. Deep soil zones maintain minimum 5m dimensions. Noted, factored into calculation.
3.4 Landscape setting D2 Existing significant trees shall be retained within the development. D3 The minimum soil depth for terraces where tree planting is proposed is 800mm.	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>	N/A Noted.
3.5 Private open space D1 Private open space shall be provided for each dwelling in the form of a balcony, roof terrace or, for dwellings on the ground floor, a courtyard. D2 Dwellings on the ground floor shall be provided with private open space that has a minimum area of 9m ² and a minimum dimension of 2.5m. D3 Dwellings located above ground level shall be provided with a balcony or roof terrace that has a minimum area of 8m ² and a minimum dimension of 2m. D4 Balconies may be semi enclosed with louvres and screens. D5 Private open space shall have convenient access from the main living area. D6 Part of the private open space shall be capable of serving as an extension of the dwelling for relaxation, dining, recreation, entertainment and children's play.	<input checked="" type="checkbox"/> <input type="checkbox"/> <input 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 checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Each unit is provided with POS in the form of an upper level balcony. No residential on the ground floor. Each upper level unit provided with balcony. POS has convenient access from main living areas via sliding doors. Part of POS areas capable of being used as an extension of living areas, as a result of adequate dimensions for outdoor furniture.

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3.6 Communal open space D1 Communal open space shall be useable, and where possible have a northern aspect and contain a reasonable proportion of unbuilt upon (landscaped) area and paved recreation area. D2 The communal open space area shall have minimum dimensions of 10m.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	Adequate communal open space has been provided in accordance with the ADG.
3.7 Protection of existing trees D1 Building structures or disturbance to existing ground levels shall not be within the drip line of existing significant trees to be retained. D2 Existing trees are to be retained and integrated into a new landscaping scheme, wherever possible. Suitable replacement trees are to be provided if existing trees cannot be retained.	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	N/A
3.8 Biodiversity D1 The planting of indigenous species shall be encouraged.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Landscape Plan utilises endemic species.
3.9 Street trees D1 Driveways and services shall be located to preserve existing significant street trees. D2 Additional street trees shall be planted at an average spacing of 1 per 10 lineal metres of street frontage.	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	N/A
4.2 Basements D1 Where possible, basement walls shall be located directly under building walls. D2 A dilapidation report shall be prepared for all development that is adjacent to sites which build to the boundary. D3 Basement walls not located on the side boundary shall have minimum setback of 1.2m from the side boundary to allow planting. D4 Basement walls visible above ground level shall be appropriately finished (such as face brickwork and/or render) and appear as part of the building.	<input type="checkbox"/> <input type="checkbox"/> <input 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"/>	The basement is generally located beneath the building. Standard condition of consent recommended. Basement walls extend out to the side boundaries. No basement walls above ground level.

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<p>5.1 Privacy</p> <p>D1 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>D3 Site layout and building design shall ensure that windows do not provide direct and close views into windows, balconies or private open spaces of adjoining dwellings.</p> <p>D4 Views onto adjoining private open space shall be obscured by: <input type="checkbox"/> Screening that has a maximum area of 25% openings, shall be permanently fixed and made of durable materials; or <input type="checkbox"/> Existing dense vegetation or new planting.</p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>The development is considered to maintain adequate side and rear setbacks, so as not to compromise visual privacy of adjoining developments.</p> <p>As above.</p> <p>As above.</p>
<p>5.2 Noise</p> <p>D1 For acoustic privacy, buildings shall: <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; <input type="checkbox"/> minimise transmission of sound through the building structure and in particular protect sleeping areas from noise intrusion; and <input type="checkbox"/> all shared floors and walls between dwellings to be constructed in accordance with noise transmission and insulation requirements of the BCA.</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p>A condition of consent has been recommended to ensure compliance with the recommendations of the Acoustic Report submitted with the application.</p>

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5.3 Security				
D1 Shared pedestrian entries to buildings shall be lockable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Condition of consent recommended.
D2 Ensure lighting is provided to all pedestrian paths, shared areas, parking areas and building entries.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Condition of consent recommended.
D3 High walls which obstruct surveillance are not permitted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No high walls proposed that would obstruct surveillance.
D4 The front door of a residential flat building shall be visible from the street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Entry is easily identifiable.
D5 Buildings adjacent to public streets or public spaces should be designed so residents can observe the area and carry out visual surveillance. At least one window of a habitable room should face the street or public space.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Development has been designed to facilitate passive surveillance of the streets.
D6 A council approved street number should be conspicuously displayed at the front of new development or the front fence of such development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provision made for street numbering at the entrance to the building.
D7 Fences higher than 900mm shall be of an open semitransparent design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Condition of consent recommended.
D8 Balconies and windows shall be positioned to allow observation of entrances.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Balconies and windows adequately placed.
D9 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"/>	Proposed landscaping does not obstruct the building entrance.
D11 Pedestrian and vehicular entrances must be designed so as to not be obstructed by existing or proposed plantings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pedestrian entrances are not obscured by planting.
D12 If seating is provided in communal areas of a development it should generally only be located in areas of active use where it will be regularly used.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
D13 Buildings adjacent to streets or public spaces shall be designed to allow casual surveillance over the public area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building designed to facilitate casual surveillance of Railway Street and Raphael Street.

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

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<p>6.1 Solar amenity</p> <p>D1 Solar collectors proposed as part of a new development shall have unimpeded solar access between 9:00am to 3:00pm on June 21. Solar collectors existing on the adjoining properties shall not have their solar access impeded between 9:00am to 3:00pm on June 21. Where adjoining properties do not have any solar collectors, a minimum of 3m² of north facing roof space of the adjoining dwelling shall retain unimpeded solar access between 9:00am to 3:00pm on June 21. Note: Where the proposed development is located on an adjacent northern boundary this may not be possible.</p> <p>D2 Buildings shall be designed to ensure sunlight to at least 50% of the principal area of ground level private open space of adjoining properties for at least 3 hours between 9:00am and 3:00pm on June 21.</p> <p>D4 New buildings and additions shall be designed to maximise direct sunlight to north-facing living areas and all private open space areas.</p> <p>D5 North-facing windows to living areas of neighbouring dwellings shall not have sunlight reduced to less than 3 hours between 9:00am and 3:00pm on June 21 over a portion of their surface.</p> <p>D6 Where the proposed residential flat building is on an adjacent northern boundary or located within an area undergoing transition, compliance with D1, D2, D3 and D4 development controls may not be achievable.</p> <p>D7 Internal living areas and external recreation areas shall have a north orientation for the majority of units in the development, where possible.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Solar collectors have not been provided on the roof of the building.. No solar collectors on adjoining properties.</p>
<p>D2 Buildings shall be designed to ensure sunlight to at least 50% of the principal area of ground level private open space of adjoining properties for at least 3 hours between 9:00am and 3:00pm on June 21.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The development provides adequate solar access to the POS of adjoining properties.</p>
<p>D4 New buildings and additions shall be designed to maximise direct sunlight to north-facing living areas and all private open space areas.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Northern orientation maximised where possible.</p>
<p>D5 North-facing windows to living areas of neighbouring dwellings shall not have sunlight reduced to less than 3 hours between 9:00am and 3:00pm on June 21 over a portion of their surface.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>N/A</p>
<p>D6 Where the proposed residential flat building is on an adjacent northern boundary or located within an area undergoing transition, compliance with D1, D2, D3 and D4 development controls may not be achievable.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Noted.</p>
<p>D7 Internal living areas and external recreation areas shall have a north orientation for the majority of units in the development, where possible.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Living areas and balconies utilise northern orientation, where possible.</p>
<p>6.2 Ventilation</p> <p>D1 Rooms with high fixed ventilation openings such as bathrooms and laundries shall be situated on the southern side to act as buffers to insulate the building from winter winds.</p> <p>D2 Apartments shall be designed to consider ventilation and dual aspect. This can be achieved with cross over apartments, cross through apartments, corner apartments and two (2) storey apartments. Single aspect apartments shall be kept to a minimum except for those that are north facing. Single aspect apartments shall be limited in depth to 8m from a window.</p> <p>D3 Where possible residential flat buildings shall be designed with bathrooms, laundries, and kitchens positioned on an external wall with a window to allow for natural ventilation of the room.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>Where possible, bathroom windows have been sited on the southern building façade.</p> <p>Units are ventilated in accordance with the ADG.</p> <p>Where possible bathrooms and kitchens have been positioned on an external wall.</p>

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6.3 Rainwater tanks D1 Developments may have rain water tanks for the collection and reuse of stormwater for car washing and watering of landscaped areas. D2 Rainwater tanks shall be constructed, treated or finished in a non-reflective material which blends in with the overall tones and colours of the building and the surrounding developments. D3 The suitability of rainwater tanks erected within the side setback areas of development will be assessed on an individual case by case basis. D4 Rainwater tanks shall not be located within the front setback. D5 The overflow from the domestic rain water tank shall discharge to the site stormwater disposal system. For additional details refer to the Stormwater Drainage Part of this DCP. D6 The rain water tank shall comply with the applicable Australian Standards AS/NZ 2179 and AS 2180 for rainwater goods and installation.	<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"/>	Condition of consent recommended to ensure compliance with AS.
6.4 Stormwater drainage Applicants shall refer to the stormwater drainage requirements in the Stormwater Drainage Part of this DCP.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refer to discussion in following section of this Table.
7.1 Clothes washing and drying D1 Each dwelling shall be provided with individual laundry facilities located within the dwelling unit. D2 Open air clothes drying facilities shall be provided in a sunny, ventilated and convenient location which is adequately screened from streets and other public places, where possible.	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	N/A N/A
7.2 Storage D1 Storage space of 8m ³ per dwelling shall be provided. This space may form part of a garage or be a lockable unit at the side of the garage. D2 Storage space shall not impinge on the minimum area to be provided for parking spaces.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	Each dwelling is provided with a minimum storage area of 8sqm. The required storage areas are provided wholly within the dwellings.
7.3 Utility services D1 Where possible, services shall be underground.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Services are underground.

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7.4 Other site facilities D1 A single TV/antenna shall be provided for each building. D2 A mailbox structure that meets the relevant Australia Postal Service requirements shall be provided, located centrally and close to the major street entry to the site. All letterboxes shall be lockable. D3 Individual letterboxes can be provided where ground floor residential flat building units have direct access to the street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Noted.</p> <p>A condition of consent has been recommended to ensure Australia Post requirements are met.</p> <p>N/A</p>
7.5 Waste disposal Applicants shall refer to the requirements held in the Waste Part of this DCP.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refer to discussion in following section of this Table.
8.1 Lot amalgamation D1 Development sites involving more than one lot shall be consolidated. D3 Adjoining parcels of land not included in the development site shall be capable of being economically developed.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>A condition of consent has been recommended requiring the consolidation of Lot 1 DP 397, Lot 6 DP 397, Lot 38 DP 222712, Lot 100 DP 793305 and Lot 101 DP 1248142 into a single lot.</p> <p>The development does impact development potential of adjoining land.</p>
8.2 Subdivision D1 The community title or strata title subdivision of a residential flat building shall be in accordance with the approved development application plans, particularly in regard to the allocation of private open space, communal open space and car parking spaces. D2 Proposed allotments, which contain existing buildings and development, shall comply with site coverage and other controls contained within this Part.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A condition of consent has been recommended in relation to the Strata subdivision of the development. It is noted that proposed Lot 105 is not supported by Council and a condition has been imposed requiring the deletion of this lot which comprises airspace.</p> <p>N/A</p>
9.1 Adaptable housing - Development application requirements Note: Evidence of compliance with the Adaptable Housing Class C requirements of Australian Standard (AS) 4299 shall be submitted when lodging a development application to Council and certified by an experienced and qualified building professional.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A condition of consent has been provided for the provision of adaptable housing.

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<p>9.2 Design guidelines</p> <p>D1 The required standard for Adaptable Housing is AS 4299. Wherever the site permits, developments shall include adaptive housing features into the design.</p> <p>External and internal considerations shall include:</p> <ul style="list-style-type: none"><input type="checkbox"/> access from an adjoining road and footpath for people who use a wheel chair;<input type="checkbox"/> doorways wide enough to provide unhindered access to a wheelchair;<input type="checkbox"/> adequate circulation space in corridors and approaches to internal doorways;<input type="checkbox"/> wheelchair access to bathroom and toilet;<input type="checkbox"/> electrical circuits and lighting systems capable of producing adequate lighting for people with poor vision;<input type="checkbox"/> avoiding physical barriers and obstacles;<input type="checkbox"/> avoiding steps and steep end gradients;<input type="checkbox"/> visual and tactile warning techniques;<input type="checkbox"/> level or ramped well lit uncluttered approaches from pavement and parking areas;<input type="checkbox"/> providing scope for ramp to AS 1428.1 at later stage, if necessary;<input type="checkbox"/> providing easy to reach controls, taps, basins, sinks, cupboards, shelves, windows, fixtures and doors;<input type="checkbox"/> internal staircase designs for adaptable housing units that ensure a staircase inclinator can be installed at any time in the future; and<input type="checkbox"/> providing a disabled car space for each dwelling designated as adaptable. <p>D2 All development proposals with five or more housing units shall be capable of being adapted (Class C) under AS 4299. The minimum number of adaptable housing units is set out below.</p> <p>Total number of dwellings in development & Minimum number of adaptable units</p> <table><tr><td>5 -10</td><td>1</td></tr><tr><td>11-20</td><td>2</td></tr><tr><td>21-30</td><td>3</td></tr><tr><td>31-40</td><td>4</td></tr><tr><td>41-50</td><td>5</td></tr></table> <p>(Plus 10% of additional dwellings beyond 60, rounded up to the nearest whole number)</p>	5 -10	1	11-20	2	21-30	3	31-40	4	41-50	5	<div><input checked="" type="checkbox"/></div>	<div><input type="checkbox"/></div>	<div><input type="checkbox"/></div>	A condition of consent has been provided for the provision of adaptable housing.
5 -10	1													
11-20	2													
21-30	3													
31-40	4													
41-50	5													
	<div><input checked="" type="checkbox"/></div>	<div><input type="checkbox"/></div>	<div><input type="checkbox"/></div>											
<p>9.3 Lifts</p> <p>D1 Lifts are encouraged to be installed in four (4) storey residential flat buildings where adaptable housing units shall be required.</p> <p>D2 Where the development does not provide any lifts and includes adaptable housing units, the adaptable housing units shall be located within the ground floor of the development.</p>	<div><input checked="" type="checkbox"/> <input type="checkbox"/></div>	<div><input type="checkbox"/> <input type="checkbox"/></div>	<div><input type="checkbox"/> <input checked="" type="checkbox"/></div>	<p>The building is serviced by two lifts.</p> <p>N/A – see above comment.</p>										
<p>9.4 Physical barriers</p> <p>D1 Physical barriers, obstacles, steps and steep gradients within the development site shall be avoided.</p>	<div><input checked="" type="checkbox"/></div>	<div><input type="checkbox"/></div>	<div><input type="checkbox"/></div>	The development does not provide physical barriers, obstacles, steps or steep grades.										

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Requirement	Yes	No	N/A	Comments
LOCAL CENTRES				
2.1 Number of storeys				
D1 The minimum finished floor level (FFL) to finished ceiling level (FCL) shall be as follows: v 3300mm for ground level (regardless of the type of development); v 3300mm for all commercial/retail levels; and v 2700mm for all residential levels above ground floor.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development provides compliant minimum FFL to FCLs.
2.2 Articulation and design				
D1 Buildings shall incorporate: v balanced horizontal and vertical proportions and well spaced and proportioned windows; v a clearly defined base, middle and top; v modulation and texture; and v architectural features which give human scale at street level such as entrances and porticos.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The windows and doors on all facades are provided in a balanced manner and respond to the orientation of internal uses. The entrance to the building is acceptable.
D2 The maximum width of blank walls for building exteriors along key retail streets shall be 5m or 20% of the street frontage, whichever is the lesser.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building design utilises wall projections and recessions to create a sense of articulation and depth. The building does not comprise blank walls in excess of 5m along either the Railway Street or Raphael Street frontages.
D3 Articulation of the building exterior shall be achieved through recesses in the horizontal and vertical plane, adequate contrasts in materials, design features and the use of awnings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D4 Features such as windows and doors shall be in proportion with the scale and size of the new building and any adjoining buildings which contribute positively to the streetscape.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D5 Street awnings which appear as horizontal elements along the façade of the building shall be provided as part of all new development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2.3 Materials				
D1 New buildings shall incorporate a mix of solid (i.e. masonry concrete) and glazed materials, consistent with the character of buildings in the locality. The use of cement rendering shall be minimised.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building proposes a mix of materials and colours which contribute positively to the character of the building within the Town Centre setting.
D2 Building materials and finishes complement the finishes predominating in the area. Different materials, colours or textures may be used to emphasise certain features of the building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The materials and colours have also been considered by the DEP and are considered appropriate.
D3 Building facades at street level along primary streets and public places consist of a minimum of 80% for windows/glazed areas and building and tenancy entries.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The ground floor commercial tenancy with a frontage to Railway Street incorporates glazing.
D4 Visible light reflectivity from building materials used on the facades of new buildings shall not exceed 20%.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The materials used maintain a visible light reflectivity of less than 20%.

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<p>2.4 Roofs</p> <p>D1 Design of the roof shall achieve the following: v concealment of lift overruns and service plants; v presentation of an interesting skyline; v enhancing views from adjoining developments and public places; and v complementing the scale of the building.</p> <p>D2 Roof forms shall not be designed to add to the perceived height and bulk of the building.</p> <p>D3 Where outdoor recreation areas are proposed on flat roofs, shade structures and wind screens shall be provided.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The roof form complements the scale of the building and does not add to the perceived height and bulk of the building, noting the flat roof design.</p> <p>The rooftop COS has been designed to maximise amenity for users.</p>
<p>2.5 Balconies</p> <p>D1 Opaque glazing and/or masonry for balconies is encouraged.</p> <p>D2 Clear glazing for balconies is prohibited.</p> <p>D3 Verandahs and balconies shall not be enclosed.</p> <p>D4 Balconies and terraces shall be oriented to overlook public spaces.</p> <p>D5 The design of the underside of the balcony shall take into consideration the view of the underside from the street and shall not have exposed pipes and utilities.</p> <p>D6 Screens, louvres or similar devices shall be provided on balconies so as to screen any drying of laundry.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The proposed balconies are considered adequate, there are balconies fronting Railway Street and Raphael Street to provide passive surveillance opportunities.</p>
<p>2.6 Interface with schools, places of public worship, and public precincts</p> <p>D1 Where a site adjoins a school, place of public worship or public open space: v This interface shall be identified in the site analysis plan and reflected in building design; v Building design incorporates an appropriate transition in scale and character along the site boundary(s); v Building design presents an appropriately detailed facade and landscaping in the context of the adjoining land use.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposed 6m building setback to the adjoining open space to the south is compliant with the site specific provisions in the ADCP 2010. The setback area comprises deep soil zone, which provides a landscaped transition the open space. The bulk and scale of the buildings present an appropriately detailed façade to the open space.</p>

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3.0 Streetscape and urban form				
D1 Applicants shall demonstrate how new development addresses the streetscape and surrounding built environment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Applicant has adequately addressed how the development addresses the streetscape and surrounding built environment.
D2 New shopfronts shall be constructed in materials which match or complement materials used in the existing building.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A the whole building is new.
D3 Development shall provide direct access between the footpath and the shop.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A footpath is to be provided along Railway Street and Raphael Street.
D4 Development shall avoid the excessive use of security bars.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None proposed.
D5 Block-out roller shutters are not permitted.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None proposed.
D6 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"/>	No signage proposed as part of this application.
3.2 Setbacks				
D1 New development or additions to existing development shall adopt front setbacks, as shown in Figure 2 (refer to section 14.2 Setbacks for Auburn Town Centre) and Figure 8 (refer to section 15.2 Setbacks for Lidcombe Town Centre).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See discussion below.
4.0 Mixed use developments				
4.1 Building design				
D1 The architecture of ground level uses shall reflect the commercial/retail function of the centre.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ground floor commercial tenancies are proposed.
D2 Buildings shall achieve a quality living environment that sympathetically integrates into the character of the commercial precinct.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development is sympathetic to and integrates with the character of the area.
D3 Commercial and retail servicing, loading and parking facilities shall be separated from residential access and servicing and parking.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A separate commercial loading bay has been provided off Raphael Street.
D4 The design of buildings on corner sites or at the ends of a business/commercial zone shall emphasise the corner as a focal point.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The design of the building on the corner respects both the Railway Street and Raphael Street site frontages.
4.2 Active street frontages				
D1 Retail outlets and restaurants are located at the street frontage on the ground level.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The commercial tenancies with a frontage to the existing and proposed park have been designed to facilitate outdoor dining opportunities at the ground level where the development interfaces with the public open space.
D2 A separate and defined entry shall be provided for each use within a mixed use development.				
D3 Only open grill or transparent security (at least 70% visually transparent) shutters are permitted to retail frontages.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The commercial and residential building entrances are separated.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A- no grills proposed.

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4.5 Amenity D1 The internal environment of dwellings within mixed use developments in the vicinity of major arterial roads or railway lines shall provide an appropriate level of amenity for privacy, solar access and views.	☒	<input type="checkbox"/>	<input type="checkbox"/>	The residential units achieve adequate amenity having regard to the solar access and ventilation provisions of the ADG and the acoustic advice received.
5.0 Privacy and security D1 Views onto adjoining private open space shall be obscured by: v Screening with a maximum area of 25% openings is permanently fixed and made of durable materials; or v 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. D2 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. D3 Shared pedestrian entries to buildings shall be lockable. D4 Buildings adjacent to streets or public spaces shall be designed to allow casual surveillance over the public area. D5 Pedestrian walkways and car parking shall be direct, clearly defined, visible and provided with adequate lighting, particularly those used at night. D6 Landscaping and site features shall not block sight lines and are to be minimised. D8 Adequate lighting shall be provided to minimise shadows and concealment spaces. D9 All entrances and exits shall be made clearly visible. D10 Buildings shall be arranged to overlook public areas and streets to maximise surveillance. D11 Development shall be consistent with Council's Policy on Crime Prevention Through Environmental Design.	<div style="text-align: center;">☒</div> <div style="text-align: center;">☒</div> <div style="text-align: center;">☒</div> <div style="text-align: center;">☒</div> <div style="text-align: center;">☒</div> <div style="text-align: center;">☒</div> <div style="text-align: center;">☒</div> <div style="text-align: center;">☒</div> <div style="text-align: center;">☒</div> <div style="text-align: center;">☒</div>	<div style="text-align: center;"><input type="checkbox"/></div> <div style="text-align: center;"><input type="checkbox"/></div> <div style="text-align: center;"><input type="checkbox"/></div> <div style="text-align: center;"><input type="checkbox"/></div> <div style="text-align: center;"><input type="checkbox"/></div> <div style="text-align: center;"><input type="checkbox"/></div> <div style="text-align: center;"><input type="checkbox"/></div> <div style="text-align: center;"><input type="checkbox"/></div> <div style="text-align: center;"><input type="checkbox"/></div> <div style="text-align: center;"><input type="checkbox"/></div>	<div style="text-align: center;"><input type="checkbox"/></div> <div style="text-align: center;"><input type="checkbox"/></div> <div style="text-align: center;"><input type="checkbox"/></div> <div style="text-align: center;"><input type="checkbox"/></div> <div style="text-align: center;"><input type="checkbox"/></div> <div style="text-align: center;"><input type="checkbox"/></div> <div style="text-align: center;"><input type="checkbox"/></div> <div style="text-align: center;"><input type="checkbox"/></div> <div style="text-align: center;"><input type="checkbox"/></div> <div style="text-align: center;"><input type="checkbox"/></div>	The building has been designed to achieve adequate passive surveillance of the Railway Street and Church Street frontages, with the placement of balconies and ground floor commercial tenancies. Where necessary, screening has been provided to balconies to protect visual privacy. The landscaping proposed does not obscure sight lines. Entrances to the building are identifiable and have designated pathways from Railway Street.

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5.1 Lighting D1 Lighting design shall be integrated with the interior design of a retail/commercial premise. The use of low voltage track lighting, recesses spotlighting and designer light fittings is encouraged. D2 Lighting systems shall incorporate specific display lighting to reinforce merchandise and provide a contrast against the street lighting generally. D3 Surface mounted fluorescent fixtures shall not be considered in any part of the retail areas of the premises. D4 The light source shall be selected to provide the desired light effect; however, fitting and methods shall be chosen produce the highest energy efficiency. D5 Lighting shall not interfere with the amenity of residents or affect the safety of motorists. D6 Excessive lighting shall not be permitted. Light spill onto the street into the public domain shall be minimised.	<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>A standard condition of consent has been recommended to address lighting on the site and ensure that light spill is managed.</p> <p>It is acknowledged that the ground floor commercial tenancies will be subject to separate approvals for fitout and use.</p>
8.6 Solar amenity D1 Shadow diagrams shall accompany development applications for buildings which demonstrate that the proposal will not reduce sunlight to less than 3 hours between 9.00 am and 3.00 pm on 21 June for: v public places or open space; v 50% of private open space areas; v 40% of school playground areas; or v windows of adjoining residences. D2 Lighter colours in building materials and exterior treatments shall be used on the western facades of buildings.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<p>Shadow diagrams have been provided which demonstrate that the existing Friends Park and open space to be dedicated receives sunlight between the hours of 11am and 3pm as follows:</p> <p>11am – 26% of park area 12pm – 32% park area 1pm – 50% park area 2pm – 51% park area 3pm – 36% park area</p> <p>It is acknowledged that the design of the development has been undertaken to achieve as much solar access to the open space as possible. The solar access achieved is considered acceptable.</p> <p>The western building façade incorporates the use of lighter colours and building materials.</p>
12.0 Subdivision D1 Proposed lots shall be of sufficient area and dimension to allow a high standard of architectural design, the appropriate siting of buildings and the provision of required car parking, loading facilities, access and landscaping.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A standard condition of consent has been recommended to address the Stratum subdivision of the development.</p>

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15.0 Lidcombe Town Centre 15.2 Setbacks D1 Setbacks within the town centre shall be consistent with Figure 7. Build to boundary along Railway Street frontage and 4-6m setback along Raphael Street frontage.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The development is built to the boundary along Railway Street and maintains a minimum 4 metre setback to Raphael Street.
15.3 Active frontages D1 As a minimum, buildings shall provide active street frontages consistent with Figure 8. Active frontage along Railway Street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ground floor commercial tenancies are provided along the site's Railway Street frontage which contribute to the creation of an active street frontage.
15.5 Key sites 15.12 Site 7 – Marsden Street D1 Development shall be designed to address Railway, Mark, James, Marsden, Davey and Raphael Streets. D4 Development along Raphael Streets shall dedicate to Council sufficient land of a minimum width of 2.5m to provide a pedestrian footpath and widened carriageway on the west side of the street. D5 New buildings are to be setback a minimum of 4m from all open space uses and the new boundaries of Davey Street and Raphael Street created after the dedication described in control D2 and D3 above. D6 New buildings to the north of the central open spaces shall be designed to minimise the loss of solar access to the open spaces. D7 Outdoor dining and active uses shall be encouraged facing onto the proposed park on the corner of Railway and Mark Streets, to provide casual surveillance of the park and improve safety. D8 Development adjacent to the existing and proposed public open spaces shall be designed to provide overlooking and casual surveillance of the park spaces to improve safety.	<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"/>	The development has been designed to address the site's Railway Street and Raphael Street frontages. The dedication of the 2.5m wide strip of land for road widening along Raphael Street has been facilitated by the executed VPA. The development maintains a minimum 6m rear setback to the adjoining open space, in accordance with the site specific provisions of the ADCP 2010. The minimum 4m building setback to Raphael Street is taken from the boundary post-dedication of the road widening land. The development has been designed to minimise the loss of solar access to the open space to the south. The ground floor commercial tenancies along the Railway Street frontage provides the opportunity for casual surveillance. The development has been designed to facilitate outdoor dining opportunities for those ground floor commercial tenancies with an interface with the existing Friends Park and proposed open space to be dedicated through the VPA.

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Site 7a – 4-12 Railway Street, Lidcombe				
D9. The maximum height of the building in the south-western corner of the site is not to exceed 3 Storeys.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building in the south-western corner of the site, i.e. Building D maintains 2 storeys in height and a maximum building height of 8.2m.
D10. Building setbacks, build to lines, and street wall heights				
A. Setbacks and Built-to Lines Minimum setbacks and built-to lines must be provided as follows: i. Zero setbacks/build-to lines to Railway Street. ii. A 0m setback, for the full wall height, is to be provided for the building/s located on the western boundary of the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A zero building setback is provided to Railway Street and a 0m setback for the full wall height is provided for Building A, along the western boundary of the site.
B. Street Wall Height i. A maximum two storey street wall height is to be maintained along Railway Street and Raphael Street with upper level setbacks.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A street wall height of two storeys is applied along Railway Street, with a 2m setback for the upper levels.
C. Upper Level Setbacks i. The building above the street wall is to provide a minimum 2m setback along Railway Street. ii. The third storey of the building in the south-western corner of the site is to have a minimum 4m setback from the southern edge of the building below. iii. The residential component along Railway Street, Raphael Street, southern and western boundaries must comply with the building separation recommendations in the NSW Government - Planning & Environment's Apartment Design Guidelines (ADG).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See above comment.
D11. Buildings are to be designed to minimise the loss of solar access to Friend Park.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The buildings have been designed to minimise the loss of solar access to Friends Park. Friends Park receives direct sunlight to a minimum 50% of its area at the following times:
				12pm – 64% Friends Park 1pm – 80% Friends Park 2pm – 60% Friends Park
				At 11am and 3pm, 26% and 36% of Friends Park (respectively) receives direct sunlight. This is considered acceptable.
D12. To utilise roof space for developing roof gardens (green roof) for those building/s on the southern portion of the Site. Where possible incorporate exterior green walls into the building/s for those walls facing the Park.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Green roofs for Buildings C and D have not been provided. The development provides compliant open space.
D13. The land within the rear setback (ie the land between the building and the Park) is to include landscaping and deep soil planting. This landscaped rear setback is to have a minimum width of 6m measured from the rear property boundary. The rear setback area is to be landscaped using native species of trees (minimum pot size 200L) and/or large shrubs (minimum 2m height when mature) which are robust and drought tolerant.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The 6m rear building setback to the open space comprises deep soil and landscaping.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Variations in materials and neutral colours have been used for the building walls facing the open space.

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D14. To use variation in appropriate materials and neutral/subdued colours for those building walls facing the Park.				
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Requirement	Yes	No	N/A	Comments
PARKING AND LOADING				
2.0 Off-street parking requirements				
D1 All new development shall provide off-street parking in accordance with the parking requirement tables of the respective developments in this Part.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Basement car parking is provided across four levels of basement.
3.1 Bicycle parking				
<p>D1 Bicycle racks in safe and convenient locations are provided throughout all developments with a total gross floor area exceeding 1000m² and shall be designed in accordance with AS2890.3 – Bicycle Parking Facilities (see Figure 1 and 2).</p> <p>Local Centres – mixed use development 1 bicycle storage area for every 5 residential units as part of mixed use development</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>301/5 = 61 bicycle parking spaces are required</p> <p>Provision is made for 61 bicycle parking spaces.</p>
3.2 Access driveway and circulation roadway design				
<p>D1 Circulation roadways are designed to:</p> <ul style="list-style-type: none"> <input type="checkbox"/> enable vehicles to enter the parking space in a single turning movement; <input type="checkbox"/> enable vehicles to leave the parking space in no more than two turning movements; <input type="checkbox"/> comply with AS 2890 – Parking Facilities (all parts); <input type="checkbox"/> comply with AS 1428.1 – Design for Access and Mobility; and <input type="checkbox"/> comply with Council's road design specifications and quality assurance requirements. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Council's Development Engineer has reviewed the proposed driveway layout and basement layout and raised no objections.
D2 Internal circulation roadways shall be adequate for the largest vehicle anticipated to use the site, and in this regard, vehicle manoeuvring shall be designed and justified using 'Auto Turn' or the like.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D5 Access driveway shall have a minimum width of 3.0m unless elsewhere specified.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D6 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"/>	
3.3 Sight distance and pedestrian safety				
<p>D1 Access driveways and circulation roadways shall be designed to comply with sight distance requirements specified in AS 2890 – Parking Facilities.</p> <p>D2 Obstruction/fences shall be eliminated to provide adequate sight distance.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Council's Development Engineer has reviewed the proposed driveway layout and position and raised no objections.

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<p>3.4 General parking design</p> <p>D1 Visual dominance of car parking areas and access driveways shall be reduced.</p> <p>D2 All basement/underground car parks shall be designed to enter and leave the site in a forward direction.</p> <p>D3 Car parking modules and access paths shall be designed to comply with AS 2890 – Parking Facilities (all parts). Note 1: Disabled parking shall comply with AS 2890 – Parking Facilities requirements. Parking bay envelope width shall be maintained for the length of the parking bay. Note 2: Visitor parking dimensions shall be a minimum 2.6m x 5.4m.</p> <p>D4 All pedestrian paths and ramps shall: <input type="checkbox"/> Have a minimum width of 1000mm; <input type="checkbox"/> Have a non-slip finish; <input type="checkbox"/> Not be steep (ramp grades between 1:20 and 1:14 are preferred); <input type="checkbox"/> Comply with AS 1428.1 – Design for Access and Mobility; and <input type="checkbox"/> Comply with AS 1428.2 – Standards for blind people or people with vision impairment.</p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>The car park is contained wholly underground.</p> <p>The basement car park has been designed for vehicles to enter and leave the site in a forward direction.</p> <p>Council's Development Engineer has reviewed the car park layout and raised on issues.</p> <p>Council's Development Engineer has reviewed the plans and raised on issues with respect to pedestrian paths and ramps, subject to conditions.</p>
<p>4.0 Residential development 4.1.1. Driveway entrances</p> <p>D1 Driveways shall be located and designed to avoid the following: <input type="checkbox"/> being located opposite other existing access driveways with significant vehicle usage; <input type="checkbox"/> restricted sight distances; <input type="checkbox"/> on-street queuing; and <input type="checkbox"/> being located within 6m from a tangent point.</p> <p>D2 Driveways servicing car parking shall comply with AS 2890 – Parking Facilities or similar designs for car turning paths unless otherwise advised by Council's Works and Services Department.</p> <p>D4 The maximum gradient for a driveway shall be 20% (with appropriate transitions). However, in extreme circumstances, gradients up to 25% (with appropriate transitions) shall be considered.</p> <p>D6 Circulation roadways and ramps servicing car parking areas shall comply with AS 2890 – Parking Facilities unless otherwise advised by Council's Works and Services department.</p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>Council's Development Engineer has reviewed the proposed driveway layout and position and raised no objections, subject to conditions of consent.</p>

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<p>4.4.2 Design of parking spaces</p> <p>D1 All residential flat buildings shall have underground car parking and be fitted with a security door. Basement garage doors shall not tilt/swing or open in an outward direction.</p> <p>D2 Underground car parking shall be naturally ventilated where possible and shall be less than 1m above existing ground level.</p> <p>D3 Basement areas shall be used for storage and car parking only.</p>	<div><input checked="" type="checkbox"/></div> <div><input checked="" type="checkbox"/></div> <div><input checked="" type="checkbox"/></div>	<div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div>	<div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div>	<p>Basement entry points have a security door.</p> <p>Ventilation is provided to the basement. The basement does not protrude more than 1m above existing ground level.</p> <p>The basement is only used for car parking and storage and services.</p>																																							
<p>5.1.5 Number of car parking spaces</p> <p>D1 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 below:</p> <p>Table 6A – Summary of car parking requirements for Local Centres</p> <table><tr><th>Component of Building</th><th>Minimum Car parking spaces required</th><th>Maximum car parking spaces required</th></tr><tr><td colspan="3">No. of Bedrooms</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">Visitor car parking area</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">Commercial/retail area</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></table> <p>Note: 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	No. of Bedrooms			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	Visitor car parking area			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	Commercial/retail area			Square metre of net leasable Commercial/retail area	1 parking space per 60 square metres	4 car parking spaces per 40 square metres	<div><input checked="" type="checkbox"/></div>	<div><input type="checkbox"/></div>	<div><input type="checkbox"/></div>	<p>The development provides car parking spaces in accordance with the ADG requirements.</p>
Component of Building	Minimum Car parking spaces required	Maximum car parking spaces required																																									
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Requirement	Yes	No	N/A	Comments
ACCESS AND MOBILITY				
2.0 Design guidelines for access 2.1 New/proposed development D1 The following key standards shall apply when designing for access and mobility: <ul style="list-style-type: none"> • AS 1428.1 – Design for Access and Mobility: General Requirements for Access – New Building Work. <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"> • AS 1428.2 – Design for Access and Mobility: Enhanced and Additional requirements <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"> • AS 1428.3 – Design for Access and Mobility Requirements for Children and Adolescents with Physical Disabilities. <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"> • AS 1428.4 – Design for Access and Mobility: Tactile Ground Surface Indicators for the Orientation of People with Vision Impairment. <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"> • Building Code of Australia. • AS 2890 – Parking facilities. <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"/>	<p>The development has been accompanied by an Access Report which demonstrates compliance with the AS and the provision of adaptable housing.</p>

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Requirement	Yes	No	N/A	Comments
STORMWATER DRAINAGE				
2.2 Overland flow paths D1 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Development Engineer has recommended conditions of consent to ensure compliance of the stormwater design with the provisions of the ADCP 2010.
2.3 Flow or runoff across property boundaries D1 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. D2 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.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	Development Engineer has recommended conditions of consent to ensure compliance of the stormwater design with the provisions of the ADCP 2010.
6.1 Flood risk management general requirements D1 Compliance with the controls applicable to the proposed land use category and FRPs within which the site is located, as specified in Table 5: <input type="checkbox"/> Haslams Creek floodplain; <input type="checkbox"/> Duck river floodplain (to be reviewed upon preparation of a FRMP for this Floodplain); and <input type="checkbox"/> Cooks river floodplain. D3 Development proposals shall provide appropriate documentation including a report from a qualified engineer to demonstrate the raised structure will not be at risk of failure from the forces of floodwaters and the provision of details such as landscaping and architectural enhancements which ensure that the resultant structure will not result in significant adverse impacts upon the amenity and character of an area. D4 The proposal shall not have a significant detrimental impact on: <input type="checkbox"/> water quality; <input type="checkbox"/> native bushland vegetation; <input type="checkbox"/> riparian vegetation; <input type="checkbox"/> estuaries, wetlands, lakes or other water bodies; <input type="checkbox"/> aquatic and terrestrial ecosystems; <input type="checkbox"/> indigenous flora and fauna; or <input type="checkbox"/> fluvial geomorphology.	<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"/>	The proposed stormwater design has been reviewed by Council's Development Engineer and conditions of consent have been recommended to ensure compliance of the stormwater design with the provisions of the ADCP 2010. See above comment. See above comment.

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6.2 Fencing D1 Fencing within a high FRP shall not be permissible except for security/permeable/safety fences of a type approved by Council.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No fencing proposed.
7.1 Rainwater tanks D1 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 ²) and 10,000 litres (for site area greater than 1500m ²) or that amount required by BASIX for residential development. D2 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. D3 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A condition of consent has been recommended requiring compliance with the BASIX Certificate.
8.1 Erosion and sediment control plans (ESCPs) D1 The ESCP shall be in accordance with the standards outlined in Managing Urban Stormwater: Soils and Construction by the NSW Department of Housing. 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. All erosion and sedimentation controls shall be in place prior to the commencement of works.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A condition of consent has been recommended to address erosion and sediment control management prior to the commencement of works and for the duration of the demolition and construction works.

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Requirement	Yes	No	N/A	Comments
WASTE				
2.0 Demolition and construction				
D1 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"/>	A condition of consent has been recommended to address waste management during the demolition and construction phases of the development.
3.3 Residential flat buildings				
D2 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"/>	A condition of consent has been recommended for waste management requiring the provision of a hot and cold hose cock within the Bin Room.
D7 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"/>	Waste collection to be in accordance with the endorsed Waste Management Plan.
D9 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
TREE PRESERVATION				
3.0 Development controls 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: <ul style="list-style-type: none"> the tree was dead; causing or potentially causing structural damage and supporting documentation is provided such as structural engineer's report; 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; being diseased or has structural defects and remedial pruning (see AS 4373/2007) will improve the health of the tree; or 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. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Standard conditions of consent relating to tree protection have been recommended.