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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 1,214sqm and a street frontage of 20.22m at its Church Street frontage. 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"/>	The adjoining site to the north-east at 2-4 Station Road, Auburn maintains a width of 24m and an area in the order of 1,260sqm and is capable of being developed independently.
2.2 Site coverage				
D1 The built upon area shall not exceed 50% of the total site area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A – the building is mixed use.
D2 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"/>	Non-built upon areas are landscaped.
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 a zero setback to Station Road, consistent with the Local Centres part provisions for the site.
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"/>	The site does not have a frontage to a lane.
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"/>	N/A
D5 All building facades shall be articulated by bay windows, verandahs, balconies and/or blade walls. Such articulation elements may be forward of the required building line up to 1m.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development provides articulation through the placement of windows and balconies and variations in materials and colours.
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"/>	The development maintains between 0m and 9m side setbacks.
D2 Eaves may extend a distance of 700mm from the wall.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The building does not incorporate eaves.

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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 type="checkbox"/>	<input checked="" type="checkbox"/>	Due to the corner lot configuration of the site, there is no distinguishable rear setback, rather the site maintains two side setbacks to the site's fronting Rawson Street and Station Road.
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"/>	Compliant building depths are provided in accordance with the ADG.
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"/>	Minimum floor to ceiling height of 2.7m applied to all levels of the development. N/A – no mezzanine proposed.
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"/>	The head heights of the windows are proportionate having regard to the floor to ceiling height. A minimum head height of 2.4m is achieved for proposed windows.

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<p>2.8 Heritage</p> <p>D1 All development adjacent to and/or adjoining a heritage item shall be:</p> <p><input type="checkbox"/> responsive in terms of the curtilage and design;</p> <p><input type="checkbox"/> accompanied by a Heritage Impact Statement; and</p> <p><input type="checkbox"/> respectful of the building's heritage significance in terms of the form, massing, roof shapes, pitch, height and setbacks.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The site is identified as a heritage item of local significance pursuant to the provisions of Schedule 5 (Environmental heritage) of the ALEP 2010. The subject site is identified as I16 – “Keighery Hotel”.</p> <p>The development application has been accompanied by a Statement of Heritage Impact (SoHI) prepared by GBA Heritage to determine the suitability of the design and the heritage impact of the proposal, in accordance with Clause (5) of the ALEP 2010.</p> <p>The SoHI relevantly concludes that:</p> <p><i>In the context of the precinct and with the ensured restoration of the heritage item, the proposal is supported by GBA Heritage as having an acceptable heritage impact.</i></p> <p><i>We recommend the following:</i></p> <ul style="list-style-type: none"> <i>The curtilage of the Keighery Hotel's heritage listing should be reduced to exclude the rear car park.</i> <i>A photographic archival recording should be undertaken before, during and after construction works.</i> <p>As part of the assessment of the development application, Council engaged an independent heritage consultant to undertake a peer review of the SoHI.</p> <p>The heritage consultant has endorsed the SoHI by GBA Heritage, the concept designs prepared by Integrated Design Group and support the conclusions made by Urbis in the Historical Archaeological Impact Assessment and Heritage Setting – View Analysis reports for the listed heritage property - The Keighery Hotel at 51 Rawson Street, Auburn.</p> <p>Refer to the table at the External Referrals section of this Report for a detailed discussion.</p> <p>Having regard to the provisions of Clause 5.10(4), Council has considered the effect of the proposed development on the heritage significance of the Keighery Hotel and the development is considered to satisfy the objectives of Clause 5.10.</p>
<p>2.9.1 Materials</p> <p>D1 All developments shall be constructed from durable, high quality materials.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The development utilises a range of durable, high quality materials.</p>

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<p>2.9.2 Building articulation</p> <p>D1 Windows and doors in all facades shall be provided in a balanced manner and respond to the orientation and internal uses.</p> <p>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.</p> <p>D3 Elevations shall provide for variation and depth rather than relying on front façade treatment only. Varied massing projections and recesses shall be used to create a sense of articulation and depth.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The windows and doors on all facades are provided in a balanced manner and respond to the orientation of internal uses.</p> <p>The entrance to the building is acceptable.</p> <p>The building design utilises wall projections and recessions to create a sense of articulation and depth.</p>
<p>2.9.3 Roof form</p> <p>D1 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>The development provides acceptable roof forms.</p>
<p>2.9.4 Balustrades and balconies</p> <p>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.</p> <p>D2 Opaque glazing and/or masonry for balustrading and balconies is encouraged.</p> <p>D3 Clear glazing for balustrading and balconies is prohibited.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Noted.</p> <p>Noted.</p> <p>See above.</p>
<p>2.10 Dwelling size</p> <p>D1 The size of the dwelling shall determine the maximum number of bedrooms permitted.</p> <p>Studio 50m² 1 bedroom (cross through) 50m² 1 bedroom (maisonette) 62m² 1 bedroom (single aspect) 63m² 2 bedrooms (corner) 80m² 2 bedrooms (cross through or over) 90m² 3 bedrooms 115m² 4 bedrooms 130m²</p> <p>D2 At least one living area shall be spacious and connect to private outdoor areas.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All units achieve the minimum size requirements of the ADG.</p> <p>Each unit maintains a living area which connects to a balcony.</p>

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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, retail 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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<p>3.2 Landscaping</p> <p>D1 If an area is to be paved, consideration shall be given to selecting materials that will reduce glare and minimise surface run-off.</p> <p>D2 All landscaped podium areas shall maintain a minimum soil planting depth of 600mm for tree provision and 300mm for turf provision.</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>Paving selection as per Landscape Plan is considered acceptable.</p> <p>Noted, ground level communal open space area designed accordingly.</p>
<p>3.3 Deep soil zone</p> <p>D1 A minimum of 30% of the site area shall be a deep soil zone.</p> <p>D2 The majority of the deep soil zone shall be provided as a consolidated area at the rear of the building.</p> <p>D3 Deep soil zones shall have minimum dimensions of 5m.</p> <p>D4 Deep soil zones shall not include any impervious (hard) surfaces such as paving or concrete.</p>	<p><input type="checkbox"/></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 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>A deep soil provision (with minimum dimension of 3m) of 27.47m² is provided in the western-most corner of the site, where there is an existing tree to be retained. This area of deep soil equates to 1.3% of the site area.</p> <p>Considering the retention of the existing Keighery Hotel building on the site and the requirement for a basement carpark for the development, the minimal deep soil provision across the site is considered acceptable on merit.</p> <p>The development has included the provision of landscape areas to the roof terrace which allow for the planting of medium sized trees in more substantial planter boxes, and a green roof over the refurbished outdoor gaming room.</p> <p>N/A</p> <p>Deep soil zones maintain minimum 3m dimensions.</p> <p>Noted, factored into calculation.</p>
<p>3.4 Landscape setting</p> <p>D2 Existing significant trees shall be retained within the development.</p> <p>D3 The minimum soil depth for terraces where tree planting is proposed is 800mm.</p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>N/A</p> <p>Noted.</p>

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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.
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

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4.2 Basements				
D1 Where possible, basement walls shall be located directly under building walls.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The basement is located beneath the proposed building.
D2 A dilapidation report shall be prepared for all development that is adjacent to sites which build to the boundary.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Standard condition of consent recommended.
D3 Basement walls not located on the side boundary shall have minimum setback of 1.2m from the side boundary to allow planting.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Basement walls extend out to the side boundaries.
D4 Basement walls visible above ground level shall be appropriately finished (such as face brickwork and/or render) and appear as part of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No basement walls above ground level.
5.1 Privacy				
D1 Buildings shall be designed to form large external courtyards with a minimum distance of 10 to 12m between opposite windows of habitable rooms.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development is considered to maintain adequate setbacks, so as not to compromise visual privacy of adjoining developments.
D3 Site layout and building design shall ensure that windows do not provide direct and close views into windows, balconies or private open spaces of adjoining dwellings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	As above.
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	As above.
5.2 Noise				
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A condition of consent has been recommended to ensure compliance with the recommendations of the Acoustic Report submitted with the application.

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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 street.
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 Rawson Street and Station Road.

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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, see justification in body of the Report.</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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Condition of consent recommended to ensure compliance with AS.	
D2 Rainwater tanks shall be constructed, treated or finished in a non-reflective material which blends in with the overall tones and colours of the building and the surrounding developments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
D3 The suitability of rainwater tanks erected within the side setback areas of development will be assessed on an individual case by case basis.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
D4 Rainwater tanks shall not be located within the front setback.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
D5 The overflow from the domestic rain water tank shall discharge to the site stormwater disposal system. For additional details refer to the Stormwater Drainage Part of this DCP.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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 type="checkbox"/>	<input type="checkbox"/>		
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	
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 checked="" type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Each dwelling is provided with a minimum storage area of 8sqm.	
D2 Storage space shall not impinge on the minimum area to be provided for parking spaces.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Noted. A condition of consent has been recommended to ensure Australia Post requirements are met. N/A
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 checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	A condition of consent has been recommended requiring the amalgamation of the two lots prior to the issue of the OC. The development does impact development potential of adjoining land.
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 type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	No subdivision is proposed. N/A
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. 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. 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. 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. D5 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"/>	The development has been considered by the Cumberland Design Excellence Panel who have supported the development, subject to the inclusion of a condition of consent. Refer to the body of the Report for a detailed discussion.
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. 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. 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. 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"/>	<p>The building proposes a mix of materials and colours which contribute positively to the character of the building within the Town Centre setting.</p> <p>The materials and colours utilised have regard to the heritage buildings adjoining the site, as discussed in the HIS.</p> <p>The ground floor retail tenancy with a frontage to Station Road incorporates windows and glazing.</p> <p>The materials used maintain a visible light reflectivity of less than 20%.</p>

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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"/>	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.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<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 type="checkbox"/>	<input type="checkbox"/>	The proposed balconies are considered adequate, there are balconies fronting Station Road to provide passive surveillance opportunities.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<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> <p>D2 The potential for overlooking of playing areas of schools shall be minimised by siting, orientation or screening.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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3.0 Streetscape and urban form D1 Applicants shall demonstrate how new 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. D3 Development shall provide direct access between the footpath and the shop. D4 Development shall avoid the excessive use of security bars. D5 Block-out roller shutters are not permitted. D6 Signage shall be minimised and coordinated to contribute to a more harmonious and pleasant character for the locality.	<input checked="" type="checkbox"/> 	<input type="checkbox"/> 	<input type="checkbox"/> 	<p>The Applicant has adequately addressed how the development addresses the streetscape and surrounding built environment.</p> <p>The propose retail tenancy, whilst part of the new building, is compatible with the existing Keighery Hotel façade along Station Road.</p> <p>A footpath is provided along Station Road to access the retail tenancy.</p> <p>None proposed.</p> <p>None proposed.</p> <p>No signage proposed as part of this application.</p>
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"/>	<p>See discussion below.</p>
4.0 Mixed use developments 4.1 Building design D1 The architecture of ground level uses shall reflect the commercial/retail function of the centre. D2 Buildings shall achieve a quality living environment that sympathetically integrates into the character of the commercial precinct. D3 Commercial and retail servicing, loading and parking facilities shall be separated from residential access and servicing and parking. D4 The design of buildings on corner sites or at the ends of a business/commercial zone shall emphasise the corner as a focal point.	<input checked="" type="checkbox"/> 	<input type="checkbox"/> 	<input type="checkbox"/> 	<p>A ground floor commercial tenancy is proposed.</p> <p>The development is sympathetic to and integrates with the character of the area.</p> <p>A separate loading bay has been provided on the site at ground level.</p> <p>N/A</p>
4.2 Active street frontages D1 Retail outlets and restaurants are located at the street frontage on the ground level. 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"/> 	<p>A retail tenancy is proposed at ground level with a frontage to Station Street.</p> <p>The retail and residential building entrances are separated, as are the entrances to the Keighery Hotel.</p> <p>N/A- no grills proposed.</p>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The residential units achieve adequate amenity having regard to the solar access and ventilation provisions of the ADG and the acoustic advice received.</p>

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5.0 Privacy and security				
D1 Views onto adjoining private open space shall be obscured by:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The building has been designed to achieve adequate passive surveillance of the Rawson Street and Station Road frontages, with the placement of balconies and the ground floor commercial tenancy.</p> <p>Where necessary, screening has been provided to balconies to protect the visual privacy of adjoining developments.</p> <p>The landscaping proposed does not obscure sight lines.</p> <p>Entrances to the buildings are identifiable.</p>
v Screening with a maximum area of 25% openings is permanently fixed and made of durable materials; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D3 Shared pedestrian entries to buildings shall be lockable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D4 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"/>	
D5 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"/>	
D6 Landscaping and site features shall not block sight lines and are to be minimised.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D8 Adequate lighting shall be provided to minimise shadows and concealment spaces.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D9 All entrances and exits shall be made clearly visible.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D10 Buildings shall be arranged to overlook public areas and streets to maximise surveillance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D11 Development shall be consistent with Council's Policy on Crime Prevention Through Environmental Design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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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.	<input checked="" 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 tenancy will be subject to separate approval for fitout and use.</p>
D2 Lighting systems shall incorporate specific display lighting to reinforce merchandise and provide a contrast against the street lighting generally.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D3 Surface mounted fluorescent fixtures shall not be considered in any part of the retail areas of the premises.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D5 Lighting shall not interfere with the amenity of residents or affect the safety of motorists.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D6 Excessive lighting shall not be permitted. Light spill onto the street into the public domain shall be minimised.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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<p>8.6 Solar amenity</p> <p>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:</p> <ul style="list-style-type: none"> ✓ public places or open space; ✓ 50% of private open space areas; ✓ 40% of school playground areas; or ✓ windows of adjoining residences. <p>D2 Lighter colours in building materials and exterior treatments shall be used on the western facades of buildings.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Shadow diagrams have been submitted with the development application which identify the existing overshadowing and overshadowing of the Auburn Memorial Park; generated by the proposed development.</p> <p>The shadow diagrams demonstrate that at 9am the development will increase the existing overshadowing to the eastern portion of the Auburn Memorial Park, towards the train line. This increase is considered minor give that the western portion of the park, which is currently not shadowed, maintains solar access. At 12pm the development results in a small portion of the north-eastern corner of the park being overshadowed. and at 4pm, the development does not result in any overshadowing of the park.</p> <p>Section 8.6 (Solar amenity) of the Local Centres part of the Auburn Development Control Plan 2010 requires that development proposals will not reduce sunlight to less than 3 hours between 9.00 am and 3.00 pm on 21 June for public open space. Between the hours of 12pm to 4pm, the existing solar access to the park is maintained, with the exception of minor overshadowing to a small portion of the north-eastern corner of the park which is overshadowed at 12pm.</p> <p>Having regard to the shadow diagrams and the overshadowing requirements at Section 8.6 (Solar amenity) of the Local Centres part of the Auburn Development Control Plan 2010, the development is considered to have a satisfactory overshadowing impact on the Auburn Memorial Park. Lighter colours have been utilised.</p>
<p>14.0 Auburn Town Centre</p> <p>14.2 Setbacks</p> <p>D1 Setbacks within the town centre shall be consistent with Figure 2.</p> <p>Build to boundary along Rawson Street and Station Road frontages.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The development is built to the boundary at the site's Station Road frontage. The existing Keighery Hotel maintains its zero setback to Rawson Street and Station Road.</p>
<p>14.3 Active frontages</p> <p>D1 As a minimum, buildings shall provide active street frontages consistent with Figure 3.</p> <p>Active frontages along Rawson Street and Station Road frontages.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A ground floor commercial tenancy is proposed fronting Station Road to contribute to the activation of the street frontage.</p>

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<p>14.4 Laneways</p> <p>D1 Redevelopment within the Auburn Town Centre shall make provision for the creation of new laneways as shown in Figure 4.</p> <p>Proposed laneway traverses the lot boundary</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The ADCP 2010 identifies the requirement for a laneway to traverse the subject site.</p> <p>There is an existing portion of public laneway off Northumberland Road (to the south-west of the subject site) which provides rear access to 63, 65, 67, 69, 71 and 73 Rawson Street.</p> <p>There are existing private ROW arrangements in place for the 53-55, 57-59 and 61 Rawson Street properties.</p> <p>The continuation of the existing public laneway through the 53-55, 57-59 and 61 Rawson Street properties (and the subject site), would serve to dissect these sites, impacting the future orderly development of these sites.</p> <p>Access for servicing of the properties to the west, i.e. 63, 65, 67, 69, 71 and 73 Rawson Street, 53-55, 57-59 and 61 Rawson Street can be achieved without the requirement for a laneway through the subject site.</p> <p>It is also acknowledged that the CDEP raised concerns in relation to the function and safety of the proposed public laneway design which formed part of the pre-lodgement rendition of the development.</p> <p>Based on discussions with Council's Strategic Planning and Engineering teams it has been resolved that the proposed laneway identified in Figure 4 of Section 14.4 (Laneways) of the Local Centres part of the ADCP 2010 is not required and no objection is raised by Council to a variation of this control as part of the proposed development.</p>
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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>96/5 = 19.2 or 20 bicycle parking spaces are required</p> <p>Provision is made for 20 bicycle parking spaces within the 4 levels of basement car parking.</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				
D1 Access driveways and circulation roadways shall be designed to comply with sight distance requirements specified in AS 2890 – Parking Facilities.	<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.
D2 Obstruction/fences shall be eliminated to provide adequate sight distance.				

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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>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 no issues.</p> <p>Council's Development Engineer has reviewed the plans and raised no 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>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>5.1.4 Number of car parking spaces</p> <p>D1 Car parking for commercial development shall comply with the requirements in Table 6:</p> <table><tr><th>Land use</th><th>Parking requirements</th></tr><tr><td>Hotel or motel accommodation</td><td>1 space for each unit + 1 space per 2 employees if a restaurant is included, then add the greater of 15 spaces per 100m² GFA of the restaurant/function room, or 1 space per 3 seats</td></tr><tr><td>Pubs</td><td>1 space per 3.5m² of licensed floor area (includes bar, lounge, garden area and gaming rooms)</td></tr></table>	Land use	Parking requirements	Hotel or motel accommodation	1 space for each unit + 1 space per 2 employees if a restaurant is included, then add the greater of 15 spaces per 100m ² GFA of the restaurant/function room, or 1 space per 3 seats	Pubs	1 space per 3.5m ² of licensed floor area (includes bar, lounge, garden area and gaming rooms)	<div><input type="checkbox"/></div>	<div><input type="checkbox"/></div>	<div><input checked="" type="checkbox"/></div>	<p>A total of 32 car parking spaces have been provided for the Keighery Hotel, consistent with the existing car parking numbers. These spaces have been supported by Council's Development Engineer.</p>
Land use	Parking requirements									
Hotel or motel accommodation	1 space for each unit + 1 space per 2 employees if a restaurant is included, then add the greater of 15 spaces per 100m ² GFA of the restaurant/function room, or 1 space per 3 seats									
Pubs	1 space per 3.5m ² of licensed floor area (includes bar, lounge, garden area and gaming rooms)									

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<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> <table><caption>Table 6A – Summary of car parking requirements for Local Centres</caption><thead><tr><th>Component of Building</th><th>Minimum Car parking spaces required</th><th>Maximum car parking spaces required</th></tr></thead><tbody><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></tbody></table> <p>Note: Resident, visitor and commercial/retail area car parking calculations are to be rounded up separately.</p> <p>D2 The Commercial/retail parking area shall be based on net leasable area excluding walls, toilets, etc.</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><div>✕</div><div></div><div></div></div>	<p>26 x 1 bed 53 x 2 bed 17 x 3 bed</p> <p>Residential required – Min. 1 x 26 = 26 spaces Max. 1 x 26 = 26 spaces</p> <p>Min. 1.2 x 53 = 63.6 spaces Max. 3 x 53 = 159 spaces</p> <p>Min. 1.5 x 17 = 25.5 spaces Max. 4 x 17 = 68 spaces</p> <p>Total Min. = 115.1 = 116 spaces Total Max. – 253 spaces</p> <p>Total residential spaces provided = 88 residential spaces</p> <p>Visitor required – Min. 8 spaces Max. 25 spaces</p> <p>Total visitor spaces provided = 20 spaces</p> <p>Commercial required – Min. 52.48sqm / 60 – 1 space Max. (52.48/40) x 4 = 5.2 = 6 spaces</p> <p>Total commercial spaces provided = 1 space</p> <p>The number of residential and residential visitor spaces provided are consistent with the provisions of the ADG.</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"/>	The development has been accompanied by an Access Report which demonstrates compliance with the AS and the provision of adaptable housing.

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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.