

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
Part 1 - Introduction			
3.0	Notification Requirements		
	Mixed use development and shop top housing. Notification Period = 14 days <ul style="list-style-type: none">- Letters to adjoining owners.- Advertise in local newspaper.- Notice on site.	The subject application was notified for a period of 14 days between 24 September 2019 to 8 October 2019. In response, no submissions were received.	Yes
Part 4 – Residential Flat Buildings			
1.0	Introduction		
	This part applies to residential flat building development.		Noted
2.0	Built Form		
2.1	Site Area		
D1	A residential flat building development shall have a minimum site area of 1000m2 and a street frontage of 20 metres in the B4 Zone or 26 metres in the R4 Zone.	The site area is 1,194.7m², and has a frontage of 44.543 metres to Kerrs Road, a frontage of 45.379 metres to Joseph Street, and a frontage of 19.954 metres to Armstrong Lane.	Yes
D2	Where lots are deep and have narrow street frontages the capacity for maximising residential development is limited. Two or more sites may need to be amalgamated to provide a combined site with sufficient width for good building design.	No changes are proposed to the approved amalgamation of 2, 4, and 6 Kerrs Road, and 46 Joseph Street, Lidcombe.	N/A
2.2	Development Controls		
D1	The built upon area shall not exceed 50% of the total site area.	Not Applicable. Refer to the Built Form Controls under Part 8 of the Auburn DCP 2010.	N/A
D2	The non-built upon area shall be landscaped and consolidated into one communal open space and/or a series of courtyards.		
2.3	Building Envelope		
D1	Council may consider a site specific building envelope for certain sites, including: <ul style="list-style-type: none">• Double frontage sites;• Sites facing parks;• Sites adjoining higher density zones; and• Isolated sites.		Noted
D2	The maximum building footprint dimensions, inclusive of balconies and building articulation but excluding architectural features, is 24m x 45m for sites up to 3,000m2	Not Applicable. Refer to the Built Form Controls under Part 8 of the Auburn DCP 2010.	N/A
D3	The tower component of any building above the podium or street wall height is to have a maximum floor plate of 850m2.	No changes are proposed to the maximum floor plate of the residential component of the development.	N/A
2.4	Setbacks		
2.4.1	Front Setback		
D1	The minimum front setback shall be between 4 to 6m (except for	Not Applicable. Refer to the Setback Controls under Part 8 of the Auburn	N/A

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	residential flat development in the B1 and B2 zones) to provide a buffer zone from the street where residential use occupies the ground level.	DCP 2010.	
D2	Where a site has frontage to a lane, the minimum setback shall be 2m, however, this will vary depending on the width of the lane.	Not Applicable. Refer to the Setback Controls under Part 8 of the Auburn DCP 2010.	N/A
D3	Where a new building is located on a corner, the main frontage shall be determined on the existing streetscape patterns. Where the elevation is determined as the 'secondary' frontage, the setback may be reduced to 3m except where it relates to a primary frontage on that street.	Not Applicable. Refer to the Setback Controls under Part 8 of the Auburn DCP 2010.	N/A
D4	Front setbacks shall ensure that the distance between the front of a new building to the front of the building on the opposite side of the street is a minimum of 10m for buildings up to 3 storeys high. For example, a 2m front setback is required where a 6m wide laneway is a shareway between the front of 2 buildings. Where a footpath is to be incorporated a greater setback shall be required.		
D5	All building facades shall be articulated by bay windows, verandahs, balconies and/or blade walls. Such articulation elements may be forward of the required building line up to 1m.	No changes are proposed which will change the level of articulation of the development.	N/A
D6	In all residential zones, levels above 4 storeys are to be setback for mid-block sites.		N/A
2.4.2	Side Setback		
D1	In all residential zones, buildings shall have a side setback of at least 3 metres.		N/A
D2	Eaves may extend a distance of 700mm from the wall.		N/A
2.4.3	Rear Setback		
D1	Rear setbacks shall be a minimum of 10m from the property boundary.	Not Applicable. Refer to the Setback Controls under Part 8 of the Auburn DCP 2010.	N/A
D2	Where there is a frontage to a street and a rear laneway the setback to the rear laneway shall be a minimum of 2m.		
D3	Where a building is an L or T shape with the windows facing side courtyards the rear setback shall be a minimum of 2m.		
2.4.4	Haslam's Creek Setback		
	Not Applicable.		N/A

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
2.4.5	Setbacks at Olympic Drive, Lidcombe		
	Not Applicable.		N/A
2.5	Building Depth		
D1	The maximum depth of a residential flat building shall be 24m (inclusive of balconies and building articulation but excluding architectural features).	No changes are proposed to the maximum building depth of the development.	N/A
2.6	Floor to Ceiling Heights		
D1	The minimum floor to ceiling height shall be 2.7m. This does not apply to mezzanines.	No changes are proposed to the approved floor to ceiling heights of the development.	N/A
D2	Where there is a mezzanine configuration, the floor to ceiling height may be varied.		N/A
2.7	Head Height of Windows		
D1	The head height of windows and the proportion of windows shall relate to the floor to ceiling heights of the dwelling.	Not Applicable. Refer to Section 4A under the ADG Assessment.	N/A
D2	For storeys with a floor to ceiling height of 2.7m, the minimum head height of windows shall be 2.4m.		
D3	For storeys with a floor to ceiling height of 3m, the minimum head height of windows shall be 2.7m.		
2.8	Heritage		
D1	<p>All development adjacent to and/or adjoining a heritage item shall be:</p> <ul style="list-style-type: none">▪ Responsive in terms of the curtilage and design;▪ Accompanied by a Heritage Impact Statement; and▪ Respectful of the building's heritage significance in terms of the form, massing, roof shapes, pitch, height and setbacks.	<p>The site is not heritage listed, however, is located within the vicinity of 2 heritage items, which are as follows:-</p> <ul style="list-style-type: none">• 35-47 Joseph Street, Lidcombe – <i>Fenton House</i>; and• Wellington Park (corner of James Street and Joseph Street, Lidcombe), <i>Lidcombe War Memorial Statue</i>. <p>The proposed changes are not expected to negatively impact on the surrounding heritage items.</p>	N/A
2.9	Building Design		
2.9.1	Materials		
D1	All developments shall be constructed from durable, high quality materials.	No changes are proposed to the approved material palette of the development.	N/A
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.	No changes are proposed to the approved windows and doors of the facades of the development.	N/A
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	No changes are proposed to the approved residential entries of the development.	N/A

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	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.	No changes are proposed to the approved articulation of the development.	N/A
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.	No changes are proposed to the approved roof form of the development.	N/A
2.9.4	Balustrades and balconies		
D1	Balustrades and balconies shall be designed to maximise views of the street.	No changes are proposed to the approved balustrades and balconies of the development.	N/A
	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.	Previously conditioned.	N/A
D2	Opaque glazing and/or masonry for balustrading and balconies is encouraged.	Previously conditioned.	N/A
D3	Clear glazing for balustrading and balconies is prohibited.		
2.10	Dwelling Size		
D1	<p>The size of the dwelling shall determine the maximum number of bedrooms permitted.</p> <p>Maximum number of bedrooms Minimum dwelling size Studio 50m2 1 bedroom (cross through) 50m2 1 bedroom (maisonette) 62m2 1 bedroom (single aspect) 63m2 2 bedrooms (corner) 80m2 2 bedrooms (cross through or over) 90m2 3 bedrooms 115m2 4 bedrooms 130m2</p>	Not Applicable. Refer to Section 4D under the ADG Assessment.	N/A
D2	At least one living area shall be spacious and connect to private outdoor areas.	No changes are proposed to the approved living areas of the development.	N/A
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.	No changes are proposed to the approved unit mix of the development.	N/A
D2	The appropriate apartment mix for		

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	a location shall be refined by: <ul style="list-style-type: none"> Considering population trends in the future as well as present market demands; and Noting the apartment's location in relation to public transport, public facilities, employment areas, schools and universities and retail centres. 		
D3	A mix of one (1) and three (3) bedroom apartments shall be located on the ground level where accessibility is more easily achieved for disabled, elderly people or families with children.		
D4	The possibility of flexible apartment configurations, which support future change to optimise the building layout and to provide northern sunlight access for all apartments, shall be considered.	No changes are proposed to the approved units of the development.	N/A
D5	Robust building configurations which utilise multiple entries and circulation cores shall be provided especially in larger buildings over 15m long.	No changes are proposed to the approved number of circulation cores of the development.	N/A
D6	Apartment layouts which accommodate the changing use of rooms shall be provided.	No changes are proposed to the approved units of the development.	N/A
D7	Structural systems that support a degree of future change in building use or configuration shall be used.	No changes are proposed to the approved units of the development.	N/A
3.0	Open Space and Landscaping		
3.1	Development Application Requirements		
	A landscape plan shall be submitted with all development applications for residential flat buildings.	No changes are proposed to the approved landscape design of the development.	N/A
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.	No changes are proposed to the approved material palette of the development.	N/A
D2	All landscaped podium areas shall maintain a minimum soil planting depth of 600mm for tree provision and 300mm for turf provision.	Previously conditioned.	N/A
3.3	Deep Soil Zone		
D1	A minimum of 30% of the site area shall be a deep soil zone.	Not Applicable. Refer to Part 3E under the ADG Assessment.	N/A
D2	The majority of the deep soil zone shall be provided as a consolidated area at the rear of the building.		
D3	Deep soil zones shall have		

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	minimum dimensions of 5m.		
D4	Deep soil zones shall not include any impervious (hard) surfaces such as paving or concrete.		
3.4	Landscape Setting		
D1	Development on steeply sloping sites shall be stepped to minimise cut and fill.	No changes are proposed to the approved cut and fill of the development.	Yes
D2	Existing significant trees shall be retained within the development.	No trees are existing on the subject site or within the road reserve.	N/A
D3	The minimum soil depth for terraces where tree planting is proposed is 800mm.	Previously conditioned.	N/A
D4	Applicants shall demonstrate that the development will not impact adversely upon any adjoining public reserve or bushland.		N/A
D5	Residential flat buildings shall address and align with any public open space and/or bushland on their boundary.		N/A
D6	All podium areas and communal open space areas, which are planted, shall be provided with a water efficient irrigation system.	Previously conditioned.	N/A
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.	No changes are proposed to the approved private open space areas of the development.	N/A
D2	Dwellings on the ground floor shall be provided with private open space that has a minimum area of 9m2 and a minimum dimension of 2.5m.	Not Applicable. Refer to Part 4E under the ADG Assessment.	N/A
D3	Dwellings located above ground level shall be provided with a balcony or roof terrace that has a minimum area of 8m2 and a minimum dimension of 2m.		
D4	Balconies may be semi enclosed with louvres and screens.		Noted
D5	Private open space shall have convenient access from the main living area.	No changes are proposed to the approved access arrangements to the private open space areas of the development.	N/A
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.	No changes are proposed to the approved private open space areas of the development.	N/A
D7	Additional small, screened service balconies may be provided for external clothes drying areas and storage.		Noted
D8	Private open space and balconies shall take advantage of mid to long distance views where privacy impacts will not arise.	Refer to Part 3F under the ADG Assessment related to Building Separation.	Yes
3.6	Communal Open Space		
D1	Communal open space shall be useable, and where possible have a northern aspect and contain a reasonable proportion of unbuilt	No changes are proposed to the approved communal open space areas of the development.	N/A

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	upon (landscaped) area and paved recreation area.		
D2	The communal open space area shall have a minimum dimensions of 10m.		Noted
3.7	Protection of Existing Trees		
D1	Building structures or disturbance to existing ground levels shall not be within the drip line of existing significant trees to be retained.	No trees are existing on the subject site or within the road reserve.	N/A
D2	Existing trees are to be retained and integrated into a new landscaping scheme, wherever possible. Suitable replacement trees are to be provided if existing trees cannot be retained. Note: For additional requirements, applicants shall refer to the Tree Preservation Part of this DCP.		
3.8	Biodiversity		
	The planting of indigenous species shall be encouraged.	No changes are proposed to the approved landscape design of the development.	N/A
3.9	Street Trees		
D1	Driveways and services shall be located to preserve existing significant street trees.	No trees are existing on the subject site or within the road reserve.	N/A
D2	Additional street trees shall be planted at an average spacing of 1 per 10 lineal metres of street frontage. Note: Where a site has more than one street frontage, street tree planting shall be applied to all street frontages, excluding frontage to laneways.	Previously conditioned.	N/A
4.0	Access and Car Parking		
4.1	Access and Car Parking Requirements		
	Applicants shall consult the Parking and Loading Part of this DCP.		Noted
4.2	Basements		
D1	Where possible, basement walls shall be located directly under building walls.	No changes are proposed to the approved location of the basement walls of the development.	N/A
D2	A dilapidation report shall be prepared for all development that is adjacent to sites which build to the boundary.	Previously conditioned.	N/A
D3	Basement walls not located on the side boundary shall have minimum setback of 1.2m from the side boundary to allow planting.	No changes are proposed to the approved location of the basement walls of the development.	N/A
D4	Basement walls visible above ground level shall be appropriately finished (such as face brickwork and/or render) and appear as part of the building.		

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
5.0	Privacy and Security		
5.1	Privacy		
D1	Buildings shall be designed to form large external courtyards with a minimum distance of 10 to 12m between opposite windows of habitable rooms.	Not Applicable. Refer to Part 3F under the ADG Assessment related to Building Separation.	N/A
D2	Windows to living rooms and main bedrooms shall be oriented to the street and to the rear, or to the side when buildings form an 'L' or 'T' shape. Where it is impracticable to locate windows other than facing an adjoining building, the windows should be off-set to avoid a direct view of windows in adjacent buildings.	Refer to Part 3F under the ADG Assessment related to Building Separation.	N/A
D3	Site layout and building design shall ensure that windows do not provide direct and close views into windows, balconies or private open spaces of adjoining dwellings.		
D4	Views onto adjoining private open space shall be obscured by: <ul style="list-style-type: none">▪ Screening that has a maximum area of 25% openings, shall be permanently fixed and made of durable materials; or▪ Existing dense vegetation or new planting.		
5.2	Noise		
D1	For acoustic privacy, buildings shall: <ul style="list-style-type: none">▪ Be designed to locate noise sensitive rooms and private open space away from the noise source or by use of solid barriers where dwellings are close to high noise sources;▪ Minimise transmission of sound through the building structure and in particular protect sleeping areas from noise intrusion; and▪ All shared floors and walls between dwellings to be constructed in accordance with noise transmission and insulation requirements of the BCA. <p>Note: For development within or adjacent to a rail corridor, or major road corridor with an annual average daily traffic volume of more than 40,000 vehicles, applicants must consult <i>State</i></p>	Refer to Part 4H under the ADG Assessment related to Acoustic Privacy.	N/A

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	<i>Environmental Planning Policy (Infrastructure) 2007 and the NSW Department of Planning's Development Near Rail Corridors and Busy Roads – Interim Guidelines, 2008.</i>		
5.3	Security		
D1	Shared pedestrian entries to buildings shall be lockable.	Previously conditioned.	N/A
D2	Ensure lighting is provided to all pedestrian paths, shared areas, parking areas and building entries.	Previously conditioned.	N/A
D3	High walls which obstruct surveillance are not permitted.	No high walls are proposed which obstruct surveillance.	Yes
D4	The front door of a residential flat building shall be visible from the street.	Not Applicable.	N/A
D5	Buildings adjacent to public streets or public spaces should be designed so residents can observe the area and carry out visual surveillance. At least one window of a habitable room should face the street or public space.	The proposed changes continue to allow residents to observe public spaces.	Yes
D6	A council approved street number should be conspicuously displayed at the front of new development or the front fence of such development.	Previously conditioned.	N/A
D7	Fences higher than 900mm shall be of an open semitransparent design.		N/A
D8	Balconies and windows shall be positioned to allow observation of entrances.	No changes are proposed to the approved balconies of the development.	N/A
D9	Proposed planting must not obstruct the building entrance from the street or sightlines between the building and the street frontage.	No changes are proposed to the approved landscape design of the development.	N/A
D10	Blank walls facing a rear laneway should be avoided to discourage graffiti.		N/A
D11	Pedestrian and vehicular entrances must be designed so as to not be obstructed by existing or proposed plantings.	No changes are proposed to the approved landscape design of the development.	N/A
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.	No changes are proposed to the approved communal open space areas of the development.	N/A
D13	Buildings adjacent to streets or public spaces shall be designed to allow casual surveillance over the public area.	The proposed changes continue to allow casual surveillance over public areas.	Yes
D14	Ground floor apartments may have individual entries from the street.		N/A
D15	Residential flat buildings adjoining a park or public open space shall be treated like a front entrance/garden for the length of the park. Refer to Figure 4 - Park frontage in Section 10.0.		N/A

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
5.4	Fences		
	Not Applicable.		N/A
6.0	Solar Amenity and Stormwater Reuse		
6.1	Solar Amenity		
D1	Solar collectors proposed as part of a new development shall have unimpeded solar access between 9:00am to 3:00pm on June 21.	Solar collectors are not proposed to the development.	N/A
	<p>Solar collectors existing on the adjoining properties shall not have their solar access impeded between 9:00am to 3:00pm on June 21.</p> <p>Where adjoining properties do not have any solar collectors, a minimum of 3m² of north facing roof space of the adjoining dwelling shall retain unimpeded solar access between 9:00am to 3:00pm on June 21.</p> <p>Note: Where the proposed development is located on an adjacent northern boundary this may not be possible.</p>	No changes are proposed which would impact on the extent of solar access achieved to adjoining developments.	N/A
D2	Buildings shall be designed to ensure sunlight to at least 50% of the principal area of ground level private open space of adjoining properties for at least 3 hours between 9:00am and 3:00pm on June 21.		
D3	If the principal area of ground level private open space of adjoining properties does not currently receive at least this amount of sunlight, then the new building shall not further reduce solar access.		
D4	New buildings and additions shall be designed to maximise direct sunlight to north-facing living areas and all private open space areas.	No changes are proposed to the approved living and private open space areas of the development.	N/A
D5	North-facing windows to living areas of neighbouring dwellings shall not have sunlight reduced to less than 3 hours between 9:00am and 3:00pm on June 21 over a portion of their surface.	Refer to commentary above regarding solar access to adjoining properties.	N/A
D6	Where the proposed residential flat building is on an adjacent northern boundary or located within an area undergoing transition, compliance with D1, D2, D3 and D4 development controls may not be achievable.		Noted
D7	Internal living areas and external recreation areas shall have a north orientation for the majority of units in the development,	Refer to Part 4A under the ADG Assessment related to Solar and Daylight Access.	N/A

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	where possible.		
D8	The western walls of the residential flat building shall be appropriately shaded.	No changes are proposed to the approved shading devices of the development.	N/A
6.2	Ventilation		
D1	Rooms with high fixed ventilation openings such as bathrooms and laundries shall be situated on the southern side to act as buffers to insulate the building from winter winds.	Not Applicable. Refer to Part 4B under the ADG Assessment.	N/A
D2	Apartments shall be designed to consider ventilation and dual aspect. This can be achieved with cross over apartments, cross through apartments, corner apartments and two (2) storey apartments. Single aspect apartments shall be kept to a minimum except for those that are north facing. Single aspect apartments shall be limited in depth to 8m from a window.		
D3	Where possible residential flat buildings shall be designed with bathrooms, laundries, and kitchens positioned on an external wall with a window to allow for natural ventilation of the room.		
6.3	Rainwater Tanks		
D1	Developments may have rain water tanks for the collection and reuse of stormwater for car washing and watering of landscaped areas.		Noted
D2	Rainwater tanks shall be constructed, treated or finished in a non-reflective material which blends in with the overall tones and colours of the building and the surrounding developments.	Previously conditioned.	N/A
D3	The suitability of rainwater tanks erected within the side setback areas of development will be assessed on an individual case by case basis.		N/A
D4	Rainwater tanks shall not be located within the front setback.		N/A
D5	The overflow from the domestic rain water tank shall discharge to the site stormwater disposal system. For additional details refer to the Stormwater Drainage Part of this DCP.	Refer to commentary provided Part 17 – Stormwater Drainage of the Auburn DCP 2010.	Yes
D6	The rain water tank shall comply with the applicable Australian Standards AS/NZ 2179 and AS 2180 for rainwater goods and installation.	Not Applicable.	N/A
6.4	Stormwater Drainage		
	Applicants shall refer to the stormwater drainage requirements in the Stormwater Drainage Part of this DCP.		Noted
7.0	Ancillary Site Facilities		
7.1	Clothes Washing and Drying		
D1	Each dwelling shall be provided	No changes are proposed to the	N/A

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	with individual laundry facilities located within the dwelling unit.	approved laundry facilities of the development.	
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.	Previously conditioned.	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.	Not Applicable. Refer to Part 4G under the ADG Assessment.	N/A
D2	Storage space shall not impinge on the minimum area to be provided for parking spaces.		N/A
7.3	Utility Services		
D1	Where possible, services shall be underground.		Noted
7.4	Other Site Facilities		
D1	A single TV/antenna shall be provided for each building.	Previously conditioned.	N/A
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.	Previously conditioned.	N/A
D3	Individual letterboxes can be provided where ground floor residential flat building units have direct access to the street.		N/A
7.5	Waste Disposal		
	Applicants shall refer to the requirements held in the Waste Part of this DCP.		Noted
8.0	Subdivision		
8.1	Lot Amalgamation		
D1	Development sites involving more than one lot shall be consolidated.	Previously conditioned.	N/A
D2	Plans of Consolidation shall be submitted to, and registered with, the office of the NSW Land and Property Management Authority. Proof of registration shall be produced prior to release of the Occupation Certificate.		
D3	Adjoining parcels of land not included in the development site shall be capable of being economically developed.	The proposed changes do not result in the subject development landlocking or isolating adjoining developments, and as such, orderly and economic development of adjoining sites can be achieved.	Yes
8.2	Subdivision		
	Not Applicable.		N/A
8.3	Creation of New Streets		
	Not Applicable.		N/A
9.0	Adaptable Housing		
9.1	Development Application Requirements		
	Note: Evidence of compliance with the Adaptable Housing Class C requirements of Australian	No changes are proposed to the approved adaptable units of the development.	N/A

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	Standard (AS) 4299 shall be submitted when lodging a development application to Council and certified by an experienced and qualified building professional.		
9.2	Design Guidelines		
D1	<p>The required standard for Adaptable Housing is AS 4299. Wherever the site permits, developments shall include adaptive housing features into the design.</p> <p>External and internal considerations shall include:</p> <ul style="list-style-type: none"> ▪ Access from an adjoining road and footpath for people who use a wheel chair; ▪ Doorways wide enough to provide unhindered access to a wheelchair; ▪ Adequate circulation space in corridors and approaches to internal doorways; ▪ Wheelchair access to bathroom and toilet; ▪ Electrical circuits and lighting systems capable of producing adequate lighting for people with poor vision; ▪ Avoiding physical barriers and obstacles; ▪ Avoiding steps and steep end gradients; ▪ Visual and tactile warning techniques; ▪ Level or ramped well lit uncluttered approaches from pavement and parking areas; ▪ Providing scope for ramp to AS 1428.1 at later stage, if necessary; ▪ Providing easy to reach controls, taps, basins, sinks, cupboards, shelves, windows, fixtures and doors; ▪ Internal staircase designs for adaptable housing units that ensure a staircase inclinorator can be installed at any time in the future; and ▪ Providing a disabled car space for each dwelling designated as adaptable. <p>Note: In the design of residential flat buildings, applicants shall consider the Access and Mobility Part of this DCP.</p>	No changes are proposed to the approved adaptable units of the development.	N/A

Auburn Development Control Plan 2010															
Standard	Required/Permitted	Comment	Comply												
D2	<p>All development proposals with five or more housing units shall be capable of being adapted (Class C) under AS 4299. The minimum number of adaptable housing units is set out below.</p> <p>Total number of dwellings in development Minimum number of adaptable units</p> <table><tr><td>5-10</td><td>= 1</td></tr><tr><td>11-20</td><td>= 2</td></tr><tr><td>21-30</td><td>= 3</td></tr><tr><td>31-40</td><td>= 4</td></tr><tr><td>41-50</td><td>= 5</td></tr><tr><td>Over 50</td><td>= 6</td></tr></table> <p>(Plus 10% of additional dwellings beyond 60, rounded up to the nearest whole number)</p> <p>Note: Adaptable Housing Class C incorporates all essential features listed in Appendix A – Schedule of Features for Adaptable Housing in AS 4299.</p>	5-10	= 1	11-20	= 2	21-30	= 3	31-40	= 4	41-50	= 5	Over 50	= 6	No changes are proposed to the approved number of adaptable units of the development.	N/A
5-10	= 1														
11-20	= 2														
21-30	= 3														
31-40	= 4														
41-50	= 5														
Over 50	= 6														
9.3	Lifts														
D1	Lifts are encouraged to be installed in four (4) storey residential flat buildings where adaptable housing units shall be required.	No changes are proposed to the approved number of lifts of the development.	N/A												
D2	Where the development does not provide any lifts and includes adaptable housing units, the adaptable housing units shall be located within the ground floor of the development.		N/A												
9.4	Physical Barriers														
D1	Physical barriers, obstacles, steps and steep gradients within the development site shall be avoided.	<p>The subject site is flood affected, necessitating the elevation of the development above the minimum freeboard height.</p> <p>No changes are proposed to the approved design which would result in additional physical barriers, obstacles, steps or steep gradients.</p>	N/A												
10.0	Development Control Diagrams														
	Figures 1 to 4 comprise development control diagrams which illustrate the controls for setbacks, communal open space and number of storeys for two (2) scenarios. The following scenarios are provided. <p>Figures 1 and 2: Mid-block site Figures 3 and 4: Corner sites</p>		N/A												
Part 8 – Local Centres															
1.0	Introduction														
1.1	Development to which this Part Applies														
	This Part applies to development permitted within the following zones under <i>Auburn LEP 2010</i> :	The subject site is zoned B4 Mixed Use under the Auburn LEP 2013.	Noted												

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	<ul style="list-style-type: none"> B4 Mixed Use; B2 Local Centre; and B1 Neighbourhood Centre. <p>These zones apply to Council's local centres hierarchy, which includes town centres, small villages and neighbourhood centres.</p>		
2.0	Built Form		
D1	<p>To allow for their adaptive use, mixed use buildings are to incorporate the following flexible design requirements:</p> <ul style="list-style-type: none"> The number of internal apartment structural walls are to be minimised; and 	No changes are proposed to the number of internal apartment structural walls of the development.	N/A
	Ceiling heights for the ground floor is to be a minimum of 3.6 metres.	Not Applicable. Refer to Part 4C under the ADG Assessment.	N/A
D2	Residential components are to be provided with direct access to street level with entrances clearly distinguishable from entries to commercial premises.	No changes are proposed to the approved residential entries of the development.	N/A
D3	Secure entries are to be provided to all entrances to private areas, including car parks and internal courtyards.	Safety and security has been maintained to an acceptable level.	Yes
D4	Car parking provided for the residential component of the development is to be clearly delineated and provided separate to general customer parking.	Residential and commercial car parking continues to be separated within the development.	N/A
D5	Development shall be designed to locate loading bays, waste storage/collection areas and any other noise and odour generating aspects of buildings away from residential areas.	No changes are proposed to the approved location of noise and odour generating aspects of the development, and their proximity to residential areas.	N/A
D6	Vehicular circulation areas must be legible and must differentiate between the commercial service requirements, such as loading areas, and residential access.	No changes are proposed to the approved loading / unloading and passenger vehicle access of the development.	N/A
D7	Mechanical plant is to be located on the roof or visually and acoustically isolated from residential uses.	No changes are proposed to the approved location of mechanical plant, and their proximity to residential uses.	N/A
2.1	Number of Storeys		
D1	<p>The minimum finished floor level (FFL) to finished ceiling level (FCL) shall be as follows:</p> <ul style="list-style-type: none"> 3300mm for ground level (regardless of the type of development); 3300mm for all 	No changes are proposed to the approved ceiling heights of the development.	N/A

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	commercial/retail levels; and ▪ 2700mm for all residential levels above ground floor.		
2.2	Articulation and Design		
D1	Buildings shall incorporate: ▪ Balanced horizontal and vertical proportions and well-spaced and proportioned windows; ▪ A clearly defined base, middle and top; ▪ Modulation and texture; and ▪ Architectural features which give human scale at street level such as entrances and porticos.	No changes are proposed to the approved articulation of the development.	N/A
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.	No changes are proposed to the approved width of blank walls of the development.	N/A
D3	Articulation of the building exterior shall be achieved through recesses in the horizontal and vertical plane, adequate contrasts in materials, design features and the use of awnings.	Refer to commentary above regarding articulation and design.	N/A
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.	No changes are proposed to the approved windows and doors of the development.	N/A
D5	Street awnings which appear as horizontal elements along the façade of the building shall be provided as part of all new development.	No changes are proposed to the approved awnings of the development.	N/A
D6	Where development has two (2) street frontages the streetscape should be addressed by both facades.	No changes are proposed to the approved orientation and address of the development.	N/A
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.	No changes are proposed to the approved material palette of the development.	N/A
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.		

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
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.	No changes are proposed to the approved extent of glazing of the development.	N/A
D4	Visible light reflectivity from building materials used on the facades of new buildings shall not exceed 20%.	Previously conditioned.	N/A
2.4	Roofs		
D1	Design of the roof shall achieve the following: <ul style="list-style-type: none">Concealment of lift overruns and service plants;Presentation of an interesting skyline;Enhancing views from adjoining developments and public places; andComplementing the scale of the building.	No changes are proposed to the approved roof design of the development.	N/A
D2	Roof forms shall not be designed to add to the perceived height and bulk of the building.		
D3	Where outdoor recreation areas are proposed on flat roofs, shade structures and wind screens shall be provided.		N/A
2.5	Balconies		
D1	Opaque glazing and/or masonry for balconies is encouraged.	Previously conditioned.	N/A
D2	Clear glazing for balconies is prohibited.		
D3	Verandahs and balconies shall not be enclosed.	No changes are proposed to the approved balconies of the development.	N/A
D4	Balconies and terraces shall be oriented to overlook public spaces.		
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.	Previously conditioned.	N/A
D6	Screens, louvres or similar devices shall be provided on balconies so as to screen any drying of laundry.	No changes are proposed to the approved screens to balcony areas of the development.	N/A
2.6	Interface with Schools, Places of Public Worship, and Public Precincts		
	Not Applicable.		N/A
3.0	Streetscape and Urban Form		
3.1	Streetscape		
D1	Applicants shall demonstrate how new development addresses the streetscape and surrounding built environment.	No changes are proposed to orientation and address of the development.	N/A
D2	New shopfronts shall be constructed in materials which match or complement materials used in the existing building.		N/A
D3	Development shall provide direct access between the footpath and	Direct access has been provided between the footpaths along Kerrs	Yes

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	the shop.	Road and Joseph Street and the commercial units.	
D4	Development shall avoid the excessive use of security bars.	Security bars have not been proposed.	N/A
D5	Block-out roller shutters are not permitted.	Previously conditioned.	N/A
D6	Signage shall be minimised and coordinated to contribute to a more harmonious and pleasant character for the locality.	Signage has not been proposed.	N/A
3.2	Setbacks		
D1	New development or additions to existing development shall adopt front setbacks, as shown in Figure 2 (refer to Section 14.2 Setbacks for Auburn Town Centre) and Figure 8 (refer to Section 15.2 Setbacks for Lidcombe Town Centre).	Refer to commentary under Section 15.0 of Part 8 of the Auburn DCP 2010.	Noted
4.0	Mixed Use Developments		
4.1	Building Design		
D1	The architecture of ground level uses shall reflect the commercial/retail function of the centre.	No changes are proposed to the approved commercial units on the ground floor of the development.	N/A
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.	No changes are proposed to the approved loading / unloading and passenger vehicle access of the development.	N/A
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.	No changes are proposed to the approved orientation and address of the development.	N/A
4.2	Active Street Frontages		
D1	Retail outlets and restaurants are located at the street frontage on the ground level.	No changes are proposed to the approved commercial units within the ground floor of the development.	N/A
D2	A separate and defined entry shall be provided for each use within a mixed use development.	No changes are proposed to the access arrangements of the uses of the development.	N/A
D3	Only open grill or transparent security (at least 70% visually transparent) shutters are permitted to retail frontages.	Security shutters have not been proposed to the development.	N/A
4.3	Awnings		
D1	Awning dimensions shall generally be: <ul style="list-style-type: none"> Horizontal in form; Minimum 2.4m deep (dependent on footpath width); Minimum soffit height of 3.2m and maximum of 4m; 	No changes are proposed to the approved awnings of the development.	N/A

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	<ul style="list-style-type: none"> Steps for design articulation or to accommodate sloping streets are to be integral with the building design and should not exceed 700mm; Low parole [profile], with slim vertical fascia or eaves (generally not to exceed 300mm height); 1.2m setback from kerb to allow for clearance of street furniture, trees, and other public amenity elements; and In consideration of growth pattern of mature trees. 		
D2	Awning design must match building facades, be complementary to those of adjoining buildings and maintain continuity.	No changes are proposed to the approved awnings of the development.	N/A
D3	Awnings shall wrap around corners for a minimum 6m from where a building is sited on a street corner.		
D4	Vertical canvas drop blinds may be used along the outer edge of awnings along north-south streets. These blinds must not carry advertising or signage.	Vertical canvas drop blinds have not been proposed to the development.	N/A
D5	Under awning lighting shall be provided to facilitate night use and to improve public safety recessed into the soffit of the awning or wall mounted onto the building.	Previously conditioned.	N/A
D6	Soft down lighting is preferred over up lighting to minimise light pollution.	Noted.	Noted
D7	Any under awning sign is to maintain a minimum clearance of 2.8m from the level of the pavement.	Signage has not been proposed to the development.	N/A
D8	All residential buildings are to be provided with awnings or other weather protection at their main entrance area.	No changes are proposed to the approved awnings of the development.	N/A
4.4	Arcades		
D1	<p>Arcades shall:</p> <ul style="list-style-type: none"> Accommodate active uses such as shops, commercial uses, public uses, residential lobbies, cafes or restaurants; Be obvious and direct thoroughfares for pedestrians; Provide for adequate clearance to ensure pedestrian movement is not obstructed; 	An arcade has not been proposed to the development.	N/A

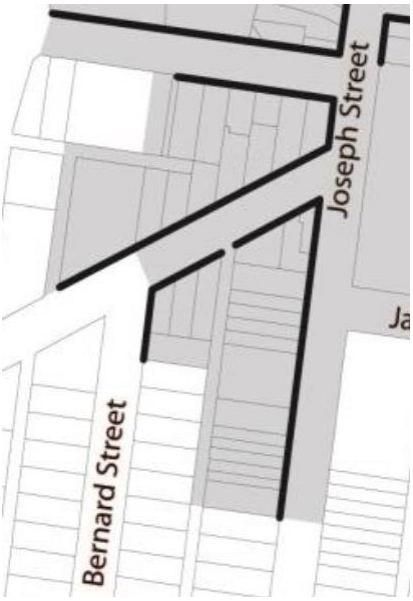
Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	<ul style="list-style-type: none"> Have access to natural light for all or part of their length and at the openings at each end, where practicable; Have signage at the entry indicating public accessibility and to where the arcade leads; and Have clear sight lines and no opportunities for concealment. 		
D2	Where arcades or internalised shopping malls are proposed, those shops at the entrance must have direct pedestrian access to the street.		
4.5	Amenity		
D1	The internal environment of dwellings within mixed use developments in the vicinity of major arterial roads or railway lines shall provide an appropriate level of amenity for privacy, solar access and views.		N/A
4.6	Residential Flat Building Component of Mixed Use Developments		
	Applicants shall consult the Residential Flat Buildings Part of this DCP for the design requirements for the residential flat building component of a mixed use development.		Noted
5.0	Privacy and Security		
D1	Views onto adjoining private open space shall be obscured by: <ul style="list-style-type: none"> Screening with a maximum area of 25% openings is permanently fixed and made of durable materials; or Incorporating planter boxes into walls or balustrades to increase visual separation between areas. Existing dense vegetation or new planting may be used as a secondary measure to further improve privacy. 	Refer to Part 3F under the ADG Assessment related to Building Separation.	N/A
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.	Previously conditioned.	N/A
D4	Buildings adjacent to streets or public spaces shall be designed to allow casual surveillance over the public area.	The proposed changes continue to allow casual surveillance over public areas.	Yes
D5	Pedestrian walkways and car parking shall be direct, clearly defined, visible and provided with adequate lighting, particularly those used at night.	Previously conditioned.	N/A
D6	Landscaping and site features shall not block sight lines and are to be minimised.	No changes are proposed to the approved landscape design of the development.	N/A



Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
D7	Seating provided in commercial areas of a development shall generally only be located in areas of active use where it will be regularly used.	Not Applicable.	N/A
D8	Adequate lighting shall be provided to minimise shadows and concealment spaces.	Previously conditioned.	N/A
D9	All entrances and exits shall be made clearly visible.	No changes are proposed to the approved location of entrances and exits of the development.	N/A
D10	Buildings shall be arranged to overlook public areas and streets to maximise surveillance.	The proposed changes continue to allow casual surveillance over public areas.	Yes
D11	Development shall be consistent with Council's Policy on Crime Prevention Through Environmental Design.	Safety and security has been maintained to an acceptable level.	Yes
5.1	Lighting		
D1	Lighting design shall be integrated with the interior design of a retail/commercial premise. The use of low voltage track lighting, recesses spotlighting and designer light fittings is encouraged.	Not Applicable. To be considered as a part of any future applications regarding use and fit-out of the individual tenancies.	N/A
D2	Lighting systems shall incorporate specific display lighting to reinforce merchandise and provide a contrast against the street lighting generally.		
D3	Surface mounted fluorescent fixtures shall not be considered in any part of the retail areas of the premises.		
D4	The light source shall be selected to provide the desired light effect; however, fitting and methods shall be chosen to produce the highest energy efficiency.		
D5	Lighting shall not interfere with the amenity of residents or affect the safety of motorists.	Previously conditioned.	N/A
D6	Excessive lighting shall not be permitted. Light spill onto the street into the public domain shall be minimised.	Previously conditioned.	N/A
5.2	Shutters and Grilles		
D1	Windows and doors of existing shopfronts shall not be filled in with solid materials.		N/A
D2	Security shutters, grilles and screens shall: <ul style="list-style-type: none"> Be at least 70% visually permeable (transparent); Not encroach or project over Council's footpaths; and Be made from durable, graffiti-resistant materials. 	Security shutters, grilles and screens are not proposed to the development.	N/A

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
D4	Solid, external roller shutters shall not be permitted.	Previously conditioned.	N/A
5.3	Noise		
D1	<p>New development shall comply with the provisions of the relevant acts, regulations, environmental planning instruments, Australian Standards and guidelines produced by the NSW Department of Environment, Climate Change and Water, the NSW Roads and Traffic Authority and the NSW Department of Planning as applicable for noise, vibration and quality assurance. This includes:</p> <ul style="list-style-type: none"> ▪ Development Near Rail Corridors and Busy Roads, NSW Department of Planning, December 2008 – Interim Guidelines. ▪ NSW Industrial Noise Policy; ▪ Interim Guideline for the Assessment of Noise from Rail Infrastructure Projects; and ▪ Environmental Criteria for Road and Traffic Noise. ▪ Restaurant and cafe design shall minimise the impact of noise associated with late night operation on nearby residents. Operation includes loading/unloading of goods/materials and the use of plant and equipment at a proposed commercial premise. 	The Applicant has confirmed the proposed changes to the approved development do no alter the previous conclusions made within the approved acoustic assessment.	N/A
D2	An acoustic report shall be submitted with a development application for a proposed commercial use in the local centre that operates during the hours between 10pm and 6am.		N/A
5.4	Wind Mitigation		
D1	<p>Site design for tall buildings (towers) shall:</p> <ul style="list-style-type: none"> ▪ Set tower buildings back from lower structures built at the street frontage to protect pedestrians from strong wind downdrafts at the base of the tower; ▪ Ensure that tower buildings are well spaced from each other to allow breezes to penetrate local centres; ▪ Consider the shape, location and height of buildings to satisfy wind criteria for public safety and comfort at ground level; and 	The proposed changes to the approved development are unlikely to alter the wind effect of the development.	N/A

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	<ul style="list-style-type: none">▪ Ensure useability of open terraces and balconies.		
D2	A Wind Effects Report is to be submitted with the DA for all buildings greater than 35m in height.		
D3	For buildings over 48m in height, results of a wind tunnel test are to be included in the report.		
6.0	Access and Car Parking		
6.1	Access, Loading and Car Parking Requirements		
	Car parking rates shall be provided in accordance with the Parking and Loading Part of this DCP.		Noted
6.2	Creation of New Streets and Laneways		
D1	Not Applicable.		N/A
7.0	Landscaping		
D1	Development shall incorporate landscaping in the form of planter boxes to soften the upper level of buildings.	No changes are proposed to the approved landscape design of the development.	N/A
D2	At grade car parking areas, particularly large areas, shall be landscaped so as to break up large expanses of paving. Landscaping shall be required around the perimeter and within large car parks.		N/A
D3	In open parking areas, one (1) shade tree per ten (10) spaces shall be planted within the parking area.		N/A
D4	Fencing shall be integrated as part of the landscaping theme so as to minimise visual impacts and to provide associated site security.		N/A
D5	Paving and other hard surfaces shall be consistent with architectural elements.		N/A
7.1	Street Trees		
D1	Street trees shall be planted at a rate of one (1) tree per lineal metre of street frontage, even in cases where a site has more than one street frontage, excluding frontage to laneways.	Previously conditioned.	N/A
D2	Street tree planning shall be consistent with Council's Street Tree Masterplan or relevant Public Domain Plan or Infrastructure Manual.		
D3	Significant existing street trees shall be conserved and, where possible, additional street trees shall be planted to ensure that the existing streetscape is maintained and enhanced.	No trees are existing on the subject site or within the road reserve.	N/A
D4	Where street trees and the provision of awnings are required, cut-outs shall be included in the awning design to accommodate existing and future street trees.	Previously conditioned.	N/A
D5	Driveways and services shall be located to preserve significant trees.	No trees are existing on the subject site or within the road reserve.	N/A
D6	At the time of planting, street trees shall have a minimum container size of 200 litres and a	Previously conditioned.	N/A

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	minimum height of 3.5m, subject to species availability.		
D7	Planter boxes (or similar) surrounding trees in the footpath shall be 1.2m x 1.2m, filled with approved gravel and located 200mm from the back of the kerb line.	Previously conditioned.	N/A
8.0	Energy Efficiency and Water Conservation		
	A BASIX Certificate has been submitted, and the commitments of Water, Energy and Thermal Comfort have been met.		Yes
9.0	Ancillary Site Features		
D1	Provision shall be made on-site for courier car parking spaces in a convenient and appropriately signposted location, preferably with access off the principal street frontage, for developments incorporating greater than 3,000m ² of gross leasable floor area devoted to commercial premises.	Not Applicable.	N/A
D2	Provision of mailboxes for residential units shall be incorporated within the foyer area of the entrance to the residential component of the mixed use developments.	Previously conditioned.	N/A
10.0	Other Relevant Controls		
10.1	Waste		
D1	Applicants shall consult the Waste Part of this DCP for requirements for disposal.		Noted
10.2	Access and Amenity		
D1	Applicants shall consult the relevant provisions within the Access and Mobility Part of this DCP.		Noted
11.0	Public Domain		
D1	Any works within the public domain or which present to the public domain shall be consistent with Council's Public Domain Manual and/or the Town Centre Infrastructure Manual and Council's Policy on Crime Prevention Through Environmental Design.	No works are proposed within the public domain.	N/A
D2	New buildings shall contribute to the public domain through the provision of awnings, sheltered building entries, verandahs and canopies, safe pedestrian linkages to car parks, landscaping, and open space, where appropriate.	No changes are proposed to the approved awnings of the development.	N/A
D3	Outdoor dining on footpaths shall be limited. Refer to Council's relevant Public Domain Plan, Outdoor Dining Policy and Public Art Policy.	Outdoor dining is not proposed as a part of this application.	N/A

Auburn Development Control Plan 2010			
Standard	Required/Permitted		Comply
12.0	Subdivision		
	Not Applicable.		N/A
13.0	Residential Interface		
D1	Buildings adjoining residential zones and/or open space shall be setback a minimum of 3 metres from that property boundary.		N/A
D2	Loading areas, driveways, rubbish, storage areas, and roof top equipment shall not be located directly adjacent to residential zones, or if unavoidable shall be suitably attenuated or screened.		N/A
D3	Any commercial buildings which may have the potential to accommodate the preparation of food from a commercial tenancy shall provide ventilation facilities to ensure that no odour is emitted in a manner that adversely impacts upon any residential zones.		N/A
D4	External lighting shall be positioned to avoid light spillage to adjoining residential zones.		N/A
D5	Where noise generating development is proposed adjacent to residential or other noise sensitive uses, such as places of worship and child care centres, an acoustic report shall be submitted with a development application, outlining methods to minimise adverse noise impact.	The Applicant has confirmed the proposed changes to the approved development do no alter the previous conclusions made within the approved acoustic assessment.	N/A
14.0	Auburn Town Centre		
	Not Applicable.		N/A
15.0	Lidcombe Town Centre		
15.1	Development to Which This Section Applies		
	This section applies to the Lidcombe Town Centre which is zoned B4 Mixed Use, RE1 Public Recreation and RE2 Private Recreation under <i>Auburn LEP 2010</i> . Refer to Figure 1.	The subject site falls within the Lidcombe Town Centre.	Noted
15.2	Setbacks		
D1	Setbacks within the town centre shall be consistent with Figure 7. 	No changes are proposed to the approved setbacks of the development.	N/A

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
15.3	Active Frontages		
D1	<p>As a minimum, buildings shall provide active street frontages consistent with Figure 8.</p>  <p>Active Street Frontage are Applicable for All Frontages</p>	<p>No changes are proposed to the approved level of activation of the development.</p>	N/A
15.4	Laneways		
	<p>Redevelopment within the Lidcombe Town Centre shall make provision for the creation of new laneways as shown in Figure 9.</p>  <p>A Laneway is required connecting Kerrs Road and Raymond Street East, parallel to Joseph Street and Bernard Street.</p>	<p>The subject laneway known as Armstrong Lane exists at present.</p>	Yes
15.5	Key Sites		
	Not Applicable.		N/A

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
16.0	Newington Small Village		
	Not Applicable.		N/A
Part 14 – Advertising and Signage			
1.0	Introduction		
1.1	The Land to Which This Part Applies		
	This Part applies to all land within the Auburn local government area where Council is the consent authority.		Noted
2.0	Advertising and Signage Controls		
D1	Advertising and signs shall be consistent with <i>State Environmental Planning Policy No. 64 – Advertising and Signage</i> .	Advertising and signage is not proposed as a part of this application.	N/A
3.0	Language of Advertising and Signage		
D1	Advertising and signage shall be displayed in English but may include a translation in another language.	Advertising and signage is not proposed as a part of this application.	N/A
Part 15 – Parking and Loading			
1.0	Introduction		
	This Part applies to land where <i>Auburn Local Environmental Plan 2010</i> applies.		Noted
2.0	Off-Street Parking Requirements		
D1	All new development shall provide off-street parking in accordance with the parking requirement tables of the respective developments in this Part.	Refer to Part 3J under the ADG Assessment, and Part 15, Clause 5.1.5 under the Auburn DCP 2010.	Yes
D2	In circumstances where a land use is not defined by this Part, any development application shall be accompanied by a detailed parking and assessment prepared by a suitably qualified professional.		N/A
3.0	Design of Parking Facilities		
3.1	Bicycle Parking		
D1	<p>Bicycle racks in safe and convenient locations are provided throughout all developments with a total gross floor area exceeding 1000m² and shall be designed in accordance with AS2890.3 – Bicycle Parking Facilities (see Figure 1 and 2).</p> <p>The exception being development located in Newington Business Park, Newington Small village and residential units as part of mixed use development which shall comply with the following requirements:-</p> <ul style="list-style-type: none"> 1 bicycle storage area for every 5 residential units as part of mixed use development 	In total, 72 residential units are proposed, requiring 15 bicycle parking spaces. 18 bicycling parking spaces are proposed within the basement levels of the development.	Yes
3.2	Access driveway and circulation roadway design		
D1	Circulation roadways are designed to:	No circulation roadways are proposed to the development.	N/A

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	<ul style="list-style-type: none">▪ Enable vehicles to enter the parking space in a single turning movement;▪ Enable vehicles to leave the parking space in no more than two turning movements;▪ Comply with AS 2890 – Parking Facilities (all parts);▪ Comply with AS 1428.1 – Design for Access and Mobility; and▪ Comply with Council's road design specifications and quality assurance requirements.		
D2	Internal circulation roadways shall be adequate for the largest vehicle anticipated to use the site, and in this regard, vehicle manoeuvring shall be designed and justified using 'Auto Turn' or the like.		
D3	Landscaping along circular roadways and parking modules shall be provided as required to a minimum standard. Parking areas which provide more than 20 spaces in a single component shall provide one broad canopy tree per 10 spaces.		N/A
D4	Access driveways shall be located and designed to minimise loss of on-street parking.	No changes are proposed to the approved location of access driveways of the development.	N/A
D5	Access driveway shall have a minimum width of 3.0m unless elsewhere specified.		
D6	Access driveways shall be located a minimum of 1.2m clear from power poles and drainage pits.		
3.3	Sight Distance and Pedestrian Safety		
D1	Access driveways and circulation roadways shall be designed to comply with sight distance requirements specified in AS 2890 – Parking Facilities.	No changes are proposed to the approved access driveways of the development.	N/A
D2	Obstruction/fences shall be eliminated to provide adequate sight distance.		N/A
3.4	General Parking Design		
D1	Visual dominance of car parking areas and access driveways shall be reduced.	No changes are proposed to the approved access driveways of the development.	N/A
D2	All basement/underground car parks shall be designed to enter and leave the site in a forward direction.	The basement car park continues to be designed to permit vehicles to enter and exit the site in a forward direction.	Yes
D3	Car parking modules and access paths shall be designed to comply with AS 2890 – Parking Facilities (all parts). Note 1: Disabled parking shall comply with AS 2890 – Parking Facilities requirements. Parking	Council's Development Engineer has reviewed the proposal and raises no concerns.	Yes

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	<p>bay envelope width shall be maintained for the length of the parking bay.</p> <p>Note 2: Visitor parking dimensions shall be a minimum 2.6m x 5.4m.</p>		
D4	<p>All pedestrian paths and ramps shall:</p> <ul style="list-style-type: none"> Have a minimum width of 1000mm; Have a non-slip finish; Not be steep (ramp grades between 1:20 and 1:14 are preferred); Comply with AS 1428.1 – Design for Access and Mobility; and Comply with AS 1428.2 – Standards for blind people or people with vision impairment. 	<p>All pedestrian paths and ramps are a minimum of 1 metre in width and do not exceed a gradient of 1:20.</p> <p>A non-slip finish, and compliance with AS 1428.1 & AS 1428.2 has previously been conditioned.</p>	Yes
4.0	Residential Development		
4.1	General Controls		
4.1.1	Driveways and Entrances		
D1	<p>Driveways shall be located and designed to avoid the following:</p> <ul style="list-style-type: none"> Being located opposite other existing access driveways with significant vehicle usage; Restricted sight distances; On-street queuing; and Being located within 6m from a tangent point. 	No changes are proposed to the approved access driveways of the development.	N/A
D2	<p>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>		
D3	<p>Access driveways of a length exceeding 50m shall incorporate:</p> <ul style="list-style-type: none"> A driveway width that allows for the passing of vehicles in opposite directions, this may be achieved by intermittent passing bays; and Turning areas for service vehicles. 		N/A
D4	<p>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>	No changes are proposed to the approved gradient of the access driveways of the development.	N/A
D5	<p>For multi dwelling housing, entrances to car parks including the access driveway shall have a minimum clear width of 5.5m wide. (Where there are adjoining walls an additional 300mm on each side of the driveway shall be provided).</p> <p>The above width may be reduced to 3.6m for developments with less than 20 dwellings. In this case, the driveway shall be 5.5m in width for the first</p>		N/A

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	6m from the property boundary leading into the car park to allow for two passing vehicles entering and exiting the car park. Refer to AS 2890.1 – Off-street car parking for more information on access driveway widths.		
	Note: Waiting bays shall be provided within the development site.		
D6	Circulation roadways and ramps servicing car parking areas shall comply with AS 2890 – Parking Facilities unless otherwise advised by Council's Works and Services department.	Council's Development Engineer has reviewed the proposal, and raises no concerns.	Yes
D7	For detached dwellings and dual occupancy development, driveways shall be a maximum of 3.5m in width at the property boundary.		N/A
D8	For detached dwellings and dual occupancy development, the minimum width of vehicle access driveways shall be 1.2m clear of structures such as power poles, service pits and drainage pits.		N/A
4.2	Detached Dwellings & Dual Occupancies		
	Not Applicable.		N/A
4.3	Multi Dwelling Housing		
	Not Applicable.		N/A
4.4	Residential Flat Buildings		
4.4.1	Number of Parking Spaces		
D1	Not Applicable.		N/A
D2	Stacked parking for a maximum of 2 car parking spaces may be provided only for use by the same dwelling.		Noted
D3	Parking spaces may be enclosed if they have a minimum internal width of 3m clear of columns and meet the relevant Australian Standards and BCA requirements.	Enclosed car parking spaces are not proposed.	N/A
4.4.2	Design of Parking Spaces		
D1	All residential flat buildings shall have underground car parking and be fitted with a security door. Basement garage doors shall not tilt/swing or open in an outward direction.	No changes are proposed to the approved roller door designed to the basement.	N/A
D2	Underground car parking shall be naturally ventilated where possible and shall be less than 1m above existing ground level.	No changes are proposed to the approved ventilation of the basement car park of the development.	N/A
D3	Basement areas shall be used for storage and car parking only.	The basement areas continue to be limited to storage, mechanical plant and parking.	Yes
4.5	Other Forms of Residential Accommodation		
	Not Applicable.		N/A
4.6	Former Lidcombe Hospital Site		
	Not Applicable.		N/A
4.7	Newington Residential Part		
	Not Applicable.		N/A
5.0	Commercial Development		
5.1	General Control – Business Areas		
5.1.1	General Parking Design		
D1	Car parking shall be provided at the rear of the development or be fully underground.	Car parking continues to be designed underground.	Yes
D2	The design of any parking area		

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	shall be integrated into the overall site and building design and be integrated with neighbouring properties.		
D3	Special consideration may be given to restaurants, cafes and function centres and the like which operate outside normal business hours where it can be demonstrated the car parking provided for retail and commercial uses operating during normal business hours will be available for parking demand outside these hours.		N/A
D4	Council may accept a monetary contribution in lieu of on-site car parking where a contributions plan is in place under Section 94 of the <i>Environmental Planning and Assessment Act 1979</i> , or other relevant legislation.		Not Applied For
5.1.2	Access and Driveway Design		
D1	Car park entries and driveways shall be kept to a minimum and shall not be located on primary or core retail streets.	No change are proposed to the approved access driveways of the development.	N/A
D2	Driveways shall be designed to allow vehicles to enter and leave in a forward direction.	The basement car park continues to be designed to permit vehicles to enter and exit the site in a forward direction. No changes are proposed to the at grade loading / unloading area.	N/A
D3	Vehicular access shall be designed to avoid conflicts with pedestrians.	No changes are proposed to the approved vehicular access arrangements of the development.	N/A
D4	Adequate area shall be provided on site and driveways designed to enable all vehicles including large trucks to enter and leave the site in a forward direction.		N/A
D5	Driveways shall be located and designed so as to avoid the following: <ul style="list-style-type: none"> ▪ Being located opposite other existing access ways with significant vehicle usage; ▪ Restricting sight distances; ▪ On-street queuing; ▪ An intersection controlled by traffic signals within 25m on the approach side; ▪ A signalled intersection of any major roads within 90m; ▪ An intersection controlled by a stop or give way sign within 12m on the approach side; ▪ The approach side of any intersection within 10m; ▪ A property boundary on the departure side of any intersection within 10m; and ▪ The commencement of a median island within 6m. 	No changes are proposed to the approved access driveway locations of the development.	N/A
D6	The maximum grade of manoeuvring areas and all access roadways shall comply with AS 2890 – Parking Facilities.		N/A
D7	Where sites front on to main or arterial roads, driveways shall be minimised or located on side or rear road frontages where available.		N/A

Auburn Development Control Plan 2010																	
Standard	Required/Permitted	Comment	Comply														
D8	Driveways servicing car parking shall comply with AS 2890 – Parking Facilities or similar designs for car turning paths unless otherwise advised by Council’s Engineering Department.		Yes														
D9	The maximum gradient for a driveway shall be 20% (with appropriate transitions). However, in extreme circumstances, gradients up to 25% (with appropriate transitions) will be considered.	No changes are proposed to the approved gradients of the access driveways of the development.	N/A														
5.1.3	Access Driveway Design																
D1	Access driveways with a length exceeding 50m shall incorporate: <ul style="list-style-type: none">A driveway width, that allows for the passing of vehicles in opposite directions. This can be achieved by intermittent passing bays; andTurning areas for service vehicles.		N/A														
5.1.4	Number of Car Parking Spaces																
	Not Applicable.		N/A														
5.1.5	Number of Car Parking Spaces																
D1	<p>Development in the B4 Mixed Use and B2 Local Centre zones within 1000 metres of a railway station in Town Centres (Auburn and Lidcombe) and 800 metres in Villages (Berala and Regents Park) shall comply with shall comply with the following requirements:-</p> <p>Residential</p> <ul style="list-style-type: none">Studio / 1 Bedroom 1 sp Min. & Max.2 Bedroom 1.2 to 3sp Min. & Max.3 Bedroom 1.5 to 4sp Min. & Max.4+ Bedrooms 2 to 6sp Min. & Max. <p>Visitor</p> <ul style="list-style-type: none">51-100 units 8 to 25sp. Min to Max. <p>Refer to Part 3J-1 of the ADG Assessment also related to Car Parking.</p> <p>Commercial/retail area</p> <ul style="list-style-type: none">Min - 1 space per 60m² to Max – 4 spaces per 40m² <p>Note: Resident, visitor and commercial/retail area car parking calculations are to be rounded up separately.</p>	<p>Residential The following is noted:</p> <p>Minimum Residential Parking:</p> <table><tr><th>Required</th></tr><tr><td>1 bedroom - 1 x 24 = 24</td></tr><tr><td>2 bedroom – 1.2 x 39 = 46.8</td></tr><tr><td>3 bedroom – 1.5 x 9 = 13.5</td></tr><tr><td>4+ bedroom – 2 x 0 = 0</td></tr><tr><td>Visitor = 8</td></tr><tr><td>Total 92.3 sp</td></tr></table> <p>Maximum Residential Parking:</p> <table><tr><th>Required</th></tr><tr><td>1 bedroom - 1 x 24 = 24</td></tr><tr><td>2 bedroom – 3 x 39 = 117</td></tr><tr><td>3 bedroom – 4 x 9 = 36</td></tr><tr><td>4+ bedroom – 6 x 0 = 0</td></tr><tr><td>Visitor = 25</td></tr><tr><td>Total 202 sp</td></tr></table> <p>99 residential car parking spaces have been provided, made up of 78 resident spaces, and 15 visitor spaces. In this regard, the proposed parking does not exceed the maximum permitted parking, and therefore, no additional area is required to be included within the calculation of GFA.</p> <p>Commercial In total, 308.3m² of commercial is proposed, requiring 5.2 car parking spaces. 6 commercial spaces have been provided.</p>	Required	1 bedroom - 1 x 24 = 24	2 bedroom – 1.2 x 39 = 46.8	3 bedroom – 1.5 x 9 = 13.5	4+ bedroom – 2 x 0 = 0	Visitor = 8	Total 92.3 sp	Required	1 bedroom - 1 x 24 = 24	2 bedroom – 3 x 39 = 117	3 bedroom – 4 x 9 = 36	4+ bedroom – 6 x 0 = 0	Visitor = 25	Total 202 sp	Yes
Required																	
1 bedroom - 1 x 24 = 24																	
2 bedroom – 1.2 x 39 = 46.8																	
3 bedroom – 1.5 x 9 = 13.5																	
4+ bedroom – 2 x 0 = 0																	
Visitor = 8																	
Total 92.3 sp																	
Required																	
1 bedroom - 1 x 24 = 24																	
2 bedroom – 3 x 39 = 117																	
3 bedroom – 4 x 9 = 36																	
4+ bedroom – 6 x 0 = 0																	
Visitor = 25																	
Total 202 sp																	
D2	The Commercial/retail parking area shall be based on net leasable area excluding walls, toilets, etc.		Noted														
D3	Clear signage indicating the location of basement parking shall	Previously conditioned.	N/A														

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	be provided by the commercial/retail occupiers.		
5.2	Newington Small Village		
	Not Applicable.		N/A
6.0	Controls for Industrial Development		
	Not Applicable.		N/A
7.0	Loading Requirements		
D1	Driveway access and adequate on-site manoeuvring shall be provided to enable all delivery vehicles to enter and leave the site in a forward direction.		N/A
D2	Industrial developments having a floor area greater than 400m ² shall include loading and unloading facilities to accommodate a 'heavy rigid vehicle' as classified under AS 2890 – Parking Facilities. Smaller developments shall make a provision for a 'medium rigid vehicle' as classified under the above Australian Standard. All development applications shall be accompanied with a manoeuvring analysis with 'auto turn or the like' and details of swept paths showing compliance with AS 2890 – Parking Facilities. Note: The applicant shall identify the likely service vehicle sizes accessing the site and shall provide service vehicle spaces in accordance with AS 2890 – Parking Facilities.		N/A
D3	Loading/unloading facilities shall be positioned so as to not interfere with visitor/employee or resident designated parking spaces.	No changes are proposed to the approved loading / unloading functions of the development.	N/A
D4	The service area shall be a physically defined location which is not used for other purposes, such as the storage of goods and equipment.	No changes are proposed to the approved service area of the development.	N/A
D5	The design of loading docks shall accommodate the type of delivery vehicles associated with the development and potential uses of the development.	No changes are proposed to the approved loading / unloading functions of the development.	N/A
D6	Buildings shall be designed to allow loading and unloading of vehicles within the building and at all times. Where achievable, loading docks should be situated to the side or rear of buildings. In the case of commercial development access can be provided from a laneway.		
D7	That loading bays for trucks and commercial vehicles shall be provided in accordance with Table 9 below. Table 9 - Loading and service vehicle requirements for specific land uses:- Business and Office Premises <ul style="list-style-type: none"> 1 space per 4,000m² GFA 		

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	<p>up to 20,000m2 GFA plus.</p> <ul style="list-style-type: none"> 1 space per 8,000m2 thereafter. <p>Retail Premises – Department Stores</p> <ul style="list-style-type: none"> 1 space per 1,500m2 GFA up to 6,000m2 GFA plus. 1 space per 3,000m2 thereafter. <p>Retail Premises – Shops and Food and Drink Premises</p> <ul style="list-style-type: none"> 1 space per 400m2 GFA up to 2,000m2 GFA plus. 1 space per 1,000m2 thereafter. <p>Hotel and Motel Accommodation</p> <ul style="list-style-type: none"> 1 space per 50 bedrooms or bedroom suites up to 200 plus. 1 space per 100 thereafter plus. 1 space per 1,000m2 of public area set aside for bar, tavern, lounge and restaurant. <p>Other</p> <ul style="list-style-type: none"> 1 space per 2,000m2. <p>Industrial / Warehouse, Bulky Goods Retail and Wholesale Supplies</p> <ul style="list-style-type: none"> 1 space per 800m2 GFA up to 8,000m2 GFA. 1 space per 1,000m2 thereafter. <p>Note: It is not possible to establish criteria for the size of trucks likely to access the land uses specified above. This will be done on a case by case basis.</p> <p>Larger trucks, such as B-Doubles, shall be assessed on their individual requirements, but will usually require a minimum loading area dimension of 25m length by 3.5m width.</p> <p>The heights of the loading area, platform in the service bay and of the service bay itself will vary with</p>		

Auburn Development Control Plan 2010			
Standard	Required/Permitted	Comment	Comply
	vehicle type and loading/unloading methods.		
D8	Loading/unloading areas shall be provided in accordance with AS 2890.2 – Off-Street Commercial Vehicle Facilities.	No changes are proposed to the approved loading / unloading functions of the development.	N/A
8.0	Other Development Parking Controls		
	Not Applicable.		N/A
Part 16 – Access and Mobility			
	Access to persons with a disability has been afforded within the proposed development.		Yes
Part 17 – Stormwater Drainage			
4.1	Easements to Drain Water		
	No easements are existing or proposed on the subject site.		N/A
5.0	On-Site Detention		
	Council's Development Engineer has reviewed the proposal, and raises no concerns.		Yes
Part 18 - Waste			
	No changes are proposed to the approved waste management arrangements of the development.		N/A
Part 19 – Tree Preservation			
	No trees are existing on the subject site or within the road reserve.		N/A