

ATTACHMENT 7

Auburn Development Control Plan 2010 - Local Centres

The relevant objectives and requirements of the Auburn Development Control Plan 2010 - Local Centres have been considered in the following assessment table:

Requirement	Yes	No	N/A	Comments
2.0 Built Form				
D1 To allow for their adaptive use, mixed use buildings are to incorporate the following flexible design requirements: <ul style="list-style-type: none"> The number of internal apartment structural walls are to be minimized; and Ceiling heights for the ground floor is to be a minimum of 3.6m. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The layout is appropriate for the use of the buildings and anticipated tenancies.
D2 Residential components are to be provided with direct access to street level with entrances clearly distinguishable from entries to commercial premises.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling height for the commercial tenancy is 4m.
D3 Secure entries are to be provided to all entrances to private areas, including car parks and internal courtyards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Street access is available through lobby areas.
D4 Car parking provided for the residential component of the development is to be clearly delineated and provided separate to general customer parking.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Security entry provided at lobby.
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Carparking is delineated for both uses.
D6 Vehicular circulation areas must be legible and must differentiate between the commercial service requirements, such as loading areas, and residential access.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Service areas are located so as to be accessible without impacting on the amenity of the residential component of the development.
D7 Mechanical plant is to be located on the roof or visually and acoustically isolated from residential uses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Circulation is legible.
2.1 Number of storeys				Plant is located on the roof and setback so as not to be visually intrusive.
D1 The minimum finished floor level (FFL) to finished ceiling level (FCL) shall be as follows: <ul style="list-style-type: none"> 3300mm for ground level (regardless of the type of development); 3300mm for all commercial/retail levels; and 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Complies
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Complies

<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; and complementing the scale of the building. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lift overruns and other plant are setback so as not to be visible from the public domain.
<p>D1 Roof forms shall not be designed to add to the perceived height and bulk of the building.</p> <p>D2 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 treatment and parapet are appropriate for the development and its location and matches the design of the adjoining development.
<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 to balconies so as to visually screen any drying of laundry.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A condition of consent can be imposed to ensure clear glazing is not used.</p> <p>Balconies are not proposed to be enclosed.</p> <p>Balconies are situated on the street elevation where possible to provide casual surveillance of the public domain.</p>
<p>2.6 Interface with schools, places of public worship, and public precincts</p> <p>D1 Where a site adjoins a school, place of public worship or public open space:</p> <ul style="list-style-type: none"> This interface shall be identified in the site analysis plan and reflected in building design; Building design incorporates an appropriate transition in scale and character along the site boundary(s); 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The subject land adjoins a school known as Amity College. The school features a number of covered play areas on the roof and at the street front.</p> <p>The school is situated in a mixed use zone. While there is no transition from the 12 storey building to the school, it is considered appropriate given the context of the site on the fringe of the town centre and in a mixed use zone where high density residential development up to 38m in height is encouraged. The 4m setback to the school is considered appropriate.</p>

<ul style="list-style-type: none"> Building design presents an appropriately detailed facade and landscaping in the context of the adjoining land use. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D2 The potential for overlooking of playing areas of schools shall be minimised by siting, orientation or screening.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The corridors are provided with privacy louvers to prevent direct overlooking of the school.</p> <p>Rooms on the southern side of the front wing have also been provided with screening to prevent overlooking of the school.</p>
D3 Fencing along boundaries shared with public open space shall have a minimum transparency of 50%.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D4 Sight lines from adjacent development to public open space shall be maintained and/or enhanced. Direct, secure private access to public open space is encouraged, where possible.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3.0 Streetscape and Urban form				
3.1 Streetscape				
D1 Applicants shall demonstrate how new development addresses the streetscape and surrounding built environment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The relationship between the public domain and the proposed commercial space and lobby is satisfactory.</p>
D2 New shop fronts shall be constructed in materials which match or complement materials used in the existing building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes
D3 Development shall provide direct access between the footpath and the shop.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes
D4 Development shall avoid the excessive use of security bars.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conditions of consent should be imposed regarding security grilles and shutters.
D5 Block-out roller shutters are not permitted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D6 Signage shall be minimised and coordinated to contribute to a more harmonious and pleasant character for the locality.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Signage is not proposed by this application.
3.2 Setbacks				
D1 New development or additions to existing development shall adopt front setbacks, as shown in Figure 2 (refer to section 14.2 Setbacks for Auburn Town Centre) and Figure 8 (refer to section 15.2 Setbacks for Lidcombe Town Centre). External walls – 1500mm for two storeys.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal builds to boundary along the Kerr Parade frontage as required by the DCP.</p>
4.0 Mixed Use Developments				
4.1 Building design				
D1 The architecture of ground level uses				

<p>D2 shall reflect the commercial/retail function of the centre.</p> <p>D2 Buildings shall achieve a quality living environment that sympathetically integrates into the character of the commercial precinct.</p> <p>D3 Commercial and retail servicing, loading and parking facilities shall be separated from residential access and servicing and parking.</p> <p>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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The architecture of the ground floor provides legibility to the commercial tenancy.</p> <p>The relationship between the public domain and the shopfront is satisfactory.</p> <p>The relationship between the commercial zone and the proposed boarding rooms is satisfactory.</p>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>4.2 Active street frontages</p> <p>D1 Retail outlets and restaurants are located at the street frontage on the ground level.</p> <p>D2 A separate and defined entry shall be provided for each use within a mixed use development.</p> <p>D3 Only open grill or transparent security (at least 70% visually transparent) shutters are permitted to retail frontages.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The land is not subject to requiring an active street frontage.</p>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>4.3 Awnings</p> <p>D1 Awning dimensions shall generally be:</p> <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; steps for design articulation or to accommodate sloping streets are to be integral with the building design and should not exceed 700mm; low 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. <p>D2 Awning design must match building facades, be complementary to those of adjoining buildings and maintain continuity.</p> <p>D3 Awnings shall wrap around corners for a minimum 6m from where a building is sited on a street corner.</p> <p>D4 Vertical canvas drop blinds may be used along the outer edge of awnings</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>Awning design is appropriate and integrates with the design of the buildings.</p>
	<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"/>	
	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<p>along north-south streets. These blinds must not carry advertising or signage.</p> <p>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.</p> <p>D6 Soft down lighting is preferred over up lighting to minimise light pollution.</p> <p>D7 Any under awning sign is to maintain a minimum clearance of 2.8m from the level of the pavement.</p> <p>D8 All residential buildings are to be provided with awnings or other weather protection at their main entrance area.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>4.4 Arcades</p> <p>D1 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; • 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. <p>D2 Where arcades or internalised shopping malls are proposed, those shops at the entrance must have direct pedestrian access to the street.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>No arcade is proposed.</p>
<p>4.5 Amenity</p> <p>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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The site is situated opposite the western railway line.</p> <p>An acoustic report has been provided which addresses those impacts. The recommendations of that report should be implemented via conditions of consent.</p>
<p>4.6 Residential flat building component of mixed use developments</p> <p>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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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; orIncorporating 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"/>	Privacy and security measures are considered adequate.
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	
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.	<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"/>	
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lighting design to be determined at the Construction Certificate stage.
D2	Lighting systems shall incorporate specific display lighting to reinforce merchandise and provide a contrast against the street lighting generally.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D3	Surface mounted fluorescent fixtures shall not be considered in any part of the retail areas of the premises.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<p>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.</p> <p>D5 Lighting shall not interfere with the amenity of residents or affect the safety of motorists.</p> <p>D6 Excessive lighting shall not be permitted. Light spill onto the street into the public domain shall be minimised.</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
<p>5.2 Shutters and grilles</p> <p>D1 Windows and doors of existing shopfronts shall not be filled in with solid materials.</p> <p>D2 Security shutters, grilles and screens shall:</p> <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. <p>D3 Solid, external roller shutters shall not be permitted.</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<p>Shutters and grilles are not proposed as part of this development.</p>
<p>5.3 Noise</p> <p>D1 New commercial development (whether part of a mixed use development or not) 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. <p>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</p>	<input checked="" type="checkbox"/> <input 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 checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The site is situated opposite the western railway line.</p> <p>An acoustic report has been provided which addresses those impacts. The recommendations of that report should be implemented via conditions of consent.</p> <p>No commercial tenants are proposed by this application although the plans indicate a food and beverage use.</p> <p>Design of the commercial tenancy is such that the food and drink premises would not impact on the</p>

<p>commercial premise.</p> <p>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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>amenity of the boarding house.</p>
<p>5.4 Wind Mitigation</p> <p>D1 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 • ensure useability of open terraces and balconies. <p>D2 A Wind Effects Report is to be submitted with the DA for all buildings greater than 35m in height.</p> <p>D3 For buildings over 48m in height, results of a wind tunnel test are to be included in the report.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A Wind Assessment has been provided which finds the proposal to be satisfactory as balconies and communal areas will be shielded by design and by the adjoining development.</p>
<p>6.0 Access and Car Parking</p>				
<p>6.1 Access, loading and car parking requirements</p> <p>D1 Car parking rates shall be provided in accordance with the Parking and Loading Part of this DCP.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Parking is assessed under the ARH SEPP.</p>
<p>6.2 Creation of new streets and laneways</p> <p>D1 On some sites, new streets may be able to be introduced. Where a new street shall be created, the street shall be built to Council's standards, Road Design Specification D1 and relevant Quality Assurance requirements while having regards to the circumstances of each proposal. Consideration will be given to maintaining consistency and compatibility with the design of existing roads in the locality.</p> <p>D2 On site car parking shall be provided below ground or located within the building and well screened.</p> <p>D3 Development adjoining a new laneway shall contribute to an attractive streetscape and presents a well designed and proportioned facade and incorporates windows, balconies, doorways and landscaping, where possible.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>No roads are proposed by the development.</p>
<p>D2 On site car parking shall be provided below ground or located within the building and well screened.</p> <p>D3 Development adjoining a new laneway shall contribute to an attractive streetscape and presents a well designed and proportioned facade and incorporates windows, balconies, doorways and landscaping, where possible.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Parking is below ground and accessed via the adjoining basement.</p>
<p>D3 Development adjoining a new laneway shall contribute to an attractive streetscape and presents a well designed and proportioned facade and incorporates windows, balconies, doorways and landscaping, where possible.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

D4	New public laneways created within large blocks shall maximise pedestrian and vehicle connections within local centres.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D5	A minimum width of 6m shall be provided for all carriageways on access roads. If parallel on-street parking is to be provided, an additional width of 2.5m is required per vehicle per side.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D6	New streets shall be dedicated to Council. The area of any land dedicated to Council shall be included in the site area for the purpose of calculating the floor space ratio.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7.0 Landscaping					
D1	Development shall incorporate landscaping in the form of planter boxes to soften the upper level of buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Landscaping is provided within the development to enhance open space areas as well as the perimeter adjacent to the school.
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 carparks.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D3	In open parking areas, one (1) shade tree per ten (10) spaces shall be planted within the parking area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D4	Fencing shall be integrated as part of the landscaping theme so as to minimise visual impacts and to provide associated site security.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D5	Paving and other hard surfaces shall be consistent with architectural elements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no street trees in front of the site. The footway is paved from boundary to kerb.
D2	Street tree planning shall be consistent with Council's Street Tree Masterplan or relevant Public Domain Plan or Infrastructure Manual.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A condition of consent can be imposed requiring the planting of street trees to Council's satisfaction should Council so desire.
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no significant trees on the land.
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D5	Driveways and services shall be located to preserve significant trees.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D6	At the time of planting, street trees	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<p>shall have a minimum container size of 200L and a minimum height of 3.5m, subject to species availability.</p> <p>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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8.0 Energy Efficiency and Water Conservation				
<p>8.1 Energy efficiency</p> <p>D1 Any hot water heaters to be installed, as far as practicable, shall be solar and, to the extent that this is not practicable, shall be greenhouse gas friendly systems that achieve a minimum 3.5 Hot Water Greenhouse Score.</p> <p>D2 The practicability of all external lighting and common areas (e.g. undercover car parking) being lit utilising renewable energy resources generated on site shall be investigated. Larger developments (buildings exceeding 400m² in area) shall investigate the viability of utilising renewable energy resources for all lighting on site. A statement shall be included with the development application addressing these requirements.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>These matters have been satisfactorily addressed in the BCA Section J Report.</p>
<p>8.2 Water conservation</p> <p>D1 New developments shall connect to recycle water if serviced by a dual reticulation system for permitted non potable uses such as toilet flushing, irrigation, car washing, fire fighting and other suitable purposes.</p> <p>D2 Where a property is not serviced by a dual reticulation system, development shall include an onsite rainwater harvesting system or an onsite reusable water resource for permitted non potable uses such as toilet flushing, irrigation, car washing, fire fighting and other suitable purposes.</p> <p>D3 Development shall install all water using fixtures that meet the WELS (Water Efficiency Labelling Scheme) rated industry standards.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>These matters have been satisfactorily addressed in the BCA Section J Report.</p>
<p>8.3 Stormwater drainage</p> <p>Applicants shall consult the Stormwater Drainage Part of this DCP for requirements for stormwater management.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Engineers to comment.</p>
<p>8.4 Rainwater tanks</p> <p>D1 Rainwater tanks shall be installed as part of all new development in accordance with the following:</p> <ul style="list-style-type: none"> The rainwater tank shall comply 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>These matters have been satisfactorily addressed in the BCA Section J Report.</p>

<p>with the relevant Australian Standards;</p> <ul style="list-style-type: none"> • The rainwater tank shall be constructed, treated or finished in a non-reflective material that blends in with the overall tones and colours of the subject and surrounding development; • Rainwater tanks shall be permitted in basements provided that the tank meets applicable Australian Standards; • The suitability of any type of rainwater tanks erected within the setback area of development shall be assessed on an individual case by case basis. Rainwater tanks shall not be located within the front setback; and • The overflow from rainwater tanks shall discharge to the site stormwater disposal system. For details refer to the Stormwater Drainage Part of this DCP. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>8.5 Ventilation D1 The siting, orientation, use of openings and built form of the development shall maximise opportunities for natural cross ventilation for the purposes of cooling and fresh air during summer and to avoid unfavourable winter winds.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Natural ventilation of boarding rooms is achieved.
<p>8.6 Solar amenity D1 Shadow diagrams shall accompany development applications for buildings which demonstrate that the proposal will not reduce sunlight to less than 3 hours between 9.00 am and 3.00 pm on 21 June for:</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 type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Overshadowing is satisfactory noting the function of neighbouring buildings.
9.0 Ancillary Site Facilities				
<p>9.1 Provision for goods and mail deliveries 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 3,000m² of gross leasable floor area devoted to</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mail delivery points are to be provided in the lobby area.

<p>commercial premises.</p> <p>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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10.0 Other Relevant Controls				
10.1 Waste				
<p>D1 Applicants shall consult the Waste Part of this DCP for requirements for disposal.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See separate comments from Council's Waste Officer.
10.2 Access and amenity				
<p>D1 Applicants shall consult the relevant provisions within the Access and Mobility Part of this DCP.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development must satisfy the design requirements of AS1428.
11.0 Public Domain				
<p>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.</p> <p>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.</p> <p>D3 Outdoor dining on footpaths shall be limited. Refer to Council's Public Domain Plan, Outdoor Dining Policy and Public Art Policy.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development offers an appropriate relationship to the public domain.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No outdoor dining is proposed by the development.
12.0 Subdivision				
12.1 Size and dimensions				
<p>D1 Proposed lots shall be of sufficient area and dimension to allow a high standard of architectural design, the appropriate siting of buildings and the provision of required car parking, loading facilities, access and landscaping.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Subdivision is not proposed by this application.
12.1 Utility services				
<p>D1 The applicant shall demonstrate that each proposed allotment can be connected to appropriate utility services including water, sewerage, power and telecommunications and (where available) gas. This may include advice from the relevant service authority or a suitably qualified consultant as to the</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is serviced by necessary infrastructure.

<p>availability and capacity of services.</p> <p>D2 Common trenching for gas, electricity and telecommunications shall be provided in accordance with agreements between the relevant servicing authorities in NSW.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>13.0 Residential Interface</p> <p>D1 Buildings adjoining residential zones and/or open space shall be setback a minimum of 3m from that property boundary.</p> <p>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.</p> <p>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.</p> <p>D4 External lighting shall be positioned to avoid light spillage to adjoining residential zones.</p> <p>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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Loading and waste collection areas are separated from residential receivers.</p> <p>Condition of consent can be imposed that this be provided at the Construction Certificate stage.</p>
14.0 Auburn Town Centre				
<p>14.1 Development to which this section applies</p> <p>This section applies to the Auburn Town Centre which is zoned B4 Mixed Use under <i>Auburn LEP 2010</i>. Refer to Figure 4. The development controls apply in addition to the development controls presented in previous sections of this Part. Where there are inconsistencies between the controls contained within this section and other controls within this DCP, these controls prevail to the extent of the inconsistency.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>14.2 Setbacks</p> <p>D1 Setbacks within the town centre shall be consistent with Figure 2.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Zero setback to Kerr Parade is proposed which satisfies the DCP.
<p>14.3 Active frontages</p> <p>D1 As a minimum, buildings shall provide active street frontages consistent with Figure 3.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Active frontages are not required to Kerr Parade.

14.4 Laneways				
D1 Redevelopment within the Auburn Town Centre shall make provision for the creation of new laneways as shown in Figure 4.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
14.5 Key Site - Five Ways	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D1 Development should be in accordance to Figure 5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D2 An open space area shall be provided on the north-east corner of the site at the intersection of Auburn Road and Queen Street with a minimum width of 26m, including a 6m reservation as a pedestrian plaza to accommodate circulation and outdoor dining area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D3 Pedestrian through-site links shall be provided to improve circulation and access to the town centre. Where possible, these linkages shall align to existing or proposed crossing points.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D4 The preferred vehicular access to the site shall be via Harrow Road with secondary access via Mary Street and Queen Street.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D5 Outdoor dining shall be encouraged within the Five Ways open space and along Auburn Road and Queen Street.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	