

Campbelltown (Sustainable City) Development Control Plan 2015

An assessment against the controls of the DCP is provided below:

Part	Requirement	Proposed	Compliance
Part 2 Requirements Applying to all Types of Development			
2.2 Site Analysis	A Site Analysis Plan shall be lodged with the development application for all development involving the construction of a building and the Torrens title subdivision of land. The scope of the site analysis will depend on the scale and nature of the development and shall address: i) contours, slope and north point; ii) existing landscaping and vegetation; iii) existing buildings and structures; iv) location of windows and other openings on adjoining buildings; v) roads, access points, parking, and traffic management devices and the like; vi) linkages; open space networks, pedestrian/cycle paths and the like; vii) easements, services, existing infrastructure and utilities; viii) hydraulic features, drainage lines, water features, drainage constraints, and the like; ix) natural hazards (e.g. flooding, bushfire); x) solar orientation, overshadowing, prevailing winds; xi) views and vistas to, from and within the site; xii) a streetscape analysis; xiii) special environmental features such as	A satisfactory site analysis plan has been submitted in support of this application.	Yes

Part	Requirement	Proposed	Compliance
	threatened species habitat, endangered ecological communities and wetlands; xiv) items and relics of and/or aboriginal place of heritage significance; and xv) any identified road widening applying to the subject land		
2.3 Views and Vistas	Development shall appropriately respond to Campbelltown's important views and vistas to and from public places.	The proposed development will not impact on any views and vistas.	Yes
	District views and existing significant view corridors as viewed to and from public places shall be protected	As above.	Yes
2.4.1 Rain Water Tanks	A rain water tank shall be provided for all new buildings containing a roof area greater than 100sqm for all development not specified by BASIX. The rain water tank shall have a minimum capacity in accordance with Table 2.4.1.	The proposal has specific BASIX requirements.	N/A
2.4.3 Natural Ventilation	The design of new buildings shall be encouraged to maximise opportunities for cross flow ventilation, where practical, thus minimising the need for air conditioning.	Natural ventilation is maximised where possible.	Yes
2.4.4 Light Pollution	Outdoor lighting shall be designed to minimise pollution from the unnecessary dispersion of light into the night sky and neighbouring properties.	A condition is recommended to ensure outdoor lighting complies with the requirements of Australian Standards.	Complies by condition
2.5 Landscaping – Design Requirements	Landscape design shall enhance the visual character of the development and complement the design/use of spaces within and adjacent to the site.	The provide landscape is satisfactory and proposed development shall enhance the visual interest of the streetscape.	Yes
	Landscape design shall retain and enhance the existing native flora and fauna	The site has limited existing native flora and fauna.	N/A

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	characteristics of a site wherever possible.		
	Landscape design shall add value to the quality and character of the streetscape.	The proposed landscaping shall add value and quality to the character of the streetscape.	Yes
	The Landscape Concept Plan shall illustrate mature height, spread of species, trees to be removed/retained and shall be prepared by a suitably qualified person.	The landscape plan demonstrates height, spread, and species and has been prepared by a landscape architect.	Yes
	Landscaping shall maximise the use of locally indigenous and other drought tolerant native plants and avoid the use of invasive species.	The majority of species selected are native.	Yes
2.7 Erosion and Sediment Control	An Erosion and Sediment Control Plan shall be prepared and submitted with a development application proposing construction and/or activities involving the disturbance of the land surface.	A satisfactory erosion and sediment control plan has been submitted in support of this application.	Yes
2.8 Cut, Fill and Floor Levels	A Cut and Fill Management Plan (CFMP) shall be submitted with a development application where the development incorporates cut and/or fill operations.	Satisfactory cut and fill plan has been submitted.	Yes
	Any excavation within the zone of influence of any other structure requires a 'dilapidation report' (prepared by a suitably qualified person) demonstrating that adequate ameliorative measures are to be implemented to protect the integrity of any structure.	A condition is recommended to ensure that a dilapidation report is prepared.	Complies by condition
	Development incorporating any cut or fill shall comply with the following requirements: i) minimum cross fall of 1% to any adjoining waterway; and ii) batters to be no steeper than 2H:1V ('H' stands for the term 'horizontal distance' and 'V' stands	A condition is recommended in this regard.	Complies by condition

Part	Requirement	Proposed	Compliance
	for the term 'Vertical distance'; iii) batters to be no steeper than 6H:1V for public areas.		
	All fill shall be 'Virgin Excavated Natural Material' (VENM).	A condition is recommended to ensure all fill material is VENM.	Complies by condition
	No fill shall be deposited in the vicinity of native vegetation.	Fill is not proposed within the vicinity of native vegetation.	Yes
	All basement excavation shall be setback a minimum of 900mm from the property boundaries.	550mm to rear (western) boundary, 3m to Norfolk Street boundary, 2m to side boundary, generally 6m to Carlisle Street boundary (with a minor portion being at nil setback).	No
	Provisions of basements shall not result in non-compliance with deep soil planting controls contained within this plan.	Deep soil planting is compliant.	Yes
2.8.2 Surface Water and Floor Levels	Development shall not occur on land that is affected by the 100-year ARI event unless the development is consistent with the NSW Floodplain Development Manual.	Council's flood engineer has reviewed the submitted flood report and has not raised any concerns.	Yes
	All development on land affected by stormwater flow from main stream, local creek or over land flow shall satisfy the relevant fill and floor level requirements as specified in Table 2.8.1.	As above.	Yes
	All development shall have a ground surface level, at or above a minimum, equal to the 100-year 'average recurrence interval' (ARI) flood level.	As above.	Yes
	Buildings involving basements, hospitals, seniors living dwellings and educational establishment with more than 50 students shall comply with the provisions of Council's Engineering Design Guide for	Conditions are recommended to ensure compliance with Council's Engineering Design Guide.	Complies by condition

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	Development available from Council's website at www.campbelltown.nsw.gov.au .		
	Where underground car parking is proposed, measures shall be taken in design and construction to ensure escape routes, pump out drainage systems (which include backup systems) and location of service utilities (including power, phone, lifts) are appropriately located in relation to the 100 year ARI event, in accordance with Section 4.13.8 of Council's Engineering Design Guide for Development available from Council's website at www.campbelltown.nsw.gov.au .	Conditions are recommended to ensure compliance with Council's Engineering Design Guide.	Complies by condition
2.9 Demolition - Design Requirements	A development application involving demolition shall be considered having regard to the following information: i) a detailed work plan prepared by a suitably qualified person, in accordance with AS2601-2001- The Demolition of Structures (as amended); ii) details of the licensed demolition contractor engaged to carry out the work (including name, address and building licence number); iii) a hazardous materials report that lists details of methods to prevent air, noise and water pollution and the escape of hazardous substances into the public domain; iv) details of any asbestos or other hazardous substances to be removed from the site and/or damaged during demolition; and v) a dilapidation report where any demolition	Conditions of consent are recommended to address all matters pertaining to the demolition of existing structures on the site.	Complies by condition

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	work is to be undertaken within the zone of influence of any other structure.		
2.10.2 Stormwater – Design requirements	All stormwater systems shall be sized to accommodate the 100-yearARI event (refer to Section 4 of Council's Engineering Design Guide for Development available from Council's website at www.campbelltown.nsw.gov.au	The proposed stormwater system is satisfactory.	Yes
	The design and certification of any stormwater system shall be undertaken by a suitably qualified person.	The stormwater plans have been designed by a qualified engineer.	Yes
	Development shall not impact on adjoining sites by way of overland flow of stormwater unless an easement is provided. All overland flow shall be directed to designated overland flow paths such as roads.	An easement is not required.	N/A
	Stormwater collected on a development site shall be disposed of (under gravity) directly to the street or to another Council drainage system/device. Where stormwater cannot be discharged directly to a public drainage facility, a drainage easement of a suitable width shall be created over a downstream property(s) allowing for the provision of a drainage pipe of suitable size to adequately drain the proposed development to a public drainage facility.	Stormwater will be directed to the street via gravity.	Yes
	Development shall not result in water run-off causing flooding or erosion on adjacent properties.	Water will be appropriately managed and a sediment and erosion plan forms part of the plans recommended for approval.	Yes
	Stormwater run-off shall be appropriately channelled into a stormwater drain in	Stormwater design is appropriate.	Yes

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	accordance with Council's Engineering Design Guide for Development available from Council's website at www.campbelltown.nsw.gov.au .		
2.10.3 Stormwater Drainage Design requirements	A stormwater Drainage Concept Plan shall be prepared by a suitably qualified person, and submitted with all development applications, involving construction (except for internal alterations/fitouts), demonstrating to Council how the stormwater will be collected and discharged from the site.	A satisfactory stormwater plan has been submitted in support of this application.	Yes
	The stormwater concept plan shall include the following information as a minimum: i) locations, layouts and sizes of stormwater pipes and pits; ii) minimum grades and capacity of stormwater pipes; and iii) existing and proposed easements, site contours and overland flow path/s.	As above.	Yes
2.11.2 Heritage	Any development application made in respect to development on land that is: i) occupied by a heritage item; or ii) adjoining land occupied by a heritage item; or iii) located within a heritage conservation area, shall provide a Statement of Heritage Impact (SHI) that assesses the impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item or conservation area.	The subject site does not contain a heritage item, adjoins a heritage item or is within a HCA.	N/A

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2.12 Retaining Walls – Design requirements	Any retaining wall that is not complying or exempt development as specified in the E&CDC shall be designed by a suitably qualified person.	A condition is recommended in this regard.	Complies by condition
	In the case of retaining walls constructed to support proposed fill on an allotment, the following design criteria shall apply: i) No filling shall be permitted within 2 metres of any property boundary unless sufficient details are submitted to Council illustrating how privacy, overshadowing, stormwater management and access issues have been addressed to Council's satisfaction.	Minimal fill is proposed and will not impact on adjoining sites.	Yes
	In the case of retaining walls constructed to support proposed cut on an allotment, the following design criteria shall apply: i) The retaining wall shall be setback a minimum of 450mm from the rear and side boundary of the lot containing the cut.	Minimum 450mm from the boundaries.	Yes
	Any retaining wall and associated structures shall be designed to be located wholly within the property boundary, except where written or legal agreements have been reached between relevant parties to Council's satisfaction.	Retaining walls are wholly within the boundaries.	Yes
	Any retaining wall requiring work on neighbouring properties shall require the consent of the adjoining owner/s.	Retaining walls are wholly within the boundaries.	Yes

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	Retaining walls higher than 900mm shall be designed by a structural engineer and made from appropriate material.	A condition is recommended in this regard.	Complies by condition
2.13 Security – Design requirements	Development shall be designed to maximise, where possible, casual surveillance opportunities to the street and surrounding public places.	The design maximises casual surveillance to the streets and clearly delineates between private property and the public domain.	Yes
	External lighting shall be designed to: i) encourage the use of safe areas; ii) define safe corridors for movement of people; and iii) allow facial recognition of approaching pedestrians at 15 metres.	A condition is recommended regarding external lighting.	Complies by condition
	Development shall incorporate appropriate landscaping, fencing and security devices to assist in crime prevention.	Entry is only through the lobby with security devices and units on the ground floor have front fencing and landscape between the units and the street.	Yes
	Development applications for residential flat buildings, shall be accompanied by a crime prevention plan to be prepared by a suitably qualified person addressing how the development embraces the principles of Crime Prevention Through Environmental Design.	The applicant has satisfactorily addressed the principals of CPTED.	Yes
2.15.1 Waste Management Plan – Design requirements	A detailed 'Waste Management Plan' (WMP) shall accompany development applications for certain types of development/land uses, as detailed in Table 2.15.1 and for any other development that in the opinion of Council a WMP is required.	A satisfactory WMP has been submitted in support of this application.	Yes
	Plans submitted with a development application shall detail the following (as applicable):	The submitted plans show sufficient detail.	Yes

Part	Requirement	Proposed	Compliance
	i) the size and location of waste and recycling storage areas; ii) routes for occupants to access waste and recycling areas; iii) collection point and/or access route for collection vehicles; iv) ventilation of waste and recycling 2.15 storage areas; v) location of garbage chute and service rooms; vi) bin and storage area washing facilities; and vii) occupants' disposal points for all waste streams.		
2.15.2 Waste Management During Demolition and Construction	Waste and recyclable streams shall be stored separately on site.	The submitted WMP provides these details.	Yes
	All storage areas/containers for each waste and recycling stream shall be kept on the site at all times and shall be indicated on the site plans/drawings as part of the WMP.	The submitted WMP provides these details.	Yes
	Where material cannot be reused or recycled, it shall be disposed of at an appropriately licensed waste management or recycling facility. Details of disposal arrangements shall be specified in the WMP for each material type.	The submitted WMP provides these details.	Yes
	Convenient and safe heavy vehicular access to waste and recycling material storage areas shall be provided.	The submitted WMP provides these details.	Yes
	The removal, handling and disposal of asbestos or other hazardous materials shall be carried out in accordance with WorkCover NSW, NSW Environment & Protection Authority (EPA), Office of Environment and Heritage and	A condition is recommended to ensure compliance.	Complies by condition

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	other regulatory authority guidelines and requirements.		
2.15.3 On-going Waste Management	Provision shall be made for all waste and recycling storage containers to be located behind the primary and secondary building line and out of public view.	The waste storage room is behind the building line and not visible from the public domain.	Yes
	Any room(s) for storing garbage and recycling receptacles shall be located in a position that provides convenient access for residents, maintenance and waste collection staff. Bin storage rooms shall complement the development and not be visibly obtrusive when viewed from any public place.	As above.	Yes
	A waste collection point shall be nominated demonstrating that waste-loading operations can occur on a level surface not adjacent to steep gradients, vehicle ramps and pedestrian access points.	Waste collection will occur on site at surface level.	Yes
	The path for wheeling bins between waste storage area(s) and the collection vehicle shall be free of steps or kerbs and have a maximum gradient of 1V:8H.	The path for wheeling bins is satisfactory.	Yes
	For safety and ease of manoeuvrability, the distance required for residents, building managers and caretakers to wheel bins to their collection point shall be the minimum achievable	Collection will occur where the bin storage area is.	Yes
	The maximum travel distance between any storage area/point and the collection point for all bins shall be 30 metres.	Travel distance is achieved.	Yes
	Where it is intended that collection vehicles are to drive onto private property to collect waste and recycling,	Waste collection will occur on site. Swept paths have been submitted in support of this application that demonstrate the private	Yes

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	the development shall be designed to provide for: i) the safe and efficient service of the development with minimal need to reverse; ii) adequate clearance to accommodate waste collection by a heavy rigid vehicle, in accordance with the dimensions detailed in Table 2.15.2. iii) vehicles to enter and exit in a forward direction; iv) pavement construction that is sufficient to withstand a heavy rigid collection vehicle of 24 tonnes gross vehicle mass.	collection company will be able to manoeuvre on site and exit and enter in a forward direction. The applicant is proposing a variation to allow waste to be collected by a MRV.	
	A development must be designed in a manner that allows for servicing by Council's waste collection vehicles, regardless of the intended servicing arrangements	If Council is required to service the development, there is adequate street frontages for bin presentation.	Yes
2.15.5 Effective Waste and Resource Management	Functional and adequate storage spaces be provided for all waste and recycling streams, including temporary storage areas for bulky waste materials.	Adequate storage spaces are provided within the bin storage room.	Yes
2.15.6 Clean, Safe and Healthy Living Environments	Negative impacts on amenity for residents, neighbours and the general public such as visually unpleasant waste storage areas, bad odours and noise from bin collection shall be minimised.	Conditions are recommended to ensure that waste does not create adverse impacts on amenity.	Complies by condition
	Safe and easy access to waste and resource recovery storage areas shall be provided for residents, building managers and collection service providers.	Access to waste services is appropriate on each level of the building.	Yes
2.15.7 Vehicle Turning Circles	Turning circles and clearances to kerbs, existing buildings or other obstructions shall be designed to accommodate the	The applicant is proposing a variation to allow waste to be collected by a MRV. Satisfactory swept paths	Yes

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	largest collection vehicle that could service the property (heavy rigid class in most cases).	have been provided to demonstrate that the truck can manoeuvre on site and enter and exit in a forward direction.	
2.15.9 Bin Storage Areas	The design of the bin storage areas shall be considered early in the design process so that they can be successfully integrated into the overall design of the development and are convenient for all users.	Bin storage areas are shown on the plans.	Yes
	Sufficient areas/space shall be made available within the property boundary to store the range of bins for the quantity of waste, recycling and organics (and other materials where appropriate) likely to be generated between collections.	Sufficient space is provided.	Yes
	Residents shall not be required to walk more than a maximum distance of 30m to access the bin storage area.	Residents will not have to walk more than 30m.	Yes
2.16.1 Water – Design requirements	Where connection to the reticulated water supply system is not available, development shall be provided with: i) sufficient water storage to cater for all relevant activities of the proposed use of the development. ii) sufficient storage for firefighting purposes in accordance with Planning for Bushfire Protection 2006, NSW Rural Fire Service.	The subject site is connected to reticulated water.	N/A
2.16.2 Electricity	Details of the proposed method of power supply shall be provided as part of the development application for any development involving the construction of a building within rural and environmental protection zones.	This proposal is not for construction of a building in a rural or environmental zone.	N/A

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2.17 Work On, Over or Near Public Land	Written approval shall be obtained from Council, prior to the commencement of any works, activities or occupancy upon public land, including roads, road related areas, stormwater connections, Council car parks, footpaths or nature strips.	A condition is imposed that requires a S138 approval to be obtained. Additionally, conditions are recommended to ensure adequate fencing/hoarding is erected during construction.	Complies by condition
2.21 Acoustic Privacy	Development shall comply with any relevant provisions in the following documents. The event of an inconsistency between the noise related controls in this plan and the documents below, the documents below prevail to the extent of the inconsistency. i) The NSW Noise Policy for Industry (NPfI) ii) The NSW Road Noise Policy iii) The NSW Development Near Rail Corridors and Busy Roads - Interim Guideline iv) Association of Australasian Acoustical Consultants Guideline for Child Care Centre Acoustic Assessment	A satisfactory acoustic report has been submitted in support of this application.	Yes

Part	Requirement	Proposed	Compliance
Part 5 Residential Flat Buildings and Mixed-Use Development			
5.2 Desired Future Character for High Density Residential Neighbourhoods	High density residential neighbourhoods shall be characterised by: • building forms that have a high level of architectural merit and make a positive contribution to the local area;	The proposed development is considered to be of high architectural merit and is consistent with the desired future character for high density residential areas.	Yes

Part	Requirement	Proposed	Compliance
	• a diversity of high density residential forms; • residential forms that provide high quality residential living environments; • integration with high intensity public transport forms and fine grained pedestrian/ cycleway networks; • access to a safe and high quality public domain; • articulated front facades with balconies and deep soil planting and landscaping of street frontages.		
5.4.1 Relationship of the Plan to SEPP 65 Design Quality of Residential Flat Development	All residential flat buildings, shall satisfy all the standards within State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development (SEPP 65) and Apartment Design Guide.	An assessment of the proposed development against the housing SEPP and the ADG have been undertaken in attachments 2 and 3.	Yes
5.4.2 Building Form and Character	Building design shall consider foremost the qualities (both natural and built) and the desired future character of the areas including the significance of any heritage item on the land.	The proposed development is consistent with the desired future character of the area.	Yes
	Building design shall incorporate the following features to assist in the achievement of high quality architectural outcomes: i) incorporation of appropriate facade treatments that help the development properly address the respective street frontages, key vistas and to add visual interest to the skyline; ii) incorporation of articulation in walls, roof lines, variety of roof pitch, individualised	The proposed development provides suitable facade treatments that address the street frontages and will add visual interest to the streetscape. The development provides articulation in the form recessing and protruding	Yes

Part	Requirement	Proposed	Compliance
	architectural features (balconies, columns, porches, colours, materials etc) into the facade of the building; iii) variation in the vertical planes of exterior walls in depth and/or direction; iv) variation in the vertical and horizontal planes of the building so that the building appears to be divided into distinct base, middle and top massing elements; v) articulation of building facade (including rear and side elevations visible from a public place) by appropriate use of colour, arrangement of facade elements, and variation in the types of materials used; vi) utilisation of landscaping and interesting architectural detailing at the ground level; and vii) avoidance of blank walls at ground and lower levels.	elements, balconies, and varying finishes and colours to the building. Variation in vertical planes is proposed. Variation in vertical and horizontal planes is proposed, and the building appears to have a distinct base, middle and top. Appropriate colour, façade elements and variation in materials is proposed. Satisfactory landscaping is proposed. Blank walls are avoided.	
	Building design shall demonstrate to Council's satisfaction that the development will: i) facilitate casual surveillance and active interaction with the street; ii) be sufficiently setback from the property boundary to enable the planting of vegetation to soften the visual impact of the building at street level; and iii) maximise cross flow ventilation, therefore	The development will provide casual surveillance and active interaction with the street. Setbacks are compliant with the ADG and provide sufficient area for landscaping. Cross flow ventilation has been maximised.	Yes

Part	Requirement	Proposed	Compliance
	minimising the need for air conditioning.		
	Building colours, materials and finishes shall generally achieve subtle contrast. The use of highly reflective or gloss materials or colours shall be minimised to feature and highlight element only.	Material colours and finishes achieve a subtle contrast.	Yes
	Building materials shall be high quality, durable and low maintenance.	Satisfactory materials are proposed.	Yes
5.4.3 Site Services	The location, design and construction of utility services shall satisfy requirements of the relevant servicing authority and Council.	A condition of consent is recommended to ensure the development meets the requirements of the relevant servicing authorities.	Complies by condition
	Development shall ensure that adequate provision has been made for all essential services (i.e water, sewerage, electricity, gas, telephone, internet and stormwater drainage).	A condition is recommended to ensure that all essential services are connected prior to the issue of an occupation certificate.	Complies by condition
	All roof-mounted air conditioning or heating equipment, vents or ducts, lift wells and the like shall not be visible from any public place and shall be integrated into the design of the development.	A condition is recommended to ensure that all roof mounted equipment is integrated into the building.	Complies by condition
	All communication dishes, antennae and the like shall be located or integrated into the built form so as to minimise visual prominence.	A condition is recommended to ensure that all communication dishes and antennae are integrated into the building.	Complies by condition
	An external lighting plan shall be prepared by a suitably qualified person and submitted with the development application.	A condition is recommended that an external lighting plan is submitted to the PCA prior to the issue of a construction certificate.	Complies by condition
	All site services areas including any associated equipment and storage structures shall be incorporated into the design of the building and screened from public view.	Complies.	Yes

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	An on-going waste management plan shall be prepared by a suitably qualified person and submitted with the development application.	A satisfactory WMP has been submitted in support of this application.	Yes
	Any development applications involving new construction work with a value of \$30 million or greater shall undertake the following at the developer's expense: i) Any existing above ground power lines which traverse the property's frontage, must be relocated underground; and ii) Installation of any required electrical substation within the development basement level.	Electricity services will be relocated underground as required by Endeavour Energy. A substation will be installed.	Yes
5.4.4 Acoustic Privacy	Residential flat buildings, and the residential component of a mixed-use development shall provide noise mitigation measures to ensure that the following LAeq levels are not exceeded: i) in any bedroom in the building—35 dBA , ii) anywhere else in the building (other than a garage, kitchen, bathroom or hallway)—40 dBA.	The proposed development will comply with the LAeq levels, subject to compliance with the submitted acoustic report.	Yes
5.4.5 Vehicular Access	Residential flat buildings and mixed-use developments shall only be permitted where Council is satisfied that existing road networks are capable of providing safe and efficient vehicle access to and from the proposed development.	The traffic report concludes that the development will only result in an additional 14 vehicle trips at peak times. Overall, the proposed development is not considered to result in a significant increase in traffic on local roads and is therefore considered to be acceptable.	Yes

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5.4.6 Stormwater Drainage	Residential flat buildings and mixed-use developments shall only be permitted where Council is satisfied that sufficient provisions made for the management of stormwater. All necessary upgrades to existing public and private stormwater infrastructure shall be addressed as part of the proposed development and shall be in accordance with Council's Engineering Design Guide for Development (available from Council's website at www.campbelltown.nsw.gov.au)	A condition of consent is recommended to be imposed to ensure compliance with the Engineering Design Guide.	Yes
5.4.7 Thermal Comfort	Residential flat buildings and mixed-use developments shall be designed to maximise natural thermal comfort for occupants through the use of appropriate building materials. Examples include the use of energy efficient glazing and/or shading devices for windows and the like.	The development complies with the BASIX requirements.	Yes
5.4.8.1 Number of Bins	All buildings shall be provided with household garbage bins at the following rates: i) one (1) x 240 litre bin per 2.5 dwellings/ week for household garbage; or ii) one (1) x 1100 litre bulk bin per 10 dwellings or part thereof, but only if the bulk bin is stored and located within the property where the waste collection truck is able to enter and exit the property in a forward-in forward-out arrangement with a maximum three point turning path.	7 x 1,100 litre general waste bins will be provided. Swept paths demonstrate that the waste vehicle will be able to enter and exit the site in a forward direction.	Yes
	All buildings shall be designed with provision for recyclable bins at a ratio of one (1) x 240	34 x 240 litre recycling bins will be provided.	Yes

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	litre bin per 2.5 dwellings per fortnight.		
	A caretaker shall be available for all sites where bins are shared between occupants, to ensure bins are correctly presented for collection and returned to the designated bin storage area when emptied.	A condition is imposed to ensure the building has a caretaker.	Complies by condition
5.4.8.2 Waste Service Rooms, Garbage Chutes and Provision for Recyclables Bins	All buildings with a rise of four (4) storeys or more (including the ground floor) shall make provision for a waste service room on each section of each residential floor which is accessible for all residents	Waste service room is proposed on each floor.	Yes
	All waste service rooms shall have chutes to enable residents to dispose of garbage. Waste chutes must: i) not be located adjacent to bedrooms or living rooms unless they are outside the sound transmission barrier surrounding each unit. ii) Not open into any habitable or public space and doors must have an effective self-sealing system; iii) Feed into appropriately sized bins located in the bin storage room. During collection periods, empty bins must be placed under the chute outlet to maintain continuity of access to the chute system for residents; iv) Be completely enclosed in a fire-rated shaft construction of an approved material and be fitted with sprinklers; v) Comply with the BCA; vi) Be accessible to anyone with a disability and comply	Waste chutes are not located near bedrooms or living rooms. Waste chutes do not open into habitable or public space. Waste chutes will feed into appropriately sized bin storage rooms. Condition of consent are recommended to ensure compliance the BCA. Condition recommended.	Yes

Part	Requirement	Proposed	Compliance
	with AS1428 Design for access and mobility; and vii) Include signage that explains the correct use of the system and which materials are able to be placed in the chute, and which must go in the recycling bin.	Signage is proposed with the ongoing waste management plan	
	The outlet area, in which the chute outlets and mechanical collection devices are located, shall be secured to prevent access by unauthorised persons.	Condition of consent is recommended that the areas are secured.	Complies by condition
	Mechanical devices are permitted in order to assist with waste collection (eg. carousel).	Carousels are not proposed.	N/A
	Compaction is NOT permitted for either garbage or recyclables.	Compaction is not proposed.	Yes
	Each Waste Service Room shall make provision for a sufficient number of 240-litre mobile recycling bins for residents on each floor to dispose of recyclables. Chute systems for recyclables are not permitted.	Waste rooms are capable of storing the required number of recycling bins.	Yes
5.4.8.3 Bin Storage Room	The development shall make provision for an appropriately sized bin storage room(s) that provides convenient access for all residents, maintenance and waste collection staff. The bin storage room shall: i) be located behind the primary and secondary building alignment; ii) be located to restrict or deter access by non-residents; iii) have a non-slip floor constructed of concrete or other approved impervious material at least 75mm thick	The construction of the waste room has been addressed with a recommended condition of consent in attachment 1.	Complies by Condition.

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	and be provided with a ramp to the doorway (where necessary); iv) be graded and drained to a Sydney Water approved drainage fitting; v) have coving at all wall and floor intersections; vi) be finished with a smooth faced, non-absorbent material(s) in a light colour and capable of being easily cleaned; vii) be provided with an adequate supply of hot and cold water mixed through a centralised mixing valve with hose cock; and viii) have a self-closing door openable from within the room with a door width of at least 1.5m (or 2.5m if bulk bins are proposed); and ix) allow access and manoeuvrability of the largest bin and any required waste handling equipment.		
	Bin storage rooms shall have sufficient capacity to allow for: i) Access, manoeuvring, cleaning and maintaining all bins by providing an extra 30% of the footprint of each waste container to the overall size of the storage area; ii) Spacing of at least 50cm between all bins allocated for the development; iii) All bins to be arranged side by side within the bin storage room (no stacking);	The bin rooms provide sufficient space for storage and cleaning.	Yes

Part	Requirement	Proposed	Compliance
	iv) A minimum 1.5m aisle between rows of bins to minimise potential obstructions; and v) Future modifications of services, bin sizes and/or configurations by minimising the installation of fixed structures within bin storage areas		
	Bin storage rooms shall be ventilated by: i) a mechanical exhaust ventilation system; or ii) permanent, unobstructed natural ventilation openings having direct access to external air, and a total area of not less than one-twentieth (1/20th) of the floor area of the room.	A condition is recommended to ensure waste rooms are well ventilated.	Complies by condition
	Exterior doors of bin storage rooms shall be: i) consistent with the overall design of the building; ii) at least 1.5m wide (or 2.5m where bulk bins are proposed); iii) located away from the frontage of the building; and iv) fitted with a Council compatible keyed locking system that provides access to the room or activates the electronic opening and closing of the door (if collection service is to be carried out by Council).	N/A no exterior bin storage is proposed.	Yes
	All bin storage rooms, and waste service rooms shall be constructed in such a manner to prevent the entry of vermin.	A condition is recommended to ensure waste rooms are proofed against pests.	Complies by condition
	All bin storage rooms must be located in an area where bins can be easily moved to the waste collection point.	Bin storage rooms are suitably located.	Yes

Part	Requirement	Proposed	Compliance
	Any bin travel path must be free of steps or kerbs and have a maximum gradient of 1V:8H	Bin travel path is satisfactory.	Yes
	Where waste collection personnel are required to enter the premises to service bins, the collection point shall be no further than five (5) metres from the collection vehicle.	Waste collection personnel will not be required to enter the premises.	N/A
	Where residents have access to bin storage rooms, signage on the correct use of the waste management system shall be displayed in all bin storage rooms	Addressed in the WMP.	Yes
5.4.8.4 Bulky Waste Storage	Developments must make provision for the storage of bulky waste (kerbside clean-up) materials, ensuring that: i) a minimum area of ten (10) square metres per building is provided; ii) the area is secure and caged for visibility into the enclosure; iii) the area is accessible to all residents and has a minimum doorway width of 1.5m; and iv) the area is not more than ten (10) metres from the waste collection point	10m² of bulky waste storage is provided The area is secure. All residents will be able to access this area via stairs or the lift. No further than 10m from the collection point.	Yes
5.4.8.5 On-site Waste Collection	Any development: • containing 20 or more dwellings, and/ or • when the number of bins proposed cannot be accommodated within 50% of the development's net frontage width on collection day, shall be designed to accommodate forward-in, forward-out, drive-on vehicular collection for on-site servicing.	Swept paths demonstrate that the waste vehicle will be able to enter and exit the site in a forward direction.	Yes

Part	Requirement	Proposed	Compliance
5.4.10 Car Parking	Car parking provided for the residential dwellings shall be secured, separated from commercial car parking (where relevant) and have a separate access.	Not applicable.	N/A
	The design of car parking spaces shall take into consideration the principles of Crime Prevention Through Environmental Design (CPTED) to minimise opportunities for crime and enhance security.	Car parking areas have been designed with consideration of CPTED.	Yes
5.4.11 Access for People with Disabilities	Residential flat buildings and mixed use development shall comply with the minimum access requirements contained within the BCA, the Disability (Access to Premises – Buildings) Standards 2010 and Australian Standard 1428 – Design for Access and Mobility (as amended).	A condition is recommended to ensure the development complies with the minimum access requirements contained within the BCA, the Disability (Access to Premises – Buildings) Standards 2010 and Australian Standard 1428 – Design for Access and Mobility (as amended).	Complies by condition
5.4.12 Advertising Material	As part of the letter box design for residential flat buildings and mixed use development a special container shall be provided for the placement of advertising and newspaper materials. Such container shall be located behind the building line and designed to be part of the letter box arrangement for the development.	A condition is recommended in this regard.	Complies by condition
5.5.1 Site Requirements for Residential Flat Buildings	Residential flat buildings shall only be permitted on an allotment having a minimum width of 30 metres measured at the front property boundary.	The overall site has a frontage of approximately 43.89m.	Yes
	Sites shall be amalgamated where required, to achieve the minimum site area and width requirement applicable to the proposed development.	The proposal consists of the consolidation of 3 sites.	Yes
	Development shall not result in an “isolated allotment” adjoining the development site.	The development does not result in isolated allotment.	Yes

Part	Requirement	Proposed	Compliance
5.5.2 Building Setbacks for Residential Flat Buildings	Residential flat buildings shall be setback a minimum of: i) 5.5 metres from any street boundary; and ii) 6 metres from any other boundary.	6m from both the primary street frontage and the secondary street frontage. 6m from the side and rear boundary.	Yes
5.5.3 General Requirements for Residential Flat Buildings	A minimum of 5% of the total number of dwellings within a residential flat building shall be one (1) bedroom flat(s) or a studio(s).	9 of the 73 apartments proposed are 1 bedroom equalling 12%.	Yes
	A minimum of 10% of the total number of dwellings within a residential flat building shall be adaptable dwelling(s).	19 of the 73 apartments proposed are adaptable equalling 26%.	Yes
	The floor space occupied by each dwelling within a residential flat building shall not be less than: i) 35sqm in the case of a studio flat; ii) 50sqm in case of a 1 bedroom flat; iii) 70sqm in case of a 2 bedroom flat; iv) 90sqm in case of a 3 bedroom flat or more.	All apartments propose a compliant floor area. A detailed assessment is provided in attachment 3.	Yes
	For the purpose of clause 5.5.3 c), the floor space includes only one bathroom. Additional bathrooms shall increase the minimum floor space of each dwelling by 5sqm for each additional bathroom.	All apartments propose a compliant floor area. A detailed assessment is provided in attachment 3.	Yes
	A fourth bedroom and further additional bedrooms shall increase the minimum internal area by 12sqm for each additional bedroom.	There are no four bedroom apartments proposed.	N/A
	Each apartment building shall include a study/nook area that is capable of accommodating a desk for working/studying	Each apartment provides a space that is capable of accommodating a desk.	Yes

Part	Requirement	Proposed	Compliance
	from home purposes. Such area shall be shown furnished on the proposed plans and shall have a minimum width 1.6 m.		
	The main entry to each apartment building shall be designed to include an entrance nook for privacy purposes.	Each apartment provides an entrance nook.	Yes
	A maximum of 8 dwellings shall be accessible from a common lobby area or corridor on each level of a residential flat building.	The maximum number of apartments off a single circulation core is 8.	Yes
	All residential flat buildings shall contain at least one (1) lift for access from the basement to the upper most storey that provide access to a dwelling space. Further, the lift(s) shall extend to provide access to the roof space if the roof is intended for use by occupants of the building as a roof terrace.	Two lifts are provided. Access to all levels and basement are provided.	Yes
	A maximum of fifty (50) dwellings shall be accessible from a single common lift.	Two lifts are provided to service the apartments.	Yes
	Access to lifts shall be direct and well illuminated.	Access to lifts is direct and will be illuminated in accordance with the required Australian Standard.	Yes
	A minimum of 25% of the required open space area, or 15% of the total site area, whichever is the greater, shall be available for deep soil planting.	15% of the site area is greater, therefore 312m ² of area is required for deep soil planting. 377.5m ² of deep soil area is proposed.	Yes
	Each flat shall be provided with an 'incidentals' storage facility within the unit and/or the basement, which shall be available for personal use of the occupants of each dwelling, and designed and constructed of materials to Council's satisfaction. Such	All apartments comply with the minimum storage requirements. A breakdown is provided in attachment 3.	Yes

Part	Requirement	Proposed	Compliance
	storage facility shall have a storage capacity of not less than the following: i) 4 cubic metres in the case of a studio flat; ii) 6 cubic metres in case of a 1 bedroom flat; iii) 8 cubic metres in case of a 2 bedroom flat; and iv) 10 cubic metres in case of a 3 bedroom flat or more.		
	The incidentals storage facility shall not be created as a separate (strata) allotment to the unit it services.	Storage areas are not proposed as separate strata allotments.	Yes
5.5.4 Car Parking and Access	All car parking and access for vehicles, including disabled access spaces, shall be in accordance with AS2890 parts 1 and 2 (as amended), except as otherwise specified in the Plan.	A condition is recommended to ensure all parking spaces are in accordance with AS2890 parts 1 and 2 (as amended).	Complies by condition
	The minimum dimensions of any parking space shall be 2.5 x 5.5 metres. The minimum width of any car parking space shall be increased by 300mm for each side that adjoins a vertical edge.	Parking spaces meet the minimum dimensions.	Yes
	Driveways shall be located a minimum distance of 6 metres from the splay of any unsignalled intersection (refer to Figure 5.5.4).	The proposed driveway is greater than 6m from the splay of the Norfolk/Carlisle Street intersection.	Yes
	For development incorporating 20 or more dwellings, the DA shall be accompanied by a 'Traffic Impact Assessment Report'.	A satisfactory traffic impact assessment has been submitted in support of this application.	Yes
	Where existing, vehicular entry points shall be located at the rear or side streets.	New vehicular access is proposed	N/A
	Development containing 3 or more storeys shall provide all required car parking at basement level.	All proposed car parking is provided over 2 levels of basement parking.	Yes

Part	Requirement	Proposed	Compliance
	Parking provided at ground level shall be appropriately screened from public view.	At-grade parking is not proposed.	N/A
	Each dwelling shall be provided with a minimum of one car parking space, and: i) an additional car parking space for every 4 dwellings (or part thereof); and ii) an additional visitor car parking space for every 10 dwellings (or part thereof).	Car parking complies with Housing SEPP requirements.	N/A
	No required car parking space shall be in a stacked configuration.	Stacked parking is not proposed.	Yes
	Each development shall make provision for bicycle storage at a rate of 1 space per 5 dwellings within common property.	The proposed development generates the need for 15 bicycle spaces, 40 spaces will be provided.	Yes
5.5.5 Solar Access	Buildings shall be orientated and sited to maximise northern sunlight to internal living and open spaces.	The building complies with solar requirements of the ADG and receives sufficient solar access.	Yes
	A minimum 20sqm area of the required private open space on adjoining land, (having a minimum width of 3 metres), shall receive three (3) hours of continuous direct solar access on 21 June, between 9.00am and 3.00pm, measured at ground level.	POS on adjoining land will achieve the required solar access.	Yes
	Living rooms and private open spaces of at least 70% of dwellings within a residential flat building shall receive a minimum of 2 hours direct sunlight between 9:00am and 3:00pm at mid-winter.	57 of the 73 apartments achieve a minimum of 2 hours solar access. This equals 78% of apartments achieving the minimum requirement.	Yes
	Council expects that with innovative and thoughtful design, all dwellings should receive some direct sunlight, however, when it can be shown that providing sunlight to every dwelling is unachievable,	All apartments achieve some sunlight.	Yes

Part	Requirement	Proposed	Compliance
	Council may allow a design solution that result in up to 15% of the dwelling receiving no direct sunlight between 9:00am and 3:00pm at mid-winter.		
5.5.6 Balconies and Ground Level Courtyards	Dwellings shall be provided with a private courtyard and/or balcony.	All apartments provide a courtyard or balcony.	Yes
	Courtyards/balconies shall be: i) not less than 8sqm in area and have a minimum depth of 2 metres; ii) clearly defined and screened for private use; iii) oriented to achieve comfortable year round use; and iv) accessible from a main living area of the flat.	All courtyards and balconies comply with the requirements of the ADG. A detailed assessment is provided in attachment 3.	Yes
5.5.7 Privacy	Ground level dwellings incorporating a courtyard shall be provided with a privacy screen.	All ground level courtyards are provided with appropriate screening.	Yes
	No window of a habitable room or balcony shall be directly face a window of another habitable room, balcony or private courtyard of another dwelling located within 9 metres of the proposed window or balcony.	Windows and balconies are compliant with the setbacks required by the ADG.	Yes
5.5.8 Communal Recreation Facilities	Each residential flat building shall be provided with communal recreation facilities for the use of all the occupants of the building comprising: i) a recreation room with a minimum area of a 50sqm per 50 dwellings (or part thereof); and ii) a bbq/outdoor dining area with a minimum area of 50sqm	The communal room is 56m². 610m² of outdoor space is provided.	Yes

Part	Requirement	Proposed	Compliance
	per 50 dwellings (or part thereof).		
	Communal recreation facilities shall not be located within the primary or secondary street boundary setback.	Communal recreational facilities are located at the rear of the site and on the top floor of the building.	Yes
	All communal recreational facilities shall be provided on the same land as the residential flat building.	Communal recreational facilities are located on the same land.	Yes
	Communal open space provided on the roof of a building shall not be included as part of the required communal open space.	Communal open space is not proposed on the roof.	N/A
	All required communal and recreational facilities are required to be constructed prior to the issue of an interim occupation certificate for any residential units within a staged development.	Not a staged development.	N/A

Part	Requirement	Proposed	Compliance
Part 17 Ingleburn CBD			
17.4.1 Allotment Requirements	Sites shall be amalgamated where required, to achieve the minimum site area of 1800m ² and minimum width requirement of 30m.	The overall site comprises of 3 allotments with a total primary frontage of approximately 43.89m to Norfolk Street, and a secondary frontage of approximately 47.345m to Carlisle Street. The sites have a total area of 2,077.9m ² .	Yes
17.4.1.1 Site Consolidation and Development of Isolated Allotments	Development shall not result in an isolated allotment adjoining the development site.	Adjoining sites have opportunity for amalgamation.	Yes
17.4.1.2 Building Setbacks for Residential Flat Buildings – Areas Zoned R4	Residential flat buildings shall be setback a minimum of: i. 6 metres from any street boundary; and	6m to Norfolk and Carlisle Streets. 6m to side boundary.	No

Part	Requirement	Proposed	Compliance
	ii. 6 metres from any side boundary; and iii. 8 metres from the rear boundary.	6m to rear boundary. Refer to discussion in main body of the report.	
	The basement shall be setback at least 5 metres from the rear boundary and 2 metres from the front boundary to allow for deep soil planting and to create green interface with the streets.	The basement is setback 2m from the rear boundary and 3m from the front boundary (Norfolk Street) and 6m from the secondary street boundary (Carlisle Street). Refer to discussion in main body of the report.	No
17.4.1.3 Building Design	Residential flat buildings, where the dimensions of the site permits, shall have L-shaped, or U-shaped building layout, to maximise solar access, ventilation and residential amenity.	The building has been designed to maximise solar access, ventilation and residential amenity.	Yes
	A 1 metre articulation zone is permitted forward of the front building setback, in which building elements may occupy a maximum of one third of the area of the facade. Services or lift shafts are not permitted in the articulation zone.	The building does not encroach in the front setback.	Yes
	The setbacks under this Part are subject to building separation controls under the ADG.	Building setbacks comply with the ADG.	Yes
	Building design should aim to create a clear delineation between public, communal and private open space.	A clear delineation between the public domain, communal and private open space is created by fencing and landscaping.	Yes