

CUMBERLAND LOCAL PLANNING PANEL/SYDNEY CENTRAL CITY PLANNING PANEL

Attachment 2: ADCP 2010 Local Centres Compliance 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal relates to the use of an existing commercial tenancy within an existing mixed-use building only.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D2 Residential components are to be provided with direct access to street level with entrances clearly distinguishable from entries to commercial premises.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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"/>	
D4 Car parking provided for the residential component of the development is to be clearly delineated and provided separate to general customer parking.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D6 Vehicular circulation areas must be legible and must differentiate between the commercial service requirements, such as loading areas, and residential access.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D7 Mechanical plant is to be located on the roof or visually and acoustically isolated from residential uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2.1 Number of storeys				No changes to existing floor to ceiling height proposed.

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<p>D1 The minimum finished floor level (FFL) to finished ceiling level (FCL) shall be as follows:</p> <ul style="list-style-type: none"> • 3300mm for ground level (regardless of the type of development); • 3300mm for all commercial/retail levels; and • 2700mm for all residential levels above ground floor. 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	
<p>2.2 Articulation and proportion</p> <p>D1 Buildings shall incorporate:</p> <ul style="list-style-type: none"> • balanced horizontal and vertical proportions and well spaced and proportioned windows; • a clearly defined base, middle and top; • modulation and texture; and • architectural features which give human scale at street level such as entrances and porticos. <p>D2 The maximum width of blank walls for building exteriors along key retail streets shall be 5m or 20% of the street frontage, whichever is the lesser.</p> <p>D3 Articulation of the building exterior shall be achieved through recesses in the horizontal and vertical plane, adequate contrasts in materials, design features and the use of awnings.</p> <p>D4 Features such as windows and doors shall be in proportion with the scale and size of the new building and any adjoining buildings which contribute positively to the streetscape.</p> <p>D5 Street awnings which appear as horizontal elements along the façade of the building shall be provided as part of all new development.</p> <p>D6 Where development has two (2) street frontages the</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 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"/> <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 checked="" type="checkbox"/>	<p>Existing windows and doors remain unchanged.</p>

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streetscape should be addressed by both facades.				
2.3 Materials D1 New buildings shall incorporate a mix of solid (i.e. masonry concrete) and glazed materials, consistent with the character of buildings in the locality. The use of cement rendering shall be minimised. D2 Building materials and finishes complement the finishes predominating in the area. Different materials, colours or textures may be used to emphasise certain features of the building. D3 Building facades at street level along primary streets and public places consist of a minimum of 80% for windows/glazed areas and building and tenancy entries. D4 Visible light reflectivity from building materials used on the facades of new buildings shall not exceed 20%.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Building façade remain unchanged.
	<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"/>	
2.4 Roofs D1 Design of the roof shall achieve the following: <ul style="list-style-type: none"> • concealment of lift overruns and service plants; • presentation of an interesting skyline; • enhancing views from adjoining developments and public places; and • complementing the scale of the building. D1 Roof forms shall not be designed to add to the perceived height and bulk of the building. D2 Where outdoor recreation areas are proposed on flat roofs, shade structures and wind screens shall be provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Roof design remain unchanged.
	<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"/>	
2.5 Balconies	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Balconies of building remain unchanged.

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<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>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></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); • Building design presents an appropriately detailed facade and landscaping in the context of the adjoining land use. <p>D2 The potential for overlooking of playing areas of schools shall be minimised by siting, orientation or screening.</p> <p>D3 Fencing along boundaries shared with public open space shall have a minimum transparency of 50%.</p> <p>D4 Sight lines from adjacent development to public open</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>The subject site does not adjoin a school, place of public worship or public open space.</p>

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space shall be maintained and/or enhanced. Direct, secure private access to public open space is encouraged, where possible.				
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"/>	Unit 27 is located on the ground floor towards the rear of the building and therefore no shop front to the public street is provided. However, direct access from the footpath of Northumberland Road to the tenancy have been provided. Business identification signs have also been provided orientating towards the public street.
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"/>	
D3 Development shall provide direct access between the footpath and the shop.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D4 Development shall avoid the excessive use of security bars.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Building setback remains unchanged.
4.0 Mixed Use Developments				
4.1 Building design				
D1 The architecture of ground level uses shall reflect the commercial/retail function of the centre.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ground level of existing building reflects the commercial/retail function of the centre. No changes to the front façade (besides the installation of signage) have been proposed.
D2 Buildings shall achieve a quality living environment that sympathetically integrates into the character of the commercial precinct.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
				No changes to basement car parking.

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<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"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>	<p>Subject site is not located on a corner site</p>
<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 checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The proposal is for the use of an existing tenancy for the purposes of a tutoring centre. As the proposal relates specifically to a use wholly within an existing building, improvements to the public domain are limited.</p>
<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</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 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"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<p>Awnings remain unchanged</p>

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<p>complementary to those of adjoining buildings and maintain continuity.</p>				
D3 Awnings shall wrap around corners for a minimum 6m from where a building is sited on a street corner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D4 Vertical canvas drop blinds may be used along the outer edge of awnings along north-south streets. These blinds must not carry advertising or signage.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D6 Soft down lighting is preferred over up lighting to minimise light pollution.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D7 Any under awning sign is to maintain a minimum clearance of 2.8m from the level of the pavement.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D8 All residential buildings are to be provided with awnings or other weather protection at their main entrance area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.4 Arcades				
D1 Arcades shall:				
<ul style="list-style-type: none"> • Accommodate active uses such as shops, commercial uses, public uses, residential lobbies, cafes or restaurants; 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> • Be obvious and direct thoroughfares for pedestrians; 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> • Provide for adequate clearance to ensure pedestrian movement is not obstructed; 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> • Have access to natural light for all or part of their length and at the openings at each end, where practicable; 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No arcades proposed

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<ul style="list-style-type: none"> • 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 type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No changes to residential component of building
<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"/>	No changes to residential component of building
5.0 Privacy and Security				
<p>D1 Views onto adjoining private open space shall be obscured by:</p> <ul style="list-style-type: none"> • Screening with a maximum area of 25% openings is permanently fixed and made of durable materials; or • Incorporating planter boxes into walls or balustrades to increase visual separation between areas. Existing dense vegetation or new planting may be used as a secondary measure to further improve privacy. <p>D2 Site layout and building design shall ensure that windows do not provide direct and close</p>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	The proposed use is to occupy an existing tenancy and does not create any further privacy/security concern

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views into windows, balconies or private open spaces of adjoining dwellings.				
D3 Shared pedestrian entries to buildings shall be lockable.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D4 Buildings adjacent to streets or public spaces shall be designed to allow casual surveillance over the public area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D6 Landscaping and site features shall not block sight lines and are to be minimised.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D8 Adequate lighting shall be provided to minimise shadows and concealment spaces.				
D9 All entrances and exits shall be made clearly visible.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D10 Buildings shall be arranged to overlook public areas and streets to maximise surveillance.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D11 Development shall be consistent with Council's Policy on Crime Prevention Through Environmental Design.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lighting within the tenancy is not expected to interfere with residential component of the building and excessive lighting not proposed.
D2 Lighting systems shall incorporate specific display lighting to reinforce merchandise and provide a	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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<p>contrast against the street lighting generally.</p> <p>D3 Surface mounted fluorescent fixtures shall not be considered in any part of the retail areas of the premises.</p> <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 checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
<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>No roller shutters or grilles proposed</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</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The proposed hours of operation from 9:00am to 9:00pm, 7 days a week however, it is considered appropriate to impose a 12 months trial period gauge the impact of the trading hours on the occupants of the building, management performance and any future complaints.</p>

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<p>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 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>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></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 	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>Internal fit out of existing commercial tenancy proposed only.</p>

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<ul style="list-style-type: none"> 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6.0 Access and Car Parking				
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing car parking spaces utilised. Car parking complies with the car parking requirements.
<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 round 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> <p>D4 New public laneways created within large blocks shall maximise pedestrian and</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No new streets or laneways proposed

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<p>vehicle connections within local centres.</p> <p>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.</p> <p>D6 New streets shall be dedicated to D6Council. The area of any land dedicated to Council shall be included in the site area for the purpose of calculating the floor space ratio.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7.0 Landscaping				
<p>D1 Development shall incorporate landscaping in the form of planter boxes to soften the upper level of buildings.</p> <p>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.</p> <p>D3 In open parking areas, one (1) shade tree per ten (10) spaces shall be planted within the parking area.</p> <p>D4 Fencing shall be integrated as part of the landscaping theme so as to minimise visual impacts and to provide associated site security.</p> <p>D5 Paving and other hard surfaces shall be consistent with architectural elements.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing landscaping remains unchanged.
7.1 Street trees				
<p>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.</p> <p>D2 Street tree planning shall be consistent with Council's Street Tree Masterplan or relevant</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Street trees are not affected by the proposed internal fit out.

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<p>Public Domain Plan or Infrastructure Manual.</p> <p>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.</p> <p>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.</p> <p>D5 Driveways and services shall be located to preserve significant trees.</p> <p>D6 At the time of planting, street trees 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"/> 	
<p>8.0 Energy Efficiency and Water Conservation</p>				
<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</p>	<input type="checkbox"/> 	<input type="checkbox"/> 	<input checked="" type="checkbox"/> 	<p>No changes to existing hot water heaters/lighting within common areas of building</p>

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<p>on site. A statement shall be included with the development application addressing these requirements.</p>				
<p>8.2 Water conservation 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. 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. D3 Development shall install all water using fixtures that meet the WELS (Water Efficiency Labelling Scheme) rated industry standards.</p>	<p><input type="checkbox"/> <input type="checkbox"/></p>	<p><input type="checkbox"/> <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>No new toilet or water fixtures proposed</p>
<p>8.3 Stormwater drainage Applicants shall consult the Stormwater Drainage Part of this DCP for requirements for stormwater management.</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p>No changes to existing stormwater drainage</p>
<p>8.4 Rainwater tanks D1 Rainwater tanks shall be installed as part of all new development in accordance with the following: <ul style="list-style-type: none"> • The rainwater tank shall comply with the relevant Australian Standards; • 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; </p>	<p><input type="checkbox"/> <input type="checkbox"/></p>	<p><input type="checkbox"/> <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>No changes to rainwater tanks</p>

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<ul style="list-style-type: none"> • 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	No new openings, windows or doors proposed. Ventilation to the existing tenancy is satisfactory.
<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"/>	No changes to building height, setbacks or envelope proposed
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>9.0 Ancillary Site Facilities</p>				

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Outdoor Dining Policy and Public Art Policy.				
12.0 Subdivision				
12.1 Size and dimensions D1 Proposed lots shall be of sufficient area and dimension to allow a high standard of architectural design, the appropriate siting of buildings and the provision of required car parking, loading facilities, access and landscaping.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No subdivision proposed
12.1 Utility services 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 availability and capacity of services. D2 Common trenching for gas, electricity and telecommunications shall be provided in accordance with agreements between the relevant servicing authorities in NSW.	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	No new proposed allotment. Utility services provided to existing commercial premises
13.0 Residential Interface D1 Buildings adjoining residential zones and/or open space shall be setback a minimum of 3m from that property boundary. 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. D3 Any commercial buildings which may have the potential to accommodate the preparation of food from a commercial	<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"/>	The proposed tutoring centre is not expected to impact on residential uses adjoining the site

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<p>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"/>	
14.0 Auburn Town Centre				
<p>14.1 Development to which this section applies 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"/>	The subject site is located within the Auburn Town Centre.
<p>14.2 Setbacks D1 Setbacks within the town centre shall be consistent with Figure 2.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No changes to existing building setback
<p>14.3 Active frontages D1 As a minimum, buildings shall provide active street frontages consistent with Figure 3.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refer to above
<p>14.4 Laneways D1 Redevelopment within the Auburn Town Centre shall make provision for the creation of new laneways as shown in Figure 4.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No existing or proposed laneways

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14.5 Key Site - Five Ways	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Five Ways site is not applicable for the subject site
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"/>	
D6 For residential uses, the maximum building dimensions, inclusive of balconies and building articulation but excluding architectural features, is 24m x 60m.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	