

CUMBERLAND LOCAL PLANNING PANEL/SYDNEY CENTRAL CITY PLANNING PANEL

Auburn Development Control Plan, 2010:

Requirement	Yes	No	N/A	Comments
2.1 Site area				
D1 A residential flat building development shall have a minimum site area of 1000m ² and a street frontage of 20m in the B4 Zone or 26m in the R4 Zone.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development site has a combined area of 2,787sqm and a frontage of 45.72m meeting full compliance with this control.
D2 Where lots are deep and have narrow street frontages the capacity for maximising residential development is limited. Two or more sites may need to be amalgamated to provide a combined site with sufficient width for good building design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.2 Site coverage				
D1 The built upon area shall not exceed 50% of the total site area.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposal has a site coverage of 64%. This variation is considered minor as the proposal introduces suitably landscaped areas, private terraces and a consolidated communal open space area within the non-built upon areas.
D2 The non-built upon area shall be landscaped and consolidated into one communal open space and a series of courtyards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.4.1 Front setback				
D5 All building facades shall be articulated by bay windows, verandahs, balconies and/or blade walls. Such articulation elements may be forward of the required building line up to 1m.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed development complies with this requirement.
2.4.3 Rear setback				
D1 Rear setbacks shall be a minimum of 10m.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A 9m rear setback has been proposed. This complies with the requirements of the ADG.
2.9.4 Balustrades and balconies				
D2 Opaque glazing and/or masonry for balustrading and balconies is encouraged.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Complies
D3 Clear glazing for balustrading and balconies is prohibited.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Complies
3.1 Deep soil zone				
D1 A minimum of 30% of the site area shall be a deep soil zone.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site has a deep soil zone of 29%, the majority of it being at the rear and north side of the site.
D2 The majority of the deep soil zone shall be provided as a consolidated area at the rear of the building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D3 Deep soil zones shall have minimum dimensions of 5m.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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D4 Deep soil zones shall not include any impervious (hard) surfaces such as paving or concrete.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3.6 Communal open space				
D1 Communal open space shall be useable, have a northern aspect and contain a reasonable proportion of unbuilt upon (landscaped) area and paved recreation area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The ground level communal open space is located on the south east of the site. Substantial areas of the communal open space receive solar access in mid-winter.
D2 The communal open space area shall have minimum dimensions of 10m.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The communal open space has a minimal dimension of 10m.
Car parking 1 space per 1 bedroom/studio 1 space per 2 bedroom dwelling 2 space per 3 bedroom dwelling 0.2 visitor space per dwelling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13 x studio/1 bed = 13 39 x 2 bedroom = 39 2 x 3 bedroom = 4 Total: 56 Visitor 0.2 x 54 = 10.8 = 11 TOTAL NEEDED: 67 spaces TOTAL PROVIDED: 76