

**APPENDIX D – Auburn Development Control Plan 2010 (ADCP 2010) Compliance Table**

Requirement	Yes	No	N/A	Comments
<b>RESIDENTIAL FLAT BUILDINGS</b>				
<b>2.1 Site area</b>				
<p><b>D1</b> A residential flat building development shall have a minimum site area of 1000m<sup>2</sup> and a street frontage of 20 metres in the B4 Zone or 26 metres in the R4 Zone.</p> <p><b>D2</b> 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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The site maintains a total area of 1536.8sqm and a width of 30.82m at its Park Road frontage.</p> <p>38 Park Road, immediately adjoining the site to the north, maintains a width of 6.096m. This property adjoins existing 34 &amp; 36 park Road which are also 6.096m in width, respectively. There is future potential for the amalgamation of these sites with the adjoin 30-32 Park Road, as these sites are yet to be redeveloped.</p> <p>The adjoining 44 Park Road to the south maintains an existing width of 24.385m. On this basis, the development of the subject site is considered acceptable.</p>
<b>2.2 Site coverage</b>				
<p><b>D1</b> The built upon area shall not exceed 50% of the total site area.</p> <p><b>D2</b> The non-built upon area shall be landscaped and consolidated into one communal open space and/or a series of courtyards.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The development maintains a total site coverage of 736.96sqm, which equates to a 48% site coverage.</p> <p>The non-built upon area is landscaped and utilised for communal open space.</p>
<b>2.3 Building Envelope</b>				
<p><b>D2</b> The maximum building footprint dimensions, inclusive of balconies and building articulation but excluding architectural features, is 24m x 45m for sites up to 3,000m<sup>2</sup></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The building maintains a total footprint dimension of 22m x 38m.</p>

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<p><b>2.4.1 Front setback</b></p>				
<p><b>D1</b> The minimum front setback shall be between 4 to 6m (except for residential flat development in the B1 and B2 zones) to provide a buffer zone from the street where residential use occupies the ground level.</p>	☒	☐	☐	<p>The development maintains a front building setback of 6m.</p>
<p><b>D2</b> Where a site has frontage to a lane, the minimum setback shall be 2m, however, this will vary depending on the width of the lane.</p>	☐	☐	☒	<p>The site does not have a frontage to a lane.</p>
<p><b>D3</b> Where a new building is located on a corner, the main frontage shall be determined on the existing streetscape patterns. Where the elevation is determined as the 'secondary' frontage, the setback may be reduced to 3m except where it relates to a primary frontage on that street.</p>	☐	☐	☒	<p>The site is not located on a corner.</p>
<p><b>D4</b> Front setbacks shall ensure that the distance between the front of a new building to the front of the building on the opposite side of the street is a minimum of 10m for buildings up to 3 storeys high. For example, a 2m front setback is required where a 6m wide laneway is a shareway between the front of 2 buildings. Where a footpath is to be incorporated a greater setback shall be required.</p>	☒	☐	☐	<p>The proposed 6m front building setback, coupled with the width of Park Road, ensures that the development is setback a minimum of 10m from the buildings on the opposite side of the street.</p>
<p><b>D5</b> 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.</p>	☒	☐	☐	<p>The front façade of the building, as it presents to Park Road, provides a degree of articulation through the incorporation of a courtyard area to the front of the dwelling at ground level and the use of balconies to the front of those dwellings fronting Park Road on Levels 1 to 5. These features do not encroach on the 6m building setback.</p>
<p><b>D6</b> In all residential zones, levels above 4 storeys are to be setback for mid-block sites.</p>	☐	☒	☐	<p>Level 5 maintains the same front building setback of the levels below. Variations in the façade treatment of this level, coupled with the lack of encroachment of the balconies into the 6m building setback result in the development presenting an acceptable bulk and scale when viewed from Park Road. The proposed variation is supported.</p>

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<p><b>2.4.2 Side setback</b></p> <p><b>D1</b> In all residential zones, buildings shall have a side setback of at least 3 metres.</p> <p><b>D2</b> Eaves may extend a distance of 700mm from the wall.</p>	<p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p>	<p>The development maintains the following minimum side building setbacks:</p> <p>Ground – North 6m    South 2.963m  Level 01 – North 6m    South 3m  Level 02 – North 6m    South 3m  Level 03 – North 6m    South 3m  Level 04 – North 9m    South 6m (noting that there is a minor encroachment of 1m into this setback by a building wall projection of Unit 404).  Level 05 – North 9m    South 6m (noting that there is a minor encroachment of 1m into this setback by a building wall projection of Unit 502).</p> <p>The building does not incorporate eaves.</p>
<p><b>2.4.3 Rear setback</b></p> <p><b>D1</b> Rear setbacks shall be a minimum of 10m from the property boundary.</p>	<p align="center"><input type="checkbox"/></p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>	<p>The development maintains a minimum rear setback of 6m at the ground level up to Level 3 and an increased rear setback of 9m to the ends of the balconies of Levels 4 and 5. A variation to the rear setback requirement is considered acceptable, as the development achieves the building separation distances of the ADG along the eastern building elevation.</p>
<p><b>2.5 Building depth</b></p> <p><b>D1</b> The maximum depth of a residential flat building shall be 24m (inclusive of balconies and building articulation but excluding architectural features).</p>	<p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>	<p>The building maintains a maximum building depth of 38m. Given that the development achieves adequate setbacks and FSR, a variation to this control is supported.</p>
<p><b>2.6 Floor to ceiling heights</b></p> <p><b>D1</b> The minimum floor to ceiling height shall be 2.7m. This does not apply to mezzanines.</p> <p><b>D2</b> Where there is a mezzanine configuration, the floor to ceiling height may be varied.</p>	<p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p>	<p>Minimum floor to ceiling height of 2.7m applied to all levels of the development.</p> <p>N/A – no mezzanine proposed.</p>
<p><b>2.7 Head height of windows</b></p> <p><b>D1</b> The head height of windows and the proportion of windows shall relate to the floor to ceiling heights of the dwelling.</p> <p><b>D2</b> For storeys with a floor to ceiling height of 2.7m, the minimum head height of windows shall be 2.4m.</p>	<p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p>	<p>The head heights of the windows are proportionate having regard to the floor to ceiling height.</p> <p>A minimum head height of 2.4m is achieved for proposed windows.</p>
<p><b>2.8 Heritage</b></p> <p><b>D1</b> All development adjacent to and/or adjoining a heritage item shall be:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> responsive in terms of the curtilage and design;</li> <li><input type="checkbox"/> accompanied by a Heritage Impact Statement; and</li> <li><input type="checkbox"/> respectful of the building's heritage significance in terms of the form, massing, roof shapes, pitch, height and setbacks.</li> </ul>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>	<p>The site adjoins 25 Harrow Road, Auburn, a heritage item of local significance. Refer to the discussion at the ALEP 2010 section of this Report.</p>

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<p><b>2.9.1 Materials</b></p> <p><b>D1</b> All developments shall be constructed from durable, high quality materials.</p>	☒	☐	☐	<p>The development utilises a range of durable, high quality materials. A condition of consent has been recommended to ensure that the finishes are to an appropriate standard.</p>
<p><b>2.9.2 Building articulation</b></p> <p><b>D1</b> Windows and doors in all facades shall be provided in a balanced manner and respond to the orientation and internal uses.</p> <p><b>D2</b> Dwelling entrances shall create a sense of individuality and act as a transitional space between private and communal spaces. Entrances shall be clearly articulated and identifiable from the street through use of address signage, lighting, canopies and/or architectural statements.</p> <p><b>D3</b> Elevations shall provide for variation and depth rather than relying on front façade treatment only. Varied massing projections and recesses shall be used to create a sense of articulation and depth.</p>	☒	☐	☐	<p>The windows and doors on all facades are provided in a balanced manner and respond to the orientation of internal uses.</p>
<p><b>D2</b> Dwelling entrances shall create a sense of individuality and act as a transitional space between private and communal spaces. Entrances shall be clearly articulated and identifiable from the street through use of address signage, lighting, canopies and/or architectural statements.</p> <p><b>D3</b> Elevations shall provide for variation and depth rather than relying on front façade treatment only. Varied massing projections and recesses shall be used to create a sense of articulation and depth.</p>	☒	☐	☐	<p>Given how recessed from the street the building entrance is, the plans were amended to more clearly articulate the building entrance from the street, with the provision of an awning and street numbering.</p>
<p><b>2.9.3 Roof form</b></p> <p><b>D1</b> Roof forms shall be designed in a way that does not add unnecessary height and bulk to the building.</p>	☒	☐	☐	<p>The building design utilises wall projections and recessions to create a sense of articulation and depth.</p> <p>The proposed roof form and architectural roof feature does not add unnecessary height or bulk to the building.</p>
<p><b>2.9.4 Balustrades and balconies</b></p> <p><b>D1</b> Balustrades and balconies shall be designed to maximise views of the street. The design of the underside of the balcony shall take into consideration the view of the underside from the street and shall avoid having exposed pipes and utilities.</p> <p><b>D2</b> Opaque glazing and/or masonry for balustrading and balconies is encouraged.</p> <p><b>D3</b> Clear glazing for balustrading and balconies is prohibited.</p>	☒	☐	☐	<p>A condition of consent has been recommended to ensure that the underside of balconies do not expose pipes or utilities.</p>
<p><b>D2</b> Opaque glazing and/or masonry for balustrading and balconies is encouraged.</p> <p><b>D3</b> Clear glazing for balustrading and balconies is prohibited.</p>	☒	☐	☐	<p>Rendered masonry balustrades are proposed.</p>
<p><b>D3</b> Clear glazing for balustrading and balconies is prohibited.</p>	☒	☐	☐	<p>No clear glazing of balustrades or balconies proposed.</p>
<p><b>2.10 Dwelling size</b></p> <p><b>D1</b> The size of the dwelling shall determine the maximum number of bedrooms permitted.</p> <p>Studio 50m<sup>2</sup>  1 bedroom (cross through) 50m<sup>2</sup>  1 bedroom (maisonette) 62m<sup>2</sup>  1 bedroom (single aspect) 63m<sup>2</sup>  2 bedrooms (corner) 80m<sup>2</sup>  2 bedrooms (cross through or over) 90m<sup>2</sup>  3 bedrooms 115m<sup>2</sup>  4 bedrooms 130m<sup>2</sup></p> <p><b>D2</b> At least one living area shall be spacious and connect to private outdoor areas.</p>	☒	☐	☐	<p>All dwellings achieve the minimum size requirements.</p>
<p><b>D2</b> At least one living area shall be spacious and connect to private outdoor areas.</p>	☒	☐	☐	<p>Each dwelling maintains a living area which connects to either a ground floor courtyard or balcony.</p>

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<p><b>2.11 Apartment mix and flexibility</b></p> <p><b>D1</b> A variety of apartment types between studio, one, two, three and three plus-bedroom apartments shall be provided, particularly in large apartment buildings. Variety may not be possible in smaller buildings, for example, up to six units.</p> <p><b>D2</b> The appropriate apartment mix for a location shall be refined by:  <input type="checkbox"/> considering population trends in the future as well as present market demands; and  <input type="checkbox"/> noting the apartment's location in relation to public transport, public facilities, employment areas, schools and universities and retail centres.</p> <p><b>D3</b> A mix of one (1) and three (3) bedroom apartments shall be located on the ground level where accessibility is more easily achieved for disabled, elderly people or families with children.</p> <p><b>D4</b> The possibility of flexible apartment configurations, which support future change to optimise the building layout and to provide northern sunlight access for all apartments, shall be considered.</p> <p><b>D5</b> Robust building configurations which utilise multiple entries and circulation cores shall be provided especially in larger buildings over 15m long.</p> <p><b>D6</b> Apartment layouts which accommodate the changing use of rooms shall be provided. Design solutions may include:  <input type="checkbox"/> windows in all habitable rooms and to the maximum number of non-habitable rooms;  <input type="checkbox"/> adequate room sizes or open-plan apartments, which provide a variety of furniture layout opportunities; and  <input type="checkbox"/> dual master bedroom apartments, which can support two independent adults living together or a live/work situation.</p> <p><b>D7</b> Structural systems that support a degree of future change in building use or configuration shall be used. Design solutions may include:  <input type="checkbox"/> a structural grid, which accommodates car parking dimensions, retail, commercial and residential uses vertically throughout the building;  <input type="checkbox"/> the alignment of structural walls, columns and services cores between floor levels;  <input type="checkbox"/> the minimisation of internal structural walls;  <input type="checkbox"/> higher floor to ceiling dimensions on the ground floor and possibly the first floor; and  <input type="checkbox"/> knock-out panels between apartments to allow two adjacent apartments to be amalgamated.</p>	<p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p>	<p>A mix of one, two and three bedroom units has been provided.</p> <p>The development has responded to the proximity of the site to the Auburn Town Centre and public transport by providing a range of apartment types to suit a variety of household types. Further, the allocated affordable housing provides a range of dwelling sizes.</p> <p>The ground level provides two bedroom dwellings, this is considered acceptable.</p> <p>Flexible apartment configurations have been provided where possible to optimize solar access potential.</p> <p>The building provides a central entry point at the front of the building at ground level and a central lift core.</p> <p>Rooms provided in accordance with the size provisions of the ADG.</p> <p>Noted.</p>
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<p><b>3.2 Landscaping</b></p> <p><b>D1</b> If an area is to be paved, consideration shall be given to selecting materials that will reduce glare and minimise surface run-off.</p> <p><b>D2</b> All landscaped podium areas shall maintain a minimum soil planting depth of 600mm for tree provision and 300mm for turf provision.</p>	<p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p>	<p>Paving selection as per Landscape Plan is considered acceptable.</p> <p>Noted, Level 5 communal open space area designed accordingly.</p>
<p><b>3.3 Deep soil zone</b></p> <p><b>D1</b> A minimum of 30% of the site area shall be a deep soil zone.</p> <p><b>D2</b> The majority of the deep soil zone shall be provided as a consolidated area at the rear of the building.</p> <p><b>D3</b> Deep soil zones shall have minimum dimensions of 5m.</p> <p><b>D4</b> Deep soil zones shall not include any impervious (hard) surfaces such as paving or concrete.</p>	<p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p>	<p>A deep soil zone of 31.5% has been provided.</p> <p>Where possible, deep soil zone provided to the rear of the development.</p> <p>Deep soil zones maintain minimum 5m dimensions.</p> <p>Noted, factored into calculation.</p>
<p><b>3.4 Landscape setting</b></p> <p><b>D2</b> Existing significant trees shall be retained within the development.</p> <p><b>D3</b> The minimum soil depth for terraces where tree planting is proposed is 800mm.</p>	<p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p>	<p>Where possible trees to be retained, as per Tree Protection Plan recommended for endorsement.</p> <p>Noted.</p>
<p><b>3.5 Private open space</b></p> <p><b>D1</b> Private open space shall be provided for each dwelling in the form of a balcony, roof terrace or, for dwellings on the ground floor, a courtyard.</p> <p><b>D2</b> Dwellings on the ground floor shall be provided with private open space that has a minimum area of 9m<sup>2</sup> and a minimum dimension of 2.5m.</p> <p><b>D3</b> Dwellings located above ground level shall be provided with a balcony or roof terrace that has a minimum area of 8m<sup>2</sup> and a minimum dimension of 2m.</p> <p><b>D4</b> Balconies may be semi enclosed with louvres and screens.</p> <p><b>D5</b> Private open space shall have convenient access from the main living area.</p> <p><b>D6</b> Part of the private open space shall be capable of serving as an extension of the dwelling for relaxation, dining, recreation, entertainment and children's play.</p>	<p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p>	<p>Each dwelling is provided with POS in the form of either a ground floor courtyard or upper level balcony.</p> <p>Each ground floor dwelling provided with separate POS.</p> <p>Each upper level dwelling provided with balcony.</p> <p>Privacy screens proposed to upper level balconies.</p> <p>POS has convenient access from main living areas via sliding doors.</p> <p>Part of POS areas capable of being used as an extension of living areas, as a result of adequate dimensions for outdoor furniture.</p>

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<p><b>3.6 Communal open space</b></p> <p><b>D1</b> Communal open space shall be useable, and where possible have a northern aspect and contain a reasonable proportion of unbuilt upon (landscaped) area and paved recreation area.</p> <p><b>D2</b> The communal open space area shall have minimum dimensions of 10m.</p>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<p>Two areas of communal open space have been provided on the ground level and Level 5, in accordance with the provisions of ARH SEPP.</p>
<p><b>3.7 Protection of existing trees</b></p> <p><b>D1</b> Building structures or disturbance to existing ground levels shall not be within the drip line of existing significant trees to be retained.</p> <p><b>D2</b> Existing trees are to be retained and integrated into a new landscaping scheme, wherever possible. Suitable replacement trees are to be provided if existing trees cannot be retained.</p>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<p>A deferred commencement condition of consent has been recommended to address the retention of trees on the adjoining sites through the preparation of a Tree Protection Plan. The Arboricultural Impact Assessment submitted with the application has been recommended as an endorsed document.</p>
<p><b>3.8 Biodiversity</b></p> <p><b>D1</b> The planting of indigenous species shall be encouraged.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The Landscape Plan utilises endemic species.</p>
<p><b>3.9 Street trees</b></p> <p><b>D1</b> Driveways and services shall be located to preserve existing significant street trees.</p> <p><b>D2</b> Additional street trees shall be planted at an average spacing of 1 per 10 lineal metres of street frontage.</p>	<input type="checkbox"/>  <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<p>Existing street tree to be removed as per Tree Protection Plan recommended to be endorsed, due to driveway location.</p> <p>Replacement street tree condition of consent recommended.</p>
<p><b>4.2 Basements</b></p> <p><b>D1</b> Where possible, basement walls shall be located directly under building walls.</p> <p><b>D2</b> A dilapidation report shall be prepared for all development that is adjacent to sites which build to the boundary.</p> <p><b>D3</b> Basement walls not located on the side boundary shall have minimum setback of 1.2m from the side boundary to allow planting.</p> <p><b>D4</b> Basement walls visible above ground level shall be appropriately finished (such as face brickwork and/or render) and appear as part of the building.</p>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	<p>Basement has been located under the building footprint above.</p> <p>A condition of consent has been recommended requiring a Dilapidation Report to be prepared prior to excavation.</p> <p>Basement walls maintain a minimum 1.2m side setback.</p> <p>N/A – no part of basement is aboveground.</p>

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<p><b>5.1 Privacy</b></p> <p><b>D1</b> Buildings shall be designed to form large external courtyards with a minimum distance of 10 to 12m between opposite windows of habitable rooms.</p> <p><b>D3</b> Site layout and building design shall ensure that windows do not provide direct and close views into windows, balconies or private open spaces of adjoining dwellings.</p> <p><b>D4</b> Views onto adjoining private open space shall be obscured by:  <input type="checkbox"/> Screening that has a maximum area of 25% openings, shall be permanently fixed and made of durable materials; or  <input type="checkbox"/> Existing dense vegetation or new planting.</p>	<p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p>	<p>The development maintains adequate separation distances in accordance with the ADG requirements. Where there is a non-compliance along the southern building elevation this is justified through window/door placement and privacy treatments, i.e. privacy louvres.</p>
<p><b>5.2 Noise</b></p> <p><b>D1</b> For acoustic privacy, buildings shall:  <input type="checkbox"/> be designed to locate noise sensitive rooms and private open space away from the noise source or by use of solid barriers where dwellings are close to high noise sources;  <input type="checkbox"/> minimise transmission of sound through the building structure and in particular protect sleeping areas from noise intrusion; and  <input type="checkbox"/> all shared floors and walls between dwellings to be constructed in accordance with noise transmission and insulation requirements of the BCA.</p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>	<p>A condition of consent has been recommended to ensure compliance with the recommendations of the Noise Assessment submitted with the application.</p>

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5.3 Security				
<b>D1</b> Shared pedestrian entries to buildings shall be lockable.	☒	☐	☐	Condition of consent recommended.
<b>D2</b> Ensure lighting is provided to all pedestrian paths, shared areas, parking areas and building entries.	☒	☐	☐	Condition of consent recommended.
<b>D3</b> High walls which obstruct surveillance are not permitted.	☒	☐	☐	No high walls proposed that would obstruct surveillance.
<b>D4</b> The front door of a residential flat building shall be visible from the street.	☒	☐	☐	Entry is easily identifiable.
<b>D5</b> Buildings adjacent to public streets or public spaces should be designed so residents can observe the area and carry out visual surveillance. At least one window of a habitable room should face the street or public space.	☒	☐	☐	Habitable room windows provided to the street for ground floor Unit G01.
<b>D6</b> A council approved street number should be conspicuously displayed at the front of new development or the front fence of such development.	☒	☐	☐	Provision made for street numbering at the entrance to the building.
<b>D7</b> Fences higher than 900mm shall be of an open semitransparent design.	☒	☐	☐	Condition of consent recommended.
<b>D8</b> Balconies and windows shall be positioned to allow observation of entrances.	☒	☐	☐	Balconies and windows adequately placed.
<b>D9</b> Proposed planting must not obstruct the building entrance from the street or sightlines between the building and the street frontage.	☒	☐	☐	Proposed landscaping does not obstruct the building entrance.
<b>D11</b> Pedestrian and vehicular entrances must be designed so as to not be obstructed by existing or proposed plantings.	☒	☐	☐	Street tree replacement condition recommended.
<b>D12</b> If seating is provided in communal areas of a development it should generally only be located in areas of active use where it will be regularly used.	☒	☐	☐	Seating appropriately provided.
<b>D13</b> Buildings adjacent to streets or public spaces shall be designed to allow casual surveillance over the public area.	☒	☐	☐	Building designed to facilitate casual surveillance of Park Road through placement of balconies and courtyards.

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5.4 Fences				
<b>D1</b> The front and side dividing fences, where located within the front yard area, shall not exceed 1.2m as measured above existing ground level and shall be a minimum of 50% transparent.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conditions of consent for fencing to ensure compliance with these provisions of the DCP have been recommended.
<b>D2</b> Materials of construction will be considered on their merit, with regard being given to materials that are similar to other contributory fences in the vicinity, with a general prohibition on the following materials:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Cement block; <input type="checkbox"/> Metal sheeting, profiled, treated or pre-coated. <input type="checkbox"/> Fibro, flat or profile; <input type="checkbox"/> Brushwood; and <input type="checkbox"/> Barbed wire or other dangerous material.				
<b>D3</b> All fences forward of the building alignment shall be treated in a similar way.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D4</b> Solid pre-coated metal fences shall be discouraged and shall not be located forward of the front building line.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D5</b> Front fences shall satisfy the acoustic abatement criteria and be provided with a landscaped area on the street side of the fence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D6</b> Fences located on side or rear boundaries of the premises, behind the main building line shall not exceed a maximum height of 1.8m.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D7</b> Fencing and associated walls must be positioned so as not to interfere with any existing trees.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D8</b> Gates and doors are to be of a type which does not encroach over the street alignment during operation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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6.1 Solar amenity				
<p><b>D1</b> Solar collectors proposed as part of a new development shall have unimpeded solar access between 9:00am to 3:00pm on June 21. Solar collectors existing on the adjoining properties shall not have their solar access impeded between 9:00am to 3:00pm on June 21. Where adjoining properties do not have any solar collectors, a minimum of 3m<sup>2</sup> of north facing roof space of the adjoining dwelling shall retain unimpeded solar access between 9:00am to 3:00pm on June 21. Note: Where the proposed development is located on an adjacent northern boundary this may not be possible.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No solar collectors proposed as part of development. Adjoining properties do not have existing solar collectors.
<p><b>D2</b> Buildings shall be designed to ensure sunlight to at least 50% of the principal area of ground level private open space of adjoining properties for at least 3 hours between 9:00am and 3:00pm on June 21.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The development results in overshadowing of the balconies of the existing adjoining residential flat building to the south. The separation distances between the proposed building and existing building are considered acceptable and the high density zone, coupled with the fact that the adjoining development is on the northern boundary, result in the non-compliance being acceptable in this instance
<p><b>D4</b> New buildings and additions shall be designed to maximise direct sunlight to north-facing living areas and all private open space areas.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Northern orientation maximised where possible.
<p><b>D5</b> North-facing windows to living areas of neighbouring dwellings shall not have sunlight reduced to less than 3 hours between 9:00am and 3:00pm on June 21 over a portion of their surface.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refer to item D6.
<p><b>D6</b> Where the proposed residential flat building is on an adjacent northern boundary or located within an area undergoing transition, compliance with D1, D2, D3 and D4 development controls may not be achievable.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Noted, this applies to this site.
<p><b>D7</b> Internal living areas and external recreation areas shall have a north orientation for the majority of units in the development, where possible.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Living areas and courtyards/balconies utilise northern orientation, where possible.

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<p><b>6.2 Ventilation</b></p> <p><b>D1</b> Rooms with high fixed ventilation openings such as bathrooms and laundries shall be situated on the southern side to act as buffers to insulate the building from winter winds.</p> <p><b>D2</b> Apartments shall be designed to consider ventilation and dual aspect. This can be achieved with cross over apartments, cross through apartments, corner apartments and two (2) storey apartments. Single aspect apartments shall be kept to a minimum except for those that are north facing. Single aspect apartments shall be limited in depth to 8m from a window.</p> <p><b>D3</b> Where possible residential flat buildings shall be designed with bathrooms, laundries, and kitchens positioned on an external wall with a window to allow for natural ventilation of the room.</p>	<p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p>	<p>Where possible, bathroom windows have been sited on the southern building façade.</p> <p>The development complies with the ventilation requirements of the ADG.</p> <p>Where possible bathrooms and kitchens have been positioned on an external wall.</p>
<p><b>6.3 Rainwater tanks</b></p> <p><b>D1</b> Developments may have rain water tanks for the collection and reuse of stormwater for car washing and watering of landscaped areas.</p> <p><b>D2</b> Rainwater tanks shall be constructed, treated or finished in a non-reflective material which blends in with the overall tones and colours of the building and the surrounding developments.</p> <p><b>D3</b> The suitability of rainwater tanks erected within the side setback areas of development will be assessed on an individual case by case basis.</p> <p><b>D4</b> Rainwater tanks shall not be located within the front setback.</p> <p><b>D5</b> The overflow from the domestic rain water tank shall discharge to the site stormwater disposal system. For additional details refer to the Stormwater Drainage Part of this DCP.</p> <p><b>D6</b> The rain water tank shall comply with the applicable Australian Standards AS/NZ 2179 and AS 2180 for rainwater goods and installation.</p>	<p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p>	<p>Provision has been made for the provision of a rainwater tank as part of the stormwater design concept for the development. Further, the BASIX Certificate has been recommended as an endorsed document, which identifies the need for the provision of a rainwater tank.</p> <p>The rainwater tank is located behind the front setback.</p> <p>See above comment.</p> <p>Provision has been made for the provision of a rainwater tank as part of the stormwater design concept for the development.</p> <p>Condition of consent recommended to ensure compliance with AS.</p>
<p><b>6.4 Stormwater drainage</b></p> <p>Applicants shall refer to the stormwater drainage requirements in the Stormwater Drainage Part of this DCP.</p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>	<p>Refer to discussion in following section of this Table.</p>
<p><b>7.1 Clothes washing and drying</b></p> <p><b>D1</b> Each dwelling shall be provided with individual laundry facilities located within the dwelling unit.</p> <p><b>D2</b> Open air clothes drying facilities shall be provided in a sunny, ventilated and convenient location which is adequately screened from streets and other public places, where possible.</p>	<p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p>	<p>Each dwelling is provided with an internal laundry.</p> <p>N/A</p>

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<p><b>7.2 Storage</b></p> <p><b>D1</b> Storage space of 8m<sup>3</sup> per dwelling shall be provided. This space may form part of a garage or be a lockable unit at the side of the garage.</p> <p><b>D2</b> Storage space shall not impinge on the minimum area to be provided for parking spaces.</p>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<p>Each dwelling is provided with a minimum storage area of 8sqm.</p> <p>The required storage areas are provided wholly within the dwellings.</p>
<p><b>7.3 Utility services</b></p> <p><b>D1</b> Where possible, services shall be underground.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Services are underground.</p>
<p><b>7.4 Other site facilities</b></p> <p><b>D1</b> A single TV/antenna shall be provided for each building.</p> <p><b>D2</b> A mailbox structure that meets the relevant Australia Postal Service requirements shall be provided, located centrally and close to the major street entry to the site. All letterboxes shall be lockable.</p> <p><b>D3</b> Individual letterboxes can be provided where ground floor residential flat building units have direct access to the street.</p>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input checked="" type="checkbox"/>	<p>Noted.</p> <p>A condition of consent has been recommended to ensure the provision of a mailbox structure.</p> <p>N/A</p>
<p><b>7.5 Waste disposal</b></p> <p>Applicants shall refer to the requirements held in the Waste Part of this DCP.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Refer to discussion in following section of this Table.</p>
<p><b>8.1 Lot amalgamation</b></p> <p><b>D1</b> Development sites involving more than one lot shall be consolidated.</p> <p><b>D2</b> Plans of Consolidation shall be submitted to, and registered with, the office of the NSW Land and Property Management Authority. Proof of registration shall be produced prior to release of the Occupation Certificate.</p> <p><b>D3</b> Adjoining parcels of land not included in the development site shall be capable of being economically developed.</p>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<p>The proposal comprises development across three (3) lots. A condition of consent has been recommended requiring the consolidation of the lots, prior to the issue of an Occupation Certificate for the development. \</p> <p>The development does not result in site isolation of adjoining lots.</p>
<p><b>8.2 Subdivision</b></p> <p><b>D1</b> The community title or strata title subdivision of a residential flat building shall be in accordance with the approved development application plans, particularly in regard to the allocation of private open space, communal open space and car parking spaces.</p> <p><b>D2</b> Proposed allotments, which contain existing buildings and development, shall comply with site coverage and other controls contained within this Part.</p>	<input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<p>No subdivision is proposed.</p> <p>N/A</p>

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<p><b>9.1 Adaptable housing - Development application requirements</b></p> <p><b>Note:</b> Evidence of compliance with the Adaptable Housing Class C requirements of Australian Standard (AS) 4299 shall be submitted when lodging a development application to Council and certified by an experienced and qualified building professional.</p>	☒	<input type="checkbox"/>	<input type="checkbox"/>	<p>An Access Report prepared by Design Right Consulting, dated 15 February 2019 identifies the extent to which the design documentation complies with the relevant standards, including the BCA and AS. The Access Report has relevantly concluded that <i>the proposed building is capable of achieving compliance with the requirements and relevant adopted standards without undue modification to the design or appearance of the building.</i></p>										
<p><b>9.2 Design guidelines</b></p> <p><b>D1</b> The required standard for Adaptable Housing is AS 4299. Wherever the site permits, developments shall include adaptive housing features into the design.          External and internal considerations shall include:  <input type="checkbox"/> access from an adjoining road and footpath for people who use a wheel chair;  <input type="checkbox"/> doorways wide enough to provide unhindered access to a wheelchair;  <input type="checkbox"/> adequate circulation space in corridors and approaches to internal doorways;  <input type="checkbox"/> wheelchair access to bathroom and toilet;  <input type="checkbox"/> electrical circuits and lighting systems capable of producing adequate lighting for people with poor vision;  <input type="checkbox"/> avoiding physical barriers and obstacles;  <input type="checkbox"/> avoiding steps and steep end gradients;  <input type="checkbox"/> visual and tactile warning techniques;  <input type="checkbox"/> level or ramped well lit uncluttered approaches from pavement and parking areas;  <input type="checkbox"/> providing scope for ramp to AS 1428.1 at later stage, if necessary;  <input type="checkbox"/> providing easy to reach controls, taps, basins, sinks, cupboards, shelves, windows, fixtures and doors;  <input type="checkbox"/> internal staircase designs for adaptable housing units that ensure a staircase inclinator can be installed at any time in the future; and  <input type="checkbox"/> providing a disabled car space for each dwelling designated as adaptable.</p> <p><b>D2</b> All development proposals with five or more housing units shall be capable of being adapted (Class C) under AS 4299. The minimum number of adaptable housing units is set out below.  <b>Total number of dwellings in development &amp; Minimum number of adaptable units</b></p> <table border="0"> <tr><td>5 -10</td><td>1</td></tr> <tr><td>11-20</td><td>2</td></tr> <tr><td>21-30</td><td>3</td></tr> <tr><td>31-40</td><td>4</td></tr> <tr><td>41-50</td><td>5</td></tr> </table>	5 -10	1	11-20	2	21-30	3	31-40	4	41-50	5	☒	<input type="checkbox"/>	<input type="checkbox"/>	<p>An Access Report prepared by Design Right Consulting, dated 15 February 2019 identifies the extent to which the design documentation complies with the relevant standards, including the BCA and AS. The Access Report has relevantly concluded that <i>the proposed building is capable of achieving compliance with the requirements and relevant adopted standards without undue modification to the design or appearance of the building.</i></p> <p>A total of four (4) units are capable of being converted to adaptable dwellings, i.e. G05, 105, 106 and 208.</p>
5 -10	1													
11-20	2													
21-30	3													
31-40	4													
41-50	5													

**APPENDIX D – Auburn Development Control Plan 2010 (ADCP 2010) Compliance Table**

<p><b>9.3 Lifts</b></p> <p><b>D1</b> Lifts are encouraged to be installed in four (4) storey residential flat buildings where adaptable housing units shall be required.</p> <p><b>D2</b> Where the development does not provide any lifts and includes adaptable housing units, the adaptable housing units shall be located within the ground floor of the development.</p>	<input checked="" type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input checked="" type="checkbox"/>	<p>The development includes a lift.</p> <p>N/A – see above comment.</p>
<p><b>9.4 Physical barriers</b></p> <p><b>D1</b> Physical barriers, obstacles, steps and steep gradients within the development site shall be avoided.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The development does not provide physical barriers, obstacles, steps or steep grades.</p>

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Requirement	Yes	No	N/A	Comments
<b>PARKING AND LOADING</b>				
<b>2.0 Off-street parking requirements</b>				
<b>D1</b> All new development shall provide off-street parking in accordance with the parking requirement tables of the respective developments in this Part.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A basement car parking is provided over two levels with a total provision of 36 car parking spaces, in accordance with the provisions of ARH SEPP.
<b>3.2 Access driveway and circulation roadway design</b>				
<b>D1</b> Circulation roadways are designed to: <input type="checkbox"/> enable vehicles to enter the parking space in a single turning movement; <input type="checkbox"/> enable vehicles to leave the parking space in no more than two turning movements; <input type="checkbox"/> comply with AS 2890 – Parking Facilities (all parts); <input type="checkbox"/> comply with AS 1428.1 – Design for Access and Mobility; and <input type="checkbox"/> comply with Council’s road design specifications and quality assurance requirements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Council’s Development Engineer has reviewed the proposed driveway layout and basement layout and raised no objections.
<b>D2</b> Internal circulation roadways shall be adequate for the largest vehicle anticipated to use the site, and in this regard, vehicle manoeuvring shall be designed and justified using ‘Auto Turn’ or the like.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D5</b> Access driveway shall have a minimum width of 3.0m unless elsewhere specified.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D6</b> Access driveways shall be located a minimum of 1.2m clear from power poles and drainage pits.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>3.3 Sight distance and pedestrian safety</b>				
<b>D1</b> Access driveways and circulation roadways shall be designed to comply with sight distance requirements specified in AS 2890 – Parking Facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Council’s Development Engineer has reviewed the proposed driveway layout and position and raised no objections.
<b>D2</b> Obstruction/fences shall be eliminated to provide adequate sight distance.				

**APPENDIX D – Auburn Development Control Plan 2010 (ADCP 2010) Compliance Table**

<p><b>3.4 General parking design</b></p> <p><b>D1</b> Visual dominance of car parking areas and access driveways shall be reduced.</p> <p><b>D2</b> All basement/underground car parks shall be designed to enter and leave the site in a forward direction.</p> <p><b>D3</b> Car parking modules and access paths shall be designed to comply with AS 2890 – Parking Facilities (all parts).          Note 1: Disabled parking shall comply with AS 2890 – Parking Facilities requirements. Parking bay envelope width shall be maintained for the length of the parking bay.          Note 2: Visitor parking dimensions shall be a minimum 2.6m x 5.4m.</p> <p><b>D4</b> All pedestrian paths and ramps shall:  <input type="checkbox"/> Have a minimum width of 1000mm;  <input type="checkbox"/> Have a non-slip finish;  <input type="checkbox"/> Not be steep (ramp grades between 1:20 and 1:14 are preferred);  <input type="checkbox"/> Comply with AS 1428.1 – Design for Access and Mobility; and  <input type="checkbox"/> Comply with AS 1428.2 – Standards for blind people or people with vision impairment.</p>	<p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p>	<p>The car park is contained wholly underground.</p> <p>The basement car park has been designed for vehicles to enter and leave the site in a forward direction.</p> <p>Council’s Development Engineer has reviewed the car park layout and raised on issues.</p> <p>Council’s Development Engineer has reviewed the plans and raised on issues with respect to pedestrian paths and ramps.</p>
<p><b>4.0 Residential development</b>  <b>4.1.1. Driveway entrances</b></p> <p><b>D1</b> Driveways shall be located and designed to avoid the following:  <input type="checkbox"/> being located opposite other existing access driveways with significant vehicle usage;  <input type="checkbox"/> restricted sight distances;  <input type="checkbox"/> on-street queuing; and  <input type="checkbox"/> being located within 6m from a tangent point.</p> <p><b>D2</b> Driveways servicing car parking shall comply with AS 2890 – Parking Facilities or similar designs for car turning paths unless otherwise advised by Council’s Works and Services Department.</p> <p><b>D4</b> The maximum gradient for a driveway shall be 20% (with appropriate transitions). However, in extreme circumstances, gradients up to 25% (with appropriate transitions) shall be considered.</p> <p><b>D6</b> Circulation roadways and ramps servicing car parking areas shall comply with AS 2890 – Parking Facilities unless otherwise advised by Council’s Works and Services department.</p>	<p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p>	<p>Council’s Development Engineer has reviewed the proposed driveway layout and position and raised no objections.</p>

**APPENDIX D – Auburn Development Control Plan 2010 (ADCP 2010) Compliance Table**

<p><b>4.4 Residential flat buildings</b>  <b>4.4.1 Number of parking spaces</b></p> <p><b>D1</b> Car parking for residential flat buildings shall comply with the requirements:</p> <table border="0"> <tr> <td>1 bedroom dwelling</td> <td>1.0 parking space</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>1.0 parking space</td> </tr> <tr> <td>3 bedroom dwelling</td> <td>2.0 parking space</td> </tr> <tr> <td>4 bedroom dwelling</td> <td>2.0 parking space</td> </tr> <tr> <td>Visitor spaces</td> <td>0.2 parking space</td> </tr> </table> <p>Note: Resident and visitor car parking calculations are to be rounded up separately.</p> <p><b>D2</b> Stacked parking for a maximum of 2 car parking spaces may be provided only for use by the same dwelling.</p> <p><b>D3</b> Parking spaces may be enclosed if they have a minimum internal width of 3m clear of columns and meet the relevant Australian Standards and BCA requirements.</p>	1 bedroom dwelling	1.0 parking space	2 bedroom dwelling	1.0 parking space	3 bedroom dwelling	2.0 parking space	4 bedroom dwelling	2.0 parking space	Visitor spaces	0.2 parking space	<p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p>	<p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p>	<p>Car parking for the development is calculated as follows:</p> <p><u>Resident</u>  <math>2 \times 1 = 2</math>  <math>21 \times 1 = 21</math>  <math>9 \times 2 = 18</math>  <b>Total = 41 spaces</b></p> <p><u>Visitor</u>  <math>0.2 \times 32 = 6.4</math>  <b>Total = 7 spaces</b></p> <p>The development provides a total of 36 parking spaces, including 4 accessible parking spaces. This is as per the provisions of the ARH SEPP. Refer to ARH SEPP compliance table.</p> <p>No stacked spaces proposed.</p> <p>Parking spaces are not enclosed.</p>
1 bedroom dwelling	1.0 parking space													
2 bedroom dwelling	1.0 parking space													
3 bedroom dwelling	2.0 parking space													
4 bedroom dwelling	2.0 parking space													
Visitor spaces	0.2 parking space													
<p><b>4.4.2 Design of parking spaces</b></p> <p><b>D1</b> All residential flat buildings shall have underground car parking and be fitted with a security door. Basement garage doors shall not tilt/swing or open in an outward direction.</p> <p><b>D2</b> Underground car parking shall be naturally ventilated where possible and shall be less than 1m above existing ground level.</p> <p><b>D3</b> Basement areas shall be used for storage and car parking only.</p>	<p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p> <p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p> <p align="center"><input type="checkbox"/></p>	<p>The development is provided with two levels of basement car parking, with a security door.</p> <p>A condition of consent requiring ventilation of the basement car park has been recommended. The basement does not protrude more than 1m above existing ground level.</p> <p>The basement is only used for car parking and storage and services.</p>										

**APPENDIX D – Auburn Development Control Plan 2010 (ADCP 2010) Compliance Table**

Requirement	Yes	No	N/A	Comments
<b>ACCESS AND MOBILITY</b>				
<p><b>2.0 Design guidelines for access</b>  <b>2.1 New/proposed development</b></p> <p><b>D1</b> The following key standards shall apply when designing for access and mobility:</p> <ul style="list-style-type: none"> <li>• AS 1428.1 – Design for Access and Mobility: General Requirements for Access – New Building Work.</li> </ul> <p>This standard sets out the minimum requirements for disabled access that apply to all proposed developments that are subject to development applications except for buildings classes specified in section 1.2 of this part within the Auburn LGA.</p> <ul style="list-style-type: none"> <li>• AS 1428.2 – Design for Access and Mobility: Enhanced and Additional requirements</li> </ul> <p>– Buildings and Facilities.</p> <p>This standard sets out enhanced requirements for the minimum access stated under AS 1428.1.</p> <ul style="list-style-type: none"> <li>• AS 1428.3 – Design for Access and Mobility Requirements for Children and Adolescents with Physical Disabilities.</li> </ul> <p>This standard sets out requirements for the design and installation of tactile indicators for use on ground floor surfaces to assist the mobility of people with vision impairment.</p> <ul style="list-style-type: none"> <li>• AS 1428.4 – Design for Access and Mobility: Tactile Ground Surface Indicators for the Orientation of People with Vision Impairment.</li> </ul> <p>This standard sets out requirements for the design and installation of tactile indicators for use on ground floor surfaces to assist the mobility of people with vision impairment.</p> <ul style="list-style-type: none"> <li>• Building Code of Australia.</li> <li>• AS 2890 – Parking facilities.</li> </ul> <p>This standard sets out access requirements relating to off street commercial vehicle parking.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>An Access Report prepared by Design Right Consulting, dated 15 February 2019 identifies the extent to which the design documentation complies with the relevant standards, including the BCA and AS. The Access Report has relevantly concluded that <i>the proposed building is capable of achieving compliance with the requirements and relevant adopted standards without undue modification to the design or appearance of the building.</i></p>

**APPENDIX D – Auburn Development Control Plan 2010 (ADCP 2010) Compliance Table**

Requirement	Yes	No	N/A	Comments
<b>STORMWATER DRAINAGE</b>				
<b>2.2 Overland flow paths</b>				
<p><b>D1</b> Provision shall be made to ensure runoff from storms up to the 100 year ARI, which cannot be conveyed within the piped drainage system (minor system including overflows from roof gutters) is safely conveyed within formal or informal overland flow paths (major system) to Council's system. Where it is not practicable to provide paths for overland flows, the piped drainage system shall be sized to accept runoff up to the 100 year ARI.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Flood Study Report prepared by SCG, dated 2 July 2019 has been reviewed by Council's Development Engineer and deferred commencement conditions of consent have been recommended to ensure compliance of the stormwater design with the provisions of the ADCP 2010.
<b>2.3 Flow or runoff across property boundaries</b>				
<p><b>D1</b> Runoff currently entering the site from upstream properties shall not be obstructed from flowing onto the site and shall not be redirected so as to increase the quantity or concentration of surface runoff entering adjoining properties. Where the overland flow rates are high, the requirements outlined in section 6.0 on flood risk management will need to be satisfied.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A deferred commencement condition of consent has been recommended to ensure compliance with Section 6 of the ADCP 2010.
<p><b>D2</b> Where increased seepage is anticipated or becomes evident as a result of building or site works and is likely to adversely impact on adjoining properties or the public footpaths, adequate subsoil cutoff drains shall be provided and connected to the piped drainage system.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Can comply, subject to satisfaction of deferred commencement conditions.
<b>3.2 Connection to Council and Sydney Water underground drainage systems</b>				
<p><b>D1</b> Where an adequate Council drainage line is available, connection into the system shall be permissible by means of an existing pit or constructing a new pit to Council's specifications. If the pipe diameter is greater than or equal to 900mm and an existing pit is available within the 30 metres of the property boundary, a slope junction shall be constructed in accordance with the requirements of the Australian Standards. Where a slope junction connection is made, an inspection of the connection within the pipeline shall be carried out by Council officers. An additional inspection fee shall apply in such cases.</p> <p>Council may direct or permit drainage to be discharged into Council's piped drainage system or a stormwater channel, notwithstanding the requirements outlined in section 3.1 above.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development proposes the realignment of the existing Sydney Water stormwater pipe which traverse the subject site as well as the adjoining properties to the north. Deferred commencement conditions have been recommended to ensure that the approval of Sydney Water is obtained, prior to the consent becoming operational. The Application was referred to Sydney Water, who provided concurrence, subject to conditions of consent. These conditions have been included in the recommended conditions of consent.

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<p><b>3.7 Inter-allotment drainage easements</b></p> <p><b>D1</b> Where the creation of an inter-allotment drainage is required, the securing of such an easement is the applicant's responsibility and shall be addressed prior to the lodgement of the development application. A letter of agreement from the affected property owner(s) shall accompany the development application to demonstrate to Council that a suitable easement can be obtained.</p> <p>Any consent issued for such development shall be on a deferred commencement basis and shall not become operational until the easement has been prepared by a surveyor and has been registered with the NSW Department of Lands.</p> <p>Such easements shall be 1.2m wide – for up to 300mm lines unless otherwise approved by Council's Development Engineer.</p> <p>The easement shall be in favour of the lot(s) benefited or Council, with Council being the body to release or modify the easement.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A deferred commencement condition has been recommended requiring the creation of a stormwater easement over the realigned stormwater pipes and overland flow paths. Receipt of the lodgement of the consent of all affected owners and draft plans showing the creation and/or modification of the easement, with NSW Land Registry Services, is required to be provided to Council.</p>
<p><b>6.1 Flood risk management general requirements</b></p> <p><b>D1</b> Compliance with the controls applicable to the proposed land use category and FRPs within which the site is located, as specified in Table 5:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Haslams Creek floodplain;</li> <li><input type="checkbox"/> Duck river floodplain (to be reviewed upon preparation of a FRMP for this Floodplain); and</li> <li><input type="checkbox"/> Cooks river floodplain.</li> </ul> <p><b>D3</b> Development proposals shall provide appropriate documentation including a report from a qualified engineer to demonstrate the raised structure will not be at risk of failure from the forces of floodwaters and the provision of details such as landscaping and architectural enhancements which ensure that the resultant structure will not result in significant adverse impacts upon the amenity and character of an area.</p> <p><b>D4</b> The proposal shall not have a significant detrimental impact on:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> water quality;</li> <li><input type="checkbox"/> native bushland vegetation;</li> <li><input type="checkbox"/> riparian vegetation;</li> <li><input type="checkbox"/> estuaries, wetlands, lakes or other water bodies;</li> <li><input type="checkbox"/> aquatic and terrestrial ecosystems;</li> <li><input type="checkbox"/> indigenous flora and fauna; or</li> <li><input type="checkbox"/> fluvial geomorphology.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The Flood Study Report prepared by SCG, dated 2 July 2019 has been reviewed by Council's Development Engineer and deferred commencement conditions of consent have been recommended to ensure compliance of the stormwater design with the provisions of the ADCP 2010.</p>
<p><b>D3</b> Development proposals shall provide appropriate documentation including a report from a qualified engineer to demonstrate the raised structure will not be at risk of failure from the forces of floodwaters and the provision of details such as landscaping and architectural enhancements which ensure that the resultant structure will not result in significant adverse impacts upon the amenity and character of an area.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>See above comment.</p>
<p><b>D4</b> The proposal shall not have a significant detrimental impact on:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> water quality;</li> <li><input type="checkbox"/> native bushland vegetation;</li> <li><input type="checkbox"/> riparian vegetation;</li> <li><input type="checkbox"/> estuaries, wetlands, lakes or other water bodies;</li> <li><input type="checkbox"/> aquatic and terrestrial ecosystems;</li> <li><input type="checkbox"/> indigenous flora and fauna; or</li> <li><input type="checkbox"/> fluvial geomorphology.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>See above comment.</p>
<p><b>6.2 Fencing</b></p> <p><b>D1</b> Fencing within a high FRP shall not be permissible except for security/permeable/safety fences of a type approved by Council.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Fencing proposed does not have a high FRP.</p>

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<p><b>7.1 Rainwater tanks</b></p> <p><b>D1</b> For all developments, rainwater tanks or a water reuse device shall be incorporated into the stormwater drainage system with a minimum storage size of 5,000 litres (for site area less than 1500m<sup>2</sup>) and 10,000 litres (for site area greater than 1500m<sup>2</sup>) or that amount required by BASIX for residential development.</p> <p><b>D2</b> All systems shall be installed under the following guidelines:  <input type="checkbox"/> A first flush diversion to remove roof contamination is recommended.  <input type="checkbox"/> Adequate screening to prevent mosquito breeding and to prevent entry of any animals or foreign matter.</p> <p><b>D3</b> Rainwater tanks shall comply with plumbing guidelines and Sydney Water requirements.  <input type="checkbox"/> A sign shall be installed stating “Not for Human Consumption”.  <input type="checkbox"/> Overflow from the tank shall be piped to the approved drainage system.  <input type="checkbox"/> Aboveground tanks shall not be located within the front building line and shall be detailed to be compatible with the surrounding environment.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A condition of consent has been recommended requiring compliance with the BASIX Certificate, which includes the provision of a rainwater tank. The incorporation of the rainwater tank into the stormwater drainage system will be subject to the satisfaction of the deferred commencement stormwater conditions.</p>
<p><b>8.1 Erosion and sediment control plans (ESCPs)</b></p> <p><b>D1</b> The ESCP shall be in accordance with the standards outlined in Managing Urban Stormwater: Soils and Construction by the NSW Department of Housing.</p> <p>ESCP for all developments and/or associated works shall be prepared to the satisfaction of Council and conform to the specifications and standards contained within this Part.</p> <p>All erosion and sedimentation controls shall be in place prior to the commencement of works.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Conditions of consent have been recommended to address erosion and sediment control management prior to the commencement of works and for the duration of the demolition and construction works.</p>

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Requirement	Yes	No	N/A	Comments
<b>WASTE</b>				
<b>2.0 Demolition and construction</b>				
<b>D1</b> All materials that arise from demolition and construction shall comply with a Waste Management Plan (WMP) before recycling or disposal.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A condition of consent has been recommended to address waste management during the demolition and construction phases of the development.

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Table**

<p><b>3.3 Residential flat buildings</b></p>				<p>Council's Waste Management Officer reviewed the proposed waste arrangements and advised that they are satisfactory. Conditions of development consent have been recommended.</p>
<p><b>D1</b> Space shall be allocated inside each residence for at least one receptacle to collect waste and another for recycling, each with the capacity to store one (1) day's worth of garbage and recycling.</p>	☒	☒	☒	
<p><b>D2</b> Communal garbage and recycling room shall be provided near the collection point with the capacity for storing all garbage and recycling likely to be generated in the building between collections.</p>	☒	☐	☐	<p>A Bin Room is provided at ground level, with a hardstand path of travel provided to the street front, to facilitate the transport of bins to the street for collection.</p>
<p><b>D3</b> Waste and recycling bin storage areas shall be located in the basement with easy access to the public street frontage and within 60 metres walking distance from each dwelling. The storage area shall be capable of accommodating the following:</p> <ul style="list-style-type: none"> <li>• 240L garbage bins (shared between two units) and 240L recycling bins (shared between four units); or</li> <li>• one 660L (shared between five units) garbage bin and 240L recycling bins (shared between four units).</li> </ul>	☐	☒	☐	<p>See above comment. The Bin Room on the ground level is supported.</p>
<p><b>D4</b> To avoid the occurrence of illegal street dumping, a room or caged area must be allocated for the storage of discarded bulky items awaiting council collection. The allocated space must be a minimum of 4m<sup>3</sup> (4 cubic metres). The storage area shall be sheltered, readily accessible to all residents and must be located close to the main waste storage room or area.</p>	☒	☐	☐	<p>A bulky goods storage area has been identified in the Bin Room and a condition of consent has been recommended to ensure that at no point does this area impact the garbage and recycling areas within the Bin Room, as per Council's Waste Management Officer's recommendation.</p>
<p><b>D7</b> All dwellings shall have convenient access to either personal or communal recycling storage bins to meet Councils waste collection specifications and are to be capable of being conveniently serviced by Councils waste management collection vehicles.</p>	☒	☐	☐	<p>A bin chute is provided on each of the upper levels of the development, to service the dwellings on each level. Those dwellings on the ground level have access to the Bin Room on ground level.</p>
<p><b>D8</b> Residential units shall be insulated from noise if adjacent to or above: Waste and recycling storage facilities; or Waste and recycling collection and vehicle access points.</p>	☐	☐	☐	<p>An Acoustic Report prepared by Acoustic Consulting Engineers Pty Ltd has been reviewed by Council's Environmental Health Officer and conditions of consent have been recommended to ensure that the development is constructed in compliance with the recommendations of this report.</p>
<p><b>D9</b> A water tap and drain are to be provided adjacent to the communal garbage collection area.</p>	☒	☐	☐	<p>A condition of consent has been recommended for waste management requiring the provision of a hot and cold hose cock within the Bin Room. These details are required to be provided with the Construction Certificate and endorsed on the construction drawings, with works completed prior to the issue of an Occupation Certificate.</p>

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Requirement	Yes	No	N/A	Comments
<b>TREE PRESERVATION</b>				
<b>3.0 Development controls</b>				
<p>D3 Documented evidence, such as that by a qualified arborist, shall accompany any application for removal or partial removal of a tree and shall be justified as:</p> <ul style="list-style-type: none"> <li>• the tree was dead;</li> <li>• causing or potentially causing structural damage and supporting documentation is provided such as structural engineer's report;</li> <li>• having sustained severe damage from vehicle impact or natural hazards such as lightning, wind or flood and no other course of action will rectify the problem;</li> <li>• being diseased or has structural defects and remedial pruning (see AS 4373/2007) will improve the health of the tree; or</li> <li>• a potential hazard to the amenity of the development due to tree form or structural integrity, species characteristics or history, the size of any tree part that is likely to fail or other reasons where the tree may be injurious to health.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>An Arboricultural Assessment and Tree Management Plan prepared by Horticultural Management Services, dated 12 February 2019 has been reviewed by Council's Tree Management Officer.</p> <p>A deferred commencement condition of consent has been recommended requiring a Tree Protection Plan to be prepared for those trees within the adjoining properties that will be impacted by the proposed stormwater works.</p>