Auburn Development Control Plan 2010

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Amendment No.	Date of Adoption	Date of Effect	Amendment Description
1	21/09/2011	12/10/2011	Control D3, section 3.2, Detached Dwelling and Dual Occupancy Part Control D1, section 2.3.2,Detached Dwelling and Dual Occupancy Part Control D3, section 3.3, Residential Flat Building Part
2	15/02/2012	7/03/2012	Control D1, section 2.1, Local Centres Part
			Insertion of definitions for finished ceiling level and finished floor level in Definitions and Terms Part
3	26/06/2012	10/07/2012	Control D1, section 10.2, Detached Dwellings and Dual Occupancies Part Control D1, section 3.5, Stormwater Drainage Part Control D1, section 5.1, Stormwater Drainage Part Control D1, section 7.1, Stormwater Drainage Part
4	21/05/2014	03/06/2014	Various amendments to following parts / sections: Residential Flat Buildings part • Section 1.0 - Introduction • Section 2.0 - Built form • Section 3.0 - Open space and landscaping\ • Section 5.0 - Privacy and security • Section 6.0 - Solar amenity and stormwater reuse • Section 7.0 - Ancillary site facilities • Section10.0 - Development control diagrams and tables Local Centres part • Section 2.0 - Built form • Section 3.0 - Streetscape and urban form • Section 4.0 - Mixed use developments • Section 6.0 - Access and car parking • Section 5.0 - Privacy and security • Section 7.0 - Landscaping • Section 11.0 - Public domain • Section 13.0 - Residential interface *(new section)* • Section 14.0 - Auburn Town Centre • Section 15.0 - Lidcombe Town Centre
5	17/12/2014	8/1/2015	Various amendments to following parts/sections: Multi Dwelling Housing DCP part • Section 2.10.3 - Balustrades and Balconies • Section 2.10.2 - Materials Residential Flat Buildings part • Section 2.9.4 - Balustrades and Balconies • Section 2.9.1- Materials

Amendment No.	Date of Adoption	Date of Effect	Amendment Description
			Local Centres part • Section 2.3 - Materials • Section 2.5 - Balconies • Section 3.2 - Setbacks • Section 14.3 - Street wall heights section deleted and remaining sub sections/figures renumbered • Section 14.5 - D5 Development Control deleted, subsequent controls renumbered and Figure 5 amended to delete storey heights • Section 15.3 - Street wall heights section deleted and remaining sub sections/figures renumbered • Section 15.5 - Figure 11 amended to delete storey heights Parking and Loading part • Section 5.0 - Commercial Development section amended to add a new sub section 5.1.5 Stormwater Drainage part • Section 5.1 - Provision of on-site detention Definitions and Terms part • 'Street wall height' definition deleted
6	02/12/2015	22/12/2015	Local Centres part • Section 15.1 - Lidcombe Town Centre boundary • Section 15.2 - Setbacks • Section 15.3 - Active frontages • Section 15.4 - Laneways • Section 15.5 - Key sites • Section 15.12 Site 7 - Marsden Street
7	06/9/2017	26/9/2017	Residential Development Controls - Site Specific Controls part Added site specific controls for: • 1A and 1B Queen Street, Auburn
8	04/3/2020	31/7/2020	Local Centres part • Section 15.12 – Add Site 7A – 4-12 Railway St, Lidcombe after existing Site 7 – Marsden Street • Amend existing Figure 9.

Structure of this DCP

Introduction

Contents

1.0 Introduction

1.1 Citation

This Plan may be cited as the Auburn Development Control Plan 2010 (Auburn DCP 2010).

1.2 Land covered by this DCP

The Auburn DCP 2010 applies to land where Auburn City Council is the consent authority.

1.3 Adoption

This Plan was made under the former Section 74C of the *Environmental Planning and Assessment Act 1979* (*EP&A Act*) and Part 3 of the *Environmental Planning and Assessment Regulation 2000* (*EP&A Regulation*). It was adopted by Auburn City Council on 12 May 2010 and became effective on 9 November 2010.

1.4 Auburn Local Environmental Plan 2010

The *Auburn Local Environmental Plan 2010* (*Auburn LEP 2010*) provides broad land use controls for the Auburn local government area (LGA). It covers most of the LGA excluding land covered by the *State Environmental Planning Policy (Major Development) 2005* and *Sydney Regional Environmental Plan No. 24 – Homebush Bay Area*.

1.5 State environmental planning policies and other plans

In some cases land will also be affected by a State Environmental Planning Policy (SEPP) or Regional Environmental Plan (REP) - now deemed SEPPs. The onus is on the applicant to check if there are any additional or updated policies and plans relevant to the development when making a development application.

1.6 Auburn City Council DCP framework

Auburn City Council's DCP framework is comprised of four DCPs:

Auburn DCP 2010

This is Council's principal DCP. It applies to all land where Auburn City Council is the consent authority, excluding land at Wentworth Point.

Homebush Bay West DCP 2004

The Homebush Bay West (HBW) DCP applies to land at Wentworth Point. The HBW DCP underpins the No.1 Burroway Road DCP (see below) and the Homebush Bay – Wentworth Point Master Plan (also below). In future, this DCP will be integrated as a Part of Auburn DCP 2010.

No.1 Burroway Road DCP 2006

The No.1 Burroway Road DCP is a deemed DCP which applies to land at No.1 Burroway Road, Wentworth Point. Where there is an inconsistency between it and the Auburn DCP 2010, or the HBW DCP 2004, the No.1 Burroway Road DCP prevails. In future, the No.1 Burroway Road DCP will be integrated as a Part of Auburn DCP 2010.

Homebush Bay – Wentworth Point Master Plan 2005

The Homebush Bay West – Wentworth Point Master Plan (WPMP) is a deemed DCP which applies to land owned by the New South Wales Maritime Authority at Wentworth Point (**Note**: the western parcel sits within the suburb of Sydney Olympic Park). Where there is an inconsistency between it and the Auburn DCP 2010 or the HBW DCP 2004, the WPMP prevails. In future, the

Homebush Bay West – Wentworth Point Master Plan will be integrated as a Part of Auburn DCP 2010.

1.7 Public domain plans

Requirements for the public domain are contained in the Auburn City Council Public Domain Manual. This manual comprises the following:

- Auburn Town Centre Public Domain Plan
- Carter Street Precinct Public Domain Plan
- Former RAAF Stores Depot Public Domain Plan
- Newington Public Domain Plan

The public domain requirements for Wentworth Point (formerly Homebush Bay West) are contained in the Homebush Bay West Public Domain Manual.

The relevant public domain plan is required to be considered in the design of the public domain, where Council is the consent authority.

1.8 Other approvals

Approvals may also be required from other government agencies as in some cases a development proposal may constitute "designated" or "integrated" development under the *EP&A Act*.

1.9 Policies, guides, forms and checklists

Some types of development may require consulting Council's policies or guides, or completing forms or checklists. It is recommended applicants visit Council's website (www.auburn.nsw.gov.au) and follow the prompts to the DCP.

1.10 Aims of the DCP

The aims of the Auburn DCP 2010 are to:

- Provide detailed controls which support the *Auburn LEP 2010*;
- Ensure high quality development across the LGA;
- Provide guidelines to applicants in formulating development proposals;
- Identify the criteria and process for assessing applications, and outline the responsibilities of both Council and applicants; and
- Provide development controls for Council to assess the appropriateness of a development proposal.

1.11 Structure of the Auburn DCP 2010

The Auburn DCP 2010 is structured as follows:

- **Introduction** – this section explains Council's planning framework and details information which must be submitted with all development applications. It also details the notification requirements for development applications.
- **Residential Development Controls** – this section contains the controls which apply to all residential development within the R2 Low Density Residential zone, R3 Medium Density Residential zone and R4 High Density Residential zone. In some cases, it also applies to residential development within the business zones.

- **Commercial Development Controls** – this section contains the controls for Council's local centres which are zoned B1 Neighbourhood Centre, B2 Local Centre or B4 Mixed Use.
- **Industrial Development Controls** – this section contains the controls for industrial development in the IN1 General Industrial zone, IN2 Light Industrial zone, B6 Enterprise Corridor zone and B7 Business Park zone. It contains both general and site specific controls.
- **Other Development Controls** – this section contains the controls for child care centres, parking and loading, access and mobility, tree preservation, waste, and stormwater drainage.
- **Definitions and Terms** – this section contains the definitions and terms which the DCP relies on. The definitions and terms sit separately to the standard instrument dictionary definitions held in the *Auburn LEP 2010*.

1.12 How to use the DCP

The Auburn DCP 2010 provides detailed controls to supplement the provisions of the *Auburn LEP 2010*. The Auburn DCP 2010 is generally performance based, to ensure that Council has the opportunity to assess development with a merit orientated approach. This ensures compliance with predetermined objectives.

The Auburn DCP 2010 is used to guide development which requires Council consent as per the *Auburn LEP 2010*. Development requiring consent must comply with the relevant development standards contained in the *Auburn LEP 2010* and the controls contained within Auburn DCP 2010.

The development provisions within the Auburn DCP 2010 have three components:

- Objectives represent the aims that the development must achieve.
- Performance criteria represent a means of demonstrating how the development proposal will perform against the development controls.
- Development controls are detailed standards which Council relies on to assess the appropriateness of a development proposal. While the controls provide solutions which may satisfy the performance criteria, other solutions can also be adopted.

It is essential that development proposals satisfy all development provisions.

2.0 Development application requirements

2.1 Preparing a site analysis

A site analysis is one of a number of requirements when submitting a development application with Council (see section 2.5 for all submission requirements). It is one of the first tasks to be undertaken before other submission requirements can be completed. It ensures that the development is of high quality, sensitive to its environment and surrounds, and positively contributes to its locality.

A thorough site analysis ensures that site layout and building design addresses existing and possible future opportunities and constraints of both the principal site and its surrounds. It forms the basis for the design of any development proposal, to ensure the best possible design is achieved. It is also a fundamental stage of the design process, and should support many of the key design decisions and assist in minimising issues relating to noise, overshadowing, community safety, access, views, privacy, energy consumption and waste generation.

A site analysis must be based on a current survey plan produced by a qualified surveyor and contain a reference number and date. Site analysis shall include plan and section drawings of the existing

features of the site, at 1:100 or 1:200 scale, together with appropriate written material. Information required in a site analysis shall include, but is not limited to:

- Site dimensions;
- Site area;
- North point;
- Topography: spot levels and/or contours, natural drainage, and any contaminated soils or filled areas;
- Service easements/connections for drainage and utility services;
- Existing vegetation: location, height, spread of established trees, and species;
- Micro climates: orientation and prevailing winds;
- Location and use of buildings and other structures, heritage and archaeological features, fences, and property boundaries;
- Pedestrian and vehicular access points (existing and proposed); and
- Orientation and overshadowing of the site and adjoining properties by neighbouring structures and trees.

Features of the surrounding locality that shall be considered within a site analysis include:

- Neighbouring buildings: location, height, and use;
- Privacy: adjoining private open spaces, living room windows overlooking site (particularly those within 9m of the site), and location of any facing doors and/or windows;
- Walls built to the site's boundary: location, height, and materials;
- Difference in levels between the site and adjacent properties at their boundaries;
- Views to and from the site;
- Major trees on adjacent properties particularly those within 9m of the subject site;
- Street-frontage features: electricity poles, trees, kerb crossovers, bus stops, and other services;
- The built form and character of adjacent development including: architectural character, front fencing, and garden styles;
- Location, use, overall height (in storeys and metres) and important parapet/datum lines of adjacent buildings;
- Location and height of existing windows and balconies on adjacent properties location, height and characteristics of adjacent walls and fences;
- Heritage features of surrounding locality and landscape;
- Direction and distance to local facilities: local shops, schools, public transport, and recreation and community facilities;
- Characteristics of, and distance to any nearby public open space;
- Significant noise sources on and in the vicinity of the site, particularly significant noise, odour or pollution sources;
- Form and character of adjacent and opposite buildings in the streetscape, including both sides of any street that the development fronts;
- Geotechnical characteristics of the site and suitability of development; and
- Assessment of site contamination, proposed remediation strategy and a statement from a recognised expert that the site can be remediated and made suitable for the proposed uses.

2.2 Pre-development application process

Applicants are encouraged to have pre-lodgement meetings with Council prior to lodgement of the development application. Pre-lodgement meetings with the consent authority are encouraged at an early stage in the process to discuss and agree on the overall design approach before a detailed building design is developed.

Plans submitted for pre-development assessment should show the broad design strategies for the site layout, building mass and illustrate the design issues, such as the internal layout of the building, adjoining private and public open spaces and the opportunities and constraints of the local context. Design options may be appropriate to illustrate a variety of solutions for discussion, particularly on large or difficult sites.

Where development will be staged, it is still important that planning for the whole site, not just the individual stages, is undertaken. This will enable a more informed assessment.

2.3 Pre-development application submission requirements

The following material is recommended for submission at pre-development application stage:

- A completed **application form** signed by the owner of the land or accompanied by the written authority of the owner to lodge the application (including where appropriate the company seal or seal of the body corporate).
- **Application fees** as advised by Council.
- A brief description of all development options considered either in written format or concept drawing.
- A statement describing proposal and comparison with relevant LEP and DCP controls.
- A **survey or site plan** at a scale of 1:200 showing:
    - site dimensions;
    - changes of levels on the site;
    - the position of buildings on the site and adjoining sites and the ridge lines and eave levels of those buildings (all levels should be to AHD);
    - existing vegetation, showing canopy spread of trees and ground levels at the base of the trunk;
    - spot levels of street frontage including road gutter; and
    - easements for drainage and services affecting or benefiting the subject property.
- A **site analysis** as outlined in section 2.1.
- **Schematic design drawings** at a minimum scale of 1:200 showing the proposed development.
- Other information to assist Council.

2.4 Professional assistance

Applicants are strongly encouraged to use the services of architects, town planners, engineers, landscape architects, professional designers and other specialists, as required, to undertake the site analysis, the design of the development and to prepare the supporting documentation (as described in section 2.5 below). Consultation with neighbours and Council officers before completing the proposal is highly recommended.

The amount of information required for a development or building application will vary depending on location, scale and complexity of the proposal.

2.5 Development application submission requirements

The following information *must* be submitted as part of an application:

- A completed **application form** signed by the owner of the land or accompanied by the written authority of the owner to lodge the application. If the owner is a company or owner's association (e.g. Body Corporate), it must be signed by a director or secretary under common seal or provide consent on a company letterhead.
- **Application fees** as advised by Council.
- A **survey or site plan** at a scale of 1:200 showing:
  - site dimensions;
  - changes of levels on the site;
  - the position of buildings on the site and adjoining sites and the ridge-lines and eaves levels of those buildings (all levels should be to Australian Height Datum (AHD));
  - existing vegetation, showing canopy spread of trees and ground levels at the base of the trunk;
  - spot levels of street frontage including road gutter; and
  - easements for drainage and services affecting or benefiting the subject property.
- A **site analysis** as outlined in section 2.1, including a statement of how the proposed development has addressed the site opportunities and constraints identified.
- **Architectural plans** at a minimum scale of 1:200 showing:
  - distinction between existing and proposed work;
  - dimensions and reduced levels of all floors and ridge lines;
  - detailed floor plans; and
  - all elevations and relevant sections.
- **Notification plans** showing the location, elevations and external configuration (such as shadows) of the proposed development in A4 size.
- **Waste management plan** prepared in accordance with the requirements outlined in the Waste Part of this DCP.
- A **statement of environmental effects** which:
  - explains how the proposal has resolved the relevant items contained in section 79C of the *EP&A Act* and in particular the Auburn DCP 2010 or other relevant DCP;
  - explains how the project design has responded to the information contained in the site analysis; and
  - demonstrates that the intent of the criteria has been satisfied.
- **Political donation or gift disclosure**

Other information may also be required, including:

- A **concept landscape plan** showing the location of existing trees, indicating those that are to be retained and proposed landscaping of the completed development. A **landscape maintenance strategy** may also be required.
- A **stormwater management plan** specifying the proposed method of draining the site and provision of on-site stormwater detention. Location, diameter, invert levels and specification of all proposed piping with supporting calculations are to be included.

- **Shadow diagrams** for all two storey buildings or second storey additions in residential areas showing the effect of 9am, 12 noon and 3pm shadows during mid-winter.
- A **heritage impact statement** where the application relates to a heritage item or conservation area addressing:
  - why the site is of heritage significance;
  - what impacts the proposed development will have on that significance; and
  - what measures are proposed to mitigate negative impacts.
- A **species impact statement** where a threatened species, population or community is identified in accordance with the *Threatened Species Conservation Act 1995*.
- An **erosion and sediment control plan**, required for all new buildings and proposals involving significant earthworks. The plan should illustrate:
  - extent of earthworks, stockpiles, access roads, impervious areas, construction entrances and drainage lines;
  - proposed sediment trapping devices; and
  - proposed runoff diversion measures.
- **Building specifications**, if the application includes a Construction Certificate.
- A **contamination report**, where it is known or suspected that the site is subject to contaminants.
- A **crime risk analysis/community safety report** prepared in accordance with the Safer by Design NSW Police Guidelines.
- **Acoustic and vibration report** prepared by an acoustic engineer for potential noise generating development or development which is located within close proximity to major rail or road infrastructure (see individual Parts).
- **Traffic and parking impact report** prepared by a traffic engineer or planner for traffic generating development or as required by the relevant Parts of this DCP.
- **Section 94A levy cost estimate report** for all employment generating development as set out in Council's Auburn Development Contributions Plan 2007.
  - Form 1: for cost of works between $100,001 to $200,000; or
  - Form 2: for cost of works more than $200,000.
- **BASIX certificate** for BASIX affected development.
- **Materials and finishes** such as samples or colour charts.
- **Photomontage or colour perspective** in A3 or A4 size of the building/s as viewed from the public domain with landscape details.
- **Demolition plan** showing clearly all buildings/structures/vegetation on the site, including those to be demolished.

For further information, refer to Council's application form and checklist on Council's website (www.auburn.nsw.gov.au) or enquire with Council's Planning and Environment Department by speaking to the Duty Planner on 9735 1222.

3.0 Notification requirements

This section sets out the procedures for public exhibition and notification of development applications in the Auburn City Council LGA. In particular, this section:

a. Summarises the public exhibition requirements contained in the *EP&A Act* and *EP&A Regulation* for certain types of applications; and

b. Specifies the notification procedures for all other development applications including applications for modification of development consent.

3.1 Objectives

The objectives of this section are to:

a. Outline the public exhibition and notification procedures for applications to ensure the community is informed of development proposals and applicants are aware of Council's notification requirements;

b. Advise appropriate owners and/or occupiers of development occurring on adjoining and nearby properties;

c. Provide the opportunity for public involvement in the development process;

d. Enable Council officers to obtain the views of interested persons before determining development proposals; and

e. Specify circumstances when notification of development applications is not required.

3.2 Voluntary planning agreements

For the notification requirements relating to voluntary planning agreements please consult the *EP&A Act* and Council's Voluntary Planning Agreement Policy.

3.3 Provisions

The provisions within this section relating to notification areas and periods of notification are a minimum and may be increased at the discretion of Council once the nature and likely impact of the proposal have been considered.

3.3.1 Development to which advertising notification provisions apply

The advertising and notification procedures in this section apply to all development and related applications lodged with Auburn City Council.

The *EP&A Act* and *EP&A Regulation* specify the advertising requirements for:

- Designated development; and
- Integrated development.

Notification and advertising of applications for the above developments will be in accordance with the requirements of the *EP&A Act* and *EP&A Regulation*.

Council will also implement other advertising, notification and/or consultation requirements specified in SEPPs (eg. *State Environmental Planning Policy No. 64 – Advertising and Signage*) and deemed SEPPs (eg. *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*).

3.3.2 Development applications requiring notification and advertising

The notification and advertising requirements for development applications not specified in section 3.2.1 above are specified in Table 1 – Advertising and notification requirements.

The use and meaning of the symbols used in Table 1 are:

✓ Action to be undertaken

N/A Action not applicable and not to be undertaken

It is noted that not all development applications have been specified in Table 1. Where Council receives an application not specified in Table 1, Council will determine the appropriate notification period where Table 1 will be used as a guide.

Table 1 - Advertising and notification requirements

Proposed use or development	Letters to adjoining owners	Advertise in local newspaper	Notice on site	Notification period (days)
Dwelling houses (including single and two (2) storey dwellings, additions, secondary dwellings)	✓	N/A	N/A	Fourteen (14) days
Dual occupancies	✓	N/A	N/A	Fourteen (14) days
All other development in residential areas or directly adjoining a residential area (including across a road, laneway or the like). Development includes residential subdivision (eg. Torrens Title and subdivision involving construction of a roadway), but excludes a strata and stratum subdivision and health consulting rooms.	✓	N/A	N/A	Fourteen (14) days
Multi dwelling housing	✓	✓	✓	Fourteen (14) days
Residential flat buildings (see also the requirements in other environmental planning instruments eg. *Sydney Regional Environmental Plan No. 24 – Homebush Bay Area*)	✓	✓	✓	Fourteen (14) days
Development within residential zones being: ■ Seniors housing ■ Educational establishments ■ Places of public worship ■ Places of public entertainment ■ Child care centres ■ Hospitals (in any zone)	✓	✓	✓	Fourteen (14) days
Business and office premises – existing use rights	✓	N/A	N/A	Fourteen (14) days
New business / office / retail premises (excluding uses addressed elsewhere in this table) – two storeys or more	✓	✓	✓	Fourteen (14) days
New business / office / retail premises (excluding uses addressed elsewhere in this table) adjoining or opposite to residential development	✓	✓	✓	Fourteen (14) days
Mixed use development and shop top housing	✓	✓	✓	Fourteen (14) days
New industrial building adjoining or adjacent to residential development	✓	N/A	N/A	Fourteen (14) days

Proposed use or development	Letters to adjoining owners	Advertise in local newspaper	Notice on site	Notification period (days)
Industrial development adjoining or adjacent to residential area operating outside standard hours of operation	✓	N/A	N/A	Fourteen (14) days
Industrial development – existing use rights	✓	N/A	N/A	Fourteen (14) days
Automotive uses (eg. car parks, service station, transport depots, and truck depots)	✓	✓	N/A	Fourteen (14) days
Vehicle repair station and vehicle body repair workshops adjoining and/or adjacent to residential development	✓	N/A	N/A	Fourteen (14) days
Telecommunications facilities	✓	N/A	N/A	Fourteen (14) days
Home industry	✓	N/A	N/A	Fourteen (14) days
Food and drink premises excluding pubs adjoining and/or adjacent to residential development	✓	N/A	N/A	Fourteen (14) days
Signage more than $20m^2$ (Also see other requirements in *State Environmental Planning Policy No. 64 – Advertising and Signage*)	✓	✓	N/A	Fourteen (14) days
Sex service premises adjoining residential development or zone	✓	✓	✓	Fourteen (14) days
Amusement centre	✓	✓	✓	Fourteen (14) days
Demolition or use of an item/group of environmental heritage	✓	✓	✓	Fourteen (14) days
Heritage items and developments in a conservation/heritage area	✓	✓	✓	Fourteen (14) days
Hotel and motel accommodation and pubs	✓	✓	✓	Fourteen (14) days
Public administration buildings	✓	✓	✓	Fourteen (14) days

3.3.3 Development applications not requiring notification and advertising

Table 2 below lists the types of development applications which do not require advertising or notification.

Table 2 - Development not requiring advertising and notification

Development NOT requiring advertising and notification
Exempt and Complying Development
Section 96 (1)
Section 96 (1A) (see also section 3.3.2 of this Part)
General alterations only (and does not alter/modify the height or external configuration of a building and not a heritage item)
Changes which are the result of conditions of consent on an application previously notified
Strata subdivision application
Stratum subdivision application
Change of use in business zones where Council considers no environmental impact is created
Change of use in industrial zones not adjacent to or adjoining residential development
Demolition

3.4 Development applications that are amended, modified or reviewed

3.4.1 Amended applications

Where an application is amended before it is determined, the application will be re-advertised or re-notified if it is considered that there will be an additional likely environmental impact or impact of the development on adjoining or nearby land or development. However, if it is considered that the likely environmental impact is insignificant, the development application will not be re-advertised or re-notified, or the notification period may be reduced. This is at the discretion of Council.

If an application is withdrawn and a subsequent application is made, the new application will be advertised or notified in accordance with this section, as if the previous application had not been made.

3.4.2 Section 96 modified applications

Section 96 (1) modifications involving minor error, misdescription or miscalculation

Applications for modification involving minor error, misdescription or miscalculation are not required to be notified.

Section 96 (1A) modifications involving minimal environmental impact

Section 96 (1A) applications will generally not be notified. However, if in the opinion of Council, the proposed modification has potential to increase the impact of the development on adjoining or nearby land or development, Council may notify the proposed modification under this section as follows:

- Written notice to adjoining land owners and occupiers.
- The notification period is fourteen (14) calendar days.

If Council considers the application will cause an increased environmental impact, the application may be amended to a Section 96 (2) application and be advertised and notified in accordance with this section.

The above process may be varied at the discretion of Council.

Note: The *EP&A Regulation* also specifies requirements for notification of Section 96(1A) modification applications where the development consent has been granted by the Land and Environment Court.

Section 96 (2) other modifications

Applications received under Section 96 (2) shall be advertised and notified in the same manner as the original development application. All persons who made a submission to the previous development application shall also be notified in accordance with this section.

Note: The *EP&A Act* and the *EP&A Regulation* specifies additional advertising and notification procedures for Section 96 (2) modification applications.

Section 96 AA modification by consent authority of consents granted by the court

Applications received under Section 96 of the *EP&A Act* in respect of a development application determined by the Land and Environmental Court shall be notified and advertised as per the Section 96 (1A) modifications involving minimal environmental impact (see above).

3.4.3 Section 82A (review) applications

Applications under Section 82A may require:

- re-notification to previous persons who made a submission; and/or
- re-advertisement and/or notification in the same manner as the original application, if the development application is amended and considered to have greater impact than the original development application.

3.4.4 Notification of building certificate application

Council may notify adjoining owners and occupiers where it is considered that the development, works and/or structures cause adverse impact.

Where written notice is given, it shall be for a minimum of fourteen (14) days.

3.5 Provisions for other development

3.5.1 Deficient applications

A deficient application is considered to be an application which is difficult to interpret, significantly departs from Council's planning controls and fails to include all required forms etc. Where Council considers an application to be deficient, Council reserves the right to not notify that application.

3.5.2 Prohibited development

Any application for use or development that is prohibited under the provisions of *Auburn LEP 2010* shall not be notified.

3.5.3 Delegations

Some development applications are determined under delegation of authority at Council. A copy of the delegations is available at Council. These delegations do not form part of this section and may be amended by way of Council resolution.

3.5.4 NSW Land and Environment Court appeals

In the event of an application being refused, either on its merit or because the application is inadequate or incomplete and is subsequently subject to an appeal to the Land and Environmental Court, persons who made submissions shall be notified of the appeal.

3.5.5 Notification of adjoining local government areas

Where Council considers that there are adjoining properties located outside the boundaries of the Auburn LGA which will be affected by development in the Auburn LGA, Council shall endeavour to notify those properties in accordance with this section.

3.5.6 Public notification of development consents

The Council shall give written notice of the determination of a development application to each person who made a written submission in relation to that application. This notice will specify when the determination was made and whether the application was refused or approved.

In the case of petitions submitted to Council, the principal author shall be notified of Council's decision. If the principal author is not readily identifiable then the first identifiable signatory shall be notified.

3.6 Procedures

3.6.1 Advertising procedures

The notification period for all development applications to be advertised and or notified shall commence a day after the date of the letter.

Development to be advertised will require a notice or notices to be placed in the relevant local newspaper (e.g. the Auburn Review).

Advertisement in the local and or metropolitan (if relevant) newspaper shall contain the following information as a minimum:

- a brief description of the proposal outlining the nature and purpose of the development application;
- name of applicant;
- the address of the proposed development, including the legal description of the land (lot description);
- the application reference; and
- where the development application may be inspected and period of notification.

3.6.2 Notification procedures

Persons to be notified

The following are minimum requirements for notification:

- For buildings of single ownership, notification will be to the building owner;
- Where the parcel of adjoining or opposite land is under more than one ownership, notification will be sent to one owner; and
- For strata title buildings, notification will be to the:
    - Owners corporation. Subject to compliance of the owners corporation, a notice will be placed in the foyer of the strata building, and
    - Owners of the strata units and occupiers within the building that adjoins the proposed development (at the discretion of Council).

Areas to be notified

The areas to be notified are outlined in Figure 1. This area shows minimum requirements and may be increased at the discretion of Council, depending on the nature and likely impact of the proposal.

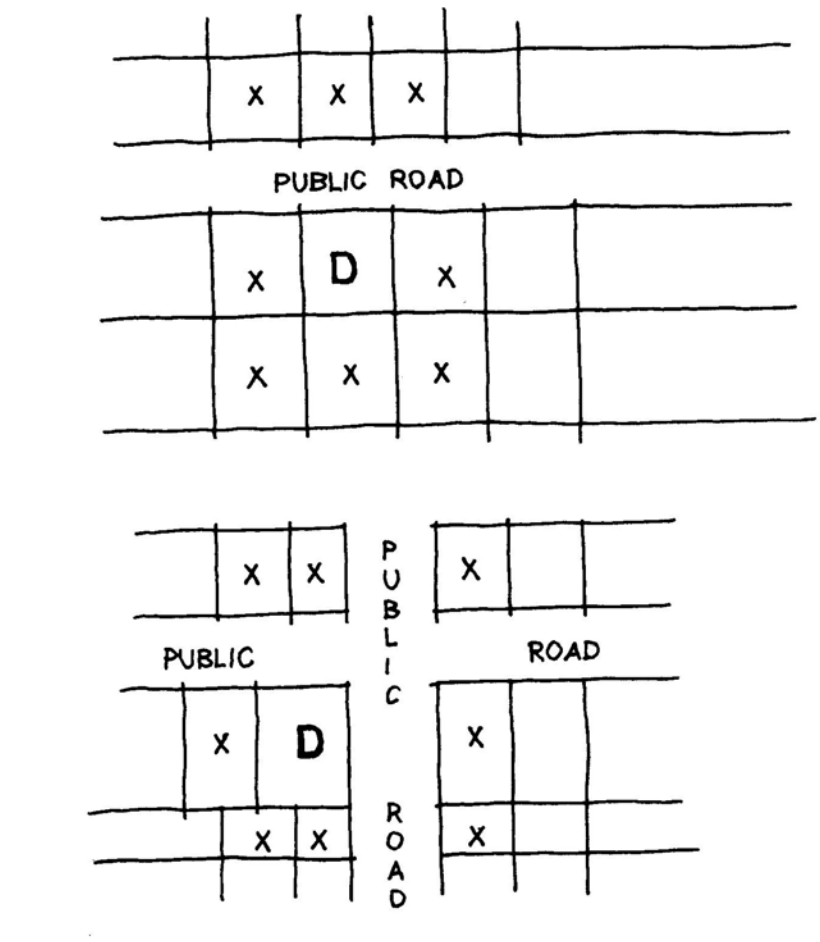

Figure 1 – Properties to be notified.

Method of notification

a. Written notice (e.g. letters of notification) must contain as a minimum the following information:

- identification/description of the relevant parcel of land (lot description and address);
- a description of the proposed development;
- name of applicant;
- the registered number of the application;
- an A4 size plan including a site plan and the elevations of the building (if relevant);
- shadow diagrams (where applicable);
- details of the place where the guidelines and entitlements of respondents can be viewed or accessed;

- the place and times the application can be inspected and submissions made;
- the closing date for submissions;
- an invitation to make a written submission;
- Council address, telephone and email contact including the name of the assessing officer;
- date of the notification letter;
- length of notification period; and/or
- a statement outlining the privacy rights and that submissions will be disclosed to any person requesting information under the Freedom of Information guidelines or alternatively seeking access to Council's documents under Section 12 of the *Local Government Act 1993*.

b. Council has discretion whether to:

- notify fewer properties than described in the diagram;
- notify properties beyond adjoining properties;
- extend the notification period;
- place a public notice in a local newspaper;
- exhibit plans at other public venues;
- hold a public meeting/workshop etc;
- consult with relevant community groups; and/or
- provide additional advice in the written notice.

3.6.3 Notification at the development site

When notice is required on the site, the following information shall be on the notice:

- development application number;
- the name of the applicant;
- site address of proposed development;
- a brief description of the development;
- advertising period and the period in which the application can be inspected and submissions made;
- a contact person within Council and the telephone number of that person;
- an invitation to make a submission; and
- the date of the notice.

3.6.4 Other forms of notification and advertisement

The details of the applications on notification and/or advertisement may be placed on exhibition on Council's website and at the Council's Customer Services Centre, Auburn Library and/or the library closest to the proposed development.

3.6.5 Period of public exhibition

a. The notification and advertising period for development is as specified in Table 1 – Advertising and notification requirements.

b. The notification and advertising period may be varied at the discretion of Council after considering the scale, intensity and location of development, likely impact of the development on adjoining or nearby residents, and the level of public interest or likely public interest in the proposal.

c. The exhibition period may be extended to take into account public holidays.

d. The notification period for re-exhibition of amended plans may be reduced from fourteen (14) days where in the opinion of Council, the amendments are of a minor nature with minimal effect on local amenity.

3.6.6 Circumstances where notification of an application may be dispensed with

a. If a development application is amended, substituted, or withdrawn and resubmitted;

b. Council has notified/advertised the original application in accordance with this section;

c. Council is of the opinion that the amended, substituted, or resubmitted application differs only in minor respects from the original application, and does not result in a greater environmental impact or reduced levels of amenity to adjoining or nearby residents; and

d. Council may decide to dispense with further notification/advertising in relation to the amended, substituted or resubmitted application at the discretion of the council for the management of assessment of the application.

3.7 Submissions for advertising and notification

3.7.1 Submission period

The submission period will be in accordance with the notification period specified in the notification or advertisement.

The newspaper advertisement will refer to the development application and accompanying material as being on exhibition for a stated period of days with the closing date for submissions being at the end of the stated period.

If the period finishes on a weekend, the period is to be extended to the Monday immediately after the weekend. The period may be increased if the consent authority considers that a longer period shall be given.

3.7.2 Making a submission

Any person may make a submission within the submission period to either object to or support a proposed development. Submissions must be in writing and delivered to Council either by person, post, facsimile or e-mail.

Submissions must be received by Council before the close of business on the last day of the exhibition period or otherwise determined by Council. Consideration of late submissions will be at the discretion of Council.

All submissions received in the correct manner during the submission period will be taken into consideration in the determination of the application. The terms of any submissions will be summarised in the assessment of the development application and the merits of all relevant matters will be considered.

Council is not bound to adopt or support a submission when making its determination.

As a minimum, submissions shall include the following:

- clear identification of the subject property;
- the development application number;
- clear indication of the name, address and telephone number, email, facsimile of the author and the contact details of the respondent during business hours (to enable Council to notify the author in advance if the matter is to be considered at a Council meeting);
- reasons for the objection (this shall be brief and to the point and refer to the specific application);
- other relevant documents (e.g. surveys, plans or photographs); and
- correspondence which may suggest ways in which a proposal might be changed to address their objections.

3.7.3 Petitions

When Council receives a petition in respect of a development application, Section 96 or Section 82A application, the head petitioner, or where not nominated, the first petitioner will be acknowledged for the purpose of future contact.

Where a petitioner or contact is not nominated, one will be selected by Council. Only the head petitioner will be advised of Council meetings or receive confirmation of the determination of an application.

3.7.4 Disclosure of submissions

All submissions are subject to a request for access by interested persons under section 12 of the *Local Government Act 1993* or under the *Government Information (Public Access) Act 2009*. If such a request is received, the submission(s) – including names and addresses of submitters – will be made available for inspection.

A request for personal information to be suppressed by Council can be made under section 58 of the *Privacy and Personal Information Protection Act 1998*. Council will consider these requests in accordance with this Act. The final determination of such requests will be made by the General Manager.

The information contained within submissions is intended for the use by Council staff only. The information will be retained by Auburn City Council and stored within its central records system under the control of its Business and Finance Department.

3.7.5 Copyright

Copies of plans will not be copied or made available other than through public viewing.

3.7.6 Acknowledgment of submissions

All submissions will be acknowledged as soon as practicable, after receipt by Council. If the application is to be considered at a Council meeting, Council may notify the person who made the submission.

If the matter is to be determined at a Council meeting, contact will be made with the person who made the submission, provided the daytime contact details (e.g. telephone number, facsimile and or email) have been provided in the submission.

Best endeavours will be made to ensure that all persons who have provided their day time contact details will be contacted prior to determination of the application to be considered by Council.

It is however noted that the onus is on the person who made the submission to seek information about the meeting dates, times and or agenda from the officer responsible for the application or from the Council website.

In the event of a rescission motion being lodged, those persons having made a submission and the applicant will be notified of this either by telephone, mail, email or facsimile.

3.7.7 Anonymous submissions

Anonymous submissions will not be considered by Council.

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Detached Dwellings and Dual Occupancies

Contents

1.0 Introduction

1.1 Development to which this Part applies

This Part applies to dwelling house, secondary dwelling, semi-detached dwelling and dual occupancy development in the R2 Low Density Residential zone and R3 Medium Residential Density zone under the *Auburn LEP 2010*.

This Part does not apply to land within the Former Lidcombe Hospital site, Newington and Former RAAF Stores Depot site, which are addressed in separate parts of this DCP.

1.2 Purpose of this Part

The purpose of this Part is to ensure that development:

- maintains a high level of amenity;
- contributes to the overall locality and streetscape;
- minimises the impact on the environment;
- optimises the use of the land; and
- responds appropriately to allotment size, location, opportunities and constraints.

1.3 Structure of this Part

This Part is structured as follows:

- Section 2.0 addresses built form;
- Section 3.0 contains controls on open space and landscaping;
- Section 4.0 addresses access and car parking;
- Section 5.0 addresses privacy and security;
- Section 6.0 addresses solar amenity and stormwater reuse;
- Section 7.0 addresses ancillary site facilities;
- Section 8.0 addresses subdivision;
- Section 9.0 addresses outbuildings; and
- Section 10.0 addresses secondary dwellings.

2.0 Built form

Objectives

a. To ensure that development contributes to the improvement of the character of the locality.

b. To ensure that development is sensitive to the landscape setting and environmental conditions of the locality.

c. To ensure that the appearance of development is of high visual quality that enhances and addresses the street.

d. To ensure that the proposed development protects the amenity of adjacent properties and the locality.

e. To ensure that the form, scale and height of proposed development responds appropriately to site characteristics.

f. To ensure that development relates well to surrounding development.

g. To ensure that development maximises sustainable living.

2.1 Site area

Performance criteria

P1 The site area for a proposed development is of sufficient size to accommodate the detached dwelling/dual occupancy development.

Development controls

D1 A minimum site area of 450m^2 and a minimum site width of 15m shall be required for two attached dwellings on one allotment.

D2 A minimum site area of 600m^2 and a minimum site width of 15m shall be required for two detached dwellings on one allotment.

Note: The minimum site area requirement does not include the area of access handles (for battle axe sites).

There is no minimum site area requirement for the construction of a single detached house.

2.2 Site coverage

Performance criteria

P1 Adequate areas for landscaping, open space and spatial separation is provided between buildings.

P2 Fair and reasonable site coverage is provided for smaller sites less than 450m^2 based on a sliding scale.

Development controls

D1 Site coverage:

- For lots 350m^2 or less, the maximum site coverage shall be 70%;
- For lots between 351m^2 to 449m^2, the maximum site coverage shall be 67.5%; and
- For lots 450m^2 or above, the maximum site coverage shall be 65%.

D2 The non-built upon area shall be landscaped and used for open space.

2.3 Setbacks

Performance criteria

P1 The alignment of development to the street is well defined.

P2 The impact of new development on the streetscape is minimised by:

- creating a sense of openness;
- providing opportunities for landscaping and semi-private areas; and
- providing visual continuity and building pattern.

Development controls

2.3.1 Front setback

D1 New buildings within residential areas shall adhere to a front building line, which is 5.5-6m to the street frontage.

D2 Where a new building is located on a corner, the main frontage shall be determined on the basis of existing subdivision and streetscape patterns. If the main frontage is more than 12m, the setback to the secondary frontage shall be at least 3m. If the main frontage is less than 12m, the setback to the 'secondary' frontage shall be at least 2m.

D3 Dwellings shall align with the street. Corner dwellings shall address both streets through appropriate design.

D4 Garages and carports shall be setback a minimum of 1m behind the primary building line.

D5 Balconies, porticos, entrances shall not intrude more than 600mm into any setback and ground floor terraces and entrances structures shall not protrude more than 1.2m into the setback.

2.3.2 Side setback

D1 The external walls of all dwellings shall be a minimum of 900mm from a side boundary.

2.3.3 Rear setback

D1 For a detached dwelling or an attached dual occupancy the rear setback shall be a minimum of 10m.

D2 For a detached dual occupancy, the distance between each of the dwellings shall be a minimum of 7m.

D3 For a detached dwelling or dual occupancy on a corner site the Council shall assess the rear setback on a merit basis giving consideration to the performance criteria in this Part.

2.3.4 Haslam's creek setback

D1 A minimum 10m setback from the top of the creek bank of Haslam's Creek and its tributaries shall be required. Refer to the Stormwater Drainage Part of this DCP for additional controls.

2.4 Number of storeys

Performance criteria

P1 The number of storeys is consistent with the maximum building height in *Auburn LEP 2010*.

Development controls

D1 Detached dwellings and dual occupancies shall be a maximum of two (2) storeys in height above the ground level (existing).

D2 The maximum height between finished ground floor level and ground level (natural) immediately below shall not exceed 1.5m.

D3 Attics within roof spaces of a two (2) storey dwelling may be used for storage purposes only and may not include any windows.

D4 A detached dual occupancy located to the rear of the site in a battle axe arrangement or a detached dwelling located to the rear lot in a battleaxe arrangement shall be no more than one (1) storey above the ground level (natural).

D5 Development on steeply sloping sites shall be stepped to minimise cut and fill.

2.5 Floor to ceiling heights

Performance criteria

P1 Window heights allow for light penetration into rooms and well proportioned elevations.

P2 Floor to ceiling heights provide well proportioned rooms and spaces to allow for light and ventilation into the built form.

Development controls

2.5.1 Floor to ceiling heights

D1 The minimum floor to ceiling height shall be 2.7m and maximum floor to ceiling height shall be 3m.

2.5.2 Head height of windows

D1 The head height of windows and the proportion of windows shall relate to the floor to ceiling heights of the dwelling.

D2 For storeys with a floor to ceiling height of 2.7m, the minimum head height of windows shall be 2.4m.

D3 For storeys with a floor to ceiling height of 3m, the minimum head height of windows shall be 2.7m.

2.5.3 Double heights (living areas)

D1 Double heights in or for living areas may be permitted provided that the building complies with development controls in section 2.4 above.

2.6 Heritage

Performance criteria

P1 Development does not adversely affect the heritage significance of heritage items, heritage groups and archaeological sites as well as their settings, distinctive streetscape, landscape and architectural styles.

Development controls

D1 All developments adjacent to and/or adjoining a heritage items shall be:

- responsive in terms of the curtilage and design;
- accompanied by a Heritage Impact Statement; and
- respectful of the building's heritage significance in terms of the form, massing, roof shapes, pitch, height and setbacks.

2.7 Building design

Performance criteria

P1 Building design, detailing and finishes provide an appropriate scale to the street and add visual interest.

Development controls

2.7.1 Materials

D1 All developments shall use durable, quality materials.

D2 Materials shall be selected to provide consistency within the locality.

2.7.2 Building articulation

D1 Windows and doors in facades facing the street shall be provided in a balanced manner and respond to the orientation and internal uses.

2.8 Dwelling size

Performance criteria

P1 Internal dwelling sizes are suitable for a range of household types.

P2 All rooms are adequate in dimension and accommodate their intended use.

Development controls

2.8.1 Dwelling size

D1 The size of the dwelling shall determine the maximum number of bedrooms permitted.

Maximum number of bedrooms	Minimum dwelling size
1 bedroom	65m^2
2 bedrooms	85m^2
3 bedrooms	115m^2
4 bedrooms	130m^2

D2 At least one living area shall be spacious and connect to private outdoor areas.

2.8.2 Bedroom size

D1 New dwellings shall contain a minimum of one (1) master/double bedroom. The minimum size for master/double bedroom shall be 12m^2 excluding built-in wardrobes.

D2 The minimum size for a single bedroom shall be 10m^2 excluding built-in wardrobes.

Note: Rooms capable of being used as a bedroom shall be counted as such for the purposes of determining dwelling size, Development Contributions (Section 94) and car parking requirements.

3.0 Open space and landscaping

Objectives

a. To provide sufficient and accessible open space for the recreation needs of the likely residents of the proposed dwelling.

b. To provide private open areas that relate well to the living areas of dwellings.

c. To enhance the appearance and amenity of dwellings to soften the impact of the built form, through integrated landscape design.

d. To provide for the preservation of existing trees and other natural features on the site, where appropriate.

e. To provide adequate opportunities for water infiltration and tall trees to grow and to spread, so as to create a canopy effect.

f. To conserve and enhance street tree planting.

3.1 Development application requirements

A landscape plan shall be submitted with the development application which shows:

- proposed site contours and reduced levels at embankments, retaining walls and other critical locations;
- existing vegetation and the proposed planting and landscaping (including proposed species);
- general arrangement of hard and soft landscaping elements on and adjoining the site;
- proposed maintenance and irrigation systems; and
- proposed street tree planting.

The landscape design specifies landscape themes, vegetation (location and species), paving and lighting that:

- provides a safe, attractive and functional environment for residents;
- integrates the development with the neighbourhood; and
- contributes to external amenity and water management.

The landscape plan shall be prepared by a professionally qualified landscape architect or designer.

3.2 Landscape setting and deep soil zone

Performance criteria

P1 Development does not unreasonably intrude upon the natural landscape, particularly on visually prominent sites or sites which contribute to the public domain.

P2 Landscaping assists with the integration of the site into the streetscape.

P3 A deep soil zone allows adequate opportunities for water infiltration and for tall trees to grow and spread.

Development controls

D1 A minimum of 30% of the site area shall be a deep soil zone.

D2 The majority of the deep soil zone shall be provided as a consolidated area at the rear of the building and shall extend across at least 50% of the rear boundary.

D3 Deep soil zones shall have a minimum width of 900mm.

D4 Front setbacks shall be dominated by pervious landscape areas including an appropriate mix of plantings.

3.3 Private open space

Performance criteria

P1 Part of the private open space area serves as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play.

P2 Private open space:

- takes advantage of available outlooks or views and natural features of the site;
- reduces adverse impacts of adjacent buildings on privacy and overshadowing; and
- enhances surveillance, privacy and security when private open space adjoins public space.

Development controls

D1 Private open space shall be located at ground level at the rear and/or side of the dwelling and shall have:

- a minimum area of 50m^2 per dwelling;
- a minimum dimension of 5m in any direction; and
- direct access from a living area of the dwelling.

D2 Private open space shall be bounded by buildings, fencing or other screening devices and also incorporate dense landscaping that restricts views to a height of 1.8m.

D3 Additional private open space may be located above ground in the form of a balcony subject to site conditions and privacy considerations.

D4 For dual occupancy developments, open space around dwellings shall be allocated to individual dwellings.

3.4 Biodiversity

Performance criteria

P1 Existing and native flora at canopy and understorey levels is preserved and protected.

P2 The development contains planting with a mix of native and exotic waterwise plant species.

P3 Planting of suitable trees in front and rear gardens is encouraged.

Development controls

D1 Landscape plantings shall use a combination of native and exotic 'waterwise' plant species. Installation details, including botanical and common names of proposed planting species and container sizes shall be included in the landscape plan.

D2 Front and rear gardens shall include planting of suitable trees.

3.5 Protection of existing trees

Performance criteria

P1 Existing trees are retained where practical, through appropriate siting of buildings, access driveways and parking areas and landscaping.

Development controls

D1 Building structures or disturbance to existing ground levels shall not be within the drip line of existing significant trees to be retained. This applies whether the tree is on the development site or an adjacent site.

Note: For additional requirements the applicant must refer to the Tree Preservation Part of this DCP.

3.6 Street trees

Performance criteria

P1 Existing landscaping is maintained and where possible enhanced.

Development controls

D1 Driveways and services shall be located to preserve significant street trees.

D2 Additional street trees shall be planted at an average spacing of 1 per 10 lineal metres of street frontage.

D3 Where a site has more than one street frontage, street tree planting shall be applied to all street frontages, excluding frontage to laneways.

D4 Details of the proposed street tree planting shall be included in the landscape plan for the site.

4.0 Access and car parking

Objective

a. To encourage the integrated design of access and parking facilities to minimise visual and environmental impacts.

4.1 Number of parking spaces

Performance criteria

P1 Car parking spaces meet the likely use and needs of proposed development.

P2 Garages do not dominate the appearance of buildings or the streetscape.

Development controls

D1 Sites with a principal street frontage of less than 15m shall be limited to a single car parking space presenting to that principal street frontage.

D2 No more than two single garages or one double garage shall be placed on the front facade.

D3 For dual occupancy developments, each dwelling may have one single width garage located at the front of the site, provided that the garages are joined to each other. Other parking arrangements such as separate and/or double garages shall be encouraged provided these structures are located at the rear of dwellings where all other development controls such as deep soil zone, open space, site coverage and setbacks are met.

D4 For single dwellings, only one driveway crossover shall be permitted per allotment.

4.2 Design of parking spaces

Performance criteria

P1 Garages and car parking structures are incorporated into the design of residential buildings and do not dominate the appearance of the streetscape or the building when viewed from public streets or internal private roadways.

Development controls

D1 Garages and car parking structures shall be constructed using materials, colours and roof pitch that are similar and complementary to the main dwelling.

D2 Basement garages and driveways shall be permitted in accordance with the relevant Australian Standards and comply with requirements of this Part.

D3 Garages and carports shall be located a minimum of 1m behind the primary building line.

D4 Garage doors shall not be wider than 6m or 50% of the dwelling facade (whichever is the lesser).

D5 Where rear access is available, car parking shall be located at the rear of the site.

Note: Applicants shall refer to the parking requirements held in the Parking and Loading Part of this DCP.

5.0 Privacy and security

Objectives

a. To ensure the siting and design of buildings provides visual and acoustic privacy for residents and neighbours in their dwellings and private open spaces.

b. To provide personal and property security for residents and visitors and enhance perceptions of community safety.

5.1 Privacy

Performance criteria

P1 Private open spaces and living areas of adjacent dwellings are protected from overlooking.

Development controls

D1 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.

D2 The windows of living rooms that are within a distance of 9m of the windows of living rooms (other than bedrooms) of adjacent dwellings shall be offset by a distance sufficient to limit views between windows. In case of windows overlooking neighbouring private open space areas, windows shall be fixed obscure glazed or highlight window type with a minimum sill height of 1.5m above finished floor level.

D3 Windows to living rooms and main bedrooms shall be located to face the front and rear of the site.

D4 Bay windows and corner elements with windows at an angle to the main walls shall only be located on the front facade or on the ground floor at the rear of dwellings. These windows and corner elements shall not provide direct views onto adjoining private open space.

D5 Direct views onto adjoining private open space shall be obscured by:

- existing dense vegetation or new planting; or
- In case of balconies/verandahs or similar elevated outdoor areas, screening is to be provided that has a maximum area of 25% openings, is permanently fixed and made of durable materials.

D6 Balconies at the rear shall be semi recessed and/or screened so that the view lines are to the rear of that property and not to the adjacent properties. Balconies shall not be located on the corner of dwellings. Screening shall be provided by durable fixed privacy screens, minimum 1.8m in height as measured above finished floor level and a minimum of 75% obscure.

D7 Balconies shall not be located on side walls. Exceptions may be granted where side elevation faces street or public open spaces.

D8 First floor rear balconies shall only be accessible via bedrooms and have a maximum depth of 2.5m.

5.2 Noise

Note: For development within or adjacent to a rail corridor, or major road corridor with an annual average daily traffic volume of more than 40,000 vehicles, applicants must consult *State Environmental Planning Policy (Infrastructure) 2007* and the NSW Department of Planning's Development Near Rail Corridors and Busy Roads – Interim Guidelines, 2008.

5.3 Security

Performance criteria

P1 Site layout and design of the dwellings, such as front fences and use of security lighting, minimises the potential for crime, vandalism and fear.

Note: Applicants must also consider Council's Policy on Crime Prevention Through Environmental Design (CPTED) prior to lodging a development application.

Development controls

D1 Buildings adjacent to streets or public spaces shall be designed to allow casual surveillance over the public area. There shall be at least one living room window facing that area.

D2 The entry to a dwelling shall be visible from the street, except on battle-axe shaped lots.

5.4 Fences

Performance criteria

P1 Front fences and walls are designed to styles and patterns to improve the streetscape character in the locality.

Development controls

D1 The front and side dividing fences where located within the front yard area shall not exceed a height of 1.2m as measured above existing ground level and shall be a minimum of 50% transparent. Front and side dividing fences where located within the front yard area shall not be constructed of solid pre-coated metal type materials such as Colorbond™ or similar.

D2 Front fences may exceed 1.2m height if fences are required to satisfy acoustic abatement criteria. An acoustic report must be submitted to demonstrate the fencing is required in these circumstances. This report shall be provided with a landscaped area that is at least 600mm wide on the street side of the fence.

D3 Side fences shall not exceed a height of 1.2m in front of the building line.

D4 Fences located on side or rear boundaries of the premises, behind the main building line, shall not exceed a maximum height of 1.8 metres.

D5 On corner sites, fences shall not exceed a maximum height of 1.2m from the front boundary to the rear of the dwelling and shall be a minimum of 50% transparent.

D6 No solid pre-coated metal fences are to be located forward of the front building line, or along the secondary frontage of a corner site.

6.0 Solar amenity and stormwater reuse

Objectives

a. To minimise overshadowing of adjoining residences and to achieve energy efficient housing.

b. To create comfortable living environments.

c. To provide greater protection to the natural environment by reducing the amount of greenhouse gas emissions.

6.1 Roof design

Development controls

D1 All dwellings shall have eaves that extend a minimum of 450mm from the wall of the dwelling.

6.2 Solar amenity

Performance criteria

P1 Dwellings are sited and designed to ensure daylight to living rooms in adjacent dwellings and neighbouring open space is not significantly decreased.

P2 Residential buildings and private open space areas are designed to allow the penetration of winter sun to ensure reasonable access to sunlight or daylight for living spaces within buildings and open space around buildings.

P3 The upper level of two storey development is adequately setback from the southern boundary where the development overshadows adjacent properties.

Development controls

D1 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 $3m^2$ 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.

D2 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 to 3:00pm on June 21.

If the principal area of ground level private open space of adjoining properties does not currently receive at least this amount of sunlight, then the new building shall not further reduce solar amenity.

D3 The upper level of new two storey dwellings shall be setback 3m from the southern boundary where the development has overshadowing impacts on the north-facing roof of the adjoining property.

D4 Living room windows shall be located so as to face an outdoor space.

D5 North-facing windows to living areas of neighbouring dwellings shall not have sunlight reduced to less than 3 hours between 9:00am to 3:00pm on June 21 over a portion of their surface.

D6 Where the proposed development is located on an adjacent northern boundary or located within an area undergoing transition, compliance with D1, D2, D3 and D5 may not be possible.

D7 At least one internal living area and a minimum of 50% of the principal area of ground level private open space shall have access to a minimum of 3 hours of direct sunlight between the hours of 9:00am to 3:00pm on June 21.

6.3 Ventilation

Performance criteria

P1 The design of development is to utilise natural breezes for cooling and fresh air during summer and to avoid unfavourable winter winds.

P2 All dwellings are designed to ensure good cross ventilation.

Development controls

D1 Rooms with high fixed ventilation openings such as bathrooms and laundries, where possible, shall be situated on the southern side to act as buffers to insulate the dwelling from winter winds. Garages may also useful as buffers on the southern and western sides.

D2 Dwellings shall be designed with bathrooms, laundries and kitchens sited in a position that allows natural ventilation of the room through an open window (i.e. kitchens & bathrooms shall be located on an outside wall).

D3 Natural ventilation shall be incorporated in basement car parks wherever practicable.

6.4 Rainwater tanks

Performance criteria

P1 Rainwater tanks provide for the collection and reuse of stormwater.

Development controls

D1 Above ground rainwater tanks shall not be located within the front setback of a dwelling.

D2 Rainwater tanks that are visible from the street shall be suitably screened unless Council is satisfied that the tank will not have an adverse impact on the streetscape.

D3 Underground garages with rainwater tanks shall be permissible in accordance with the specified Engineering Standards and Australian Safety Standards and drain freely to the street without the aid of mechanical means, e.g. pumps.

Note: The applicant shall refer to additional requirements for stormwater drainage held in the Stormwater Drainage Part of this DCP.

7.0 Ancillary site facilities

Objectives

a. To ensure that site facilities are effectively integrated into the development and are unobtrusive.

b. To ensure site facilities are adequate, accessible to all residents and easy to maintain.

c. To cater for the efficient use of public utilities including water supply, sewerage, power, telecommunications and gas services and for the delivery of postal and other services.

7.1 Clothes drying areas

Performance criteria

P1 Adequate open air clothes drying facilities are provided in a practical location where it is easily accessible and screened.

Development controls

D1 Each dwelling shall be provided with an open air clothes drying area that:

- has solar access;
- is well ventilated;
- is convenient; and
- is adequately screened from streets and other public places.

7.2 Other site facilities

Performance criteria

P1 Dwellings are supported with other utilities and services.

Development controls

D1 A single TV antenna for each building shall be provided.

D2 A mail box structure that meets the relevant Australia Postal Service requirements shall be provided located centrally and close to the major street entry to the dwelling. The letterboxes shall be lockable.

D3 Where an air conditioning unit is to be installed the motor unit, shall be located at the rear or side of the dwelling and shall be appropriately noise attenuated.

7.3 Waste disposal

Note: Applicants shall refer to waste requirements held in the Waste Part of the DCP.

8.0 Subdivision

Objectives

a. To ensure that subdivision and new development is sympathetic to the landscape setting and established character of the locality.

b. To provide allotments of sufficient size to satisfy user requirements and facilitate development of the land at a density permissible within the zoning of the land having regard to site opportunities and constraints.

8.1 Subdivision

Development controls

D1 All proposed residential allotments shall have a minimum site area of 450m^2. The site area does not include the area of access handles (for battle axe sites).

D2 The torrens title, community title or strata title subdivision of dual occupancy developments shall be in accordance with the approved development application plans, particularly in regard to the allocation of private and communal open space and car parking spaces.

D3 Proposed allotments, which contain existing buildings and development, shall comply with the site coverage and other controls contained within this Part.

8.2 Street design

Performance criteria

P1 All new proposed streets are designed to convey the primary residential functions of the street including:

- responding to topography;
- integration with the existing street pattern in a fully connected system;
- safe and efficient movement of vehicles and pedestrians;
- provision for on street parking;
- provision of landscaping;
- location, construction and maintenance of public utilities; and
- movement of service and delivery vehicles.

Development controls

D1 Where a new street is to be created, the street shall be designed to Council's standards (Road Design Specification and Quality Assurance Requirements) having regard to the circumstances of each proposal. Consideration shall be given to maintaining consistency and compatibility with the design of existing roads in the locality.

9.0 Outbuildings

Performance criteria

P1 Outbuildings are minor constructions which have minimal impact on the ground and adjoining properties.

P2 Outbuildings do not restrict the flow and drainage of ground water and generate excessive overshadowing onto adjoining properties.

P3 Outbuildings are positioned to preserve existing mature tree vegetation.

Development controls

D1 Outbuildings shall be positioned to optimise backyard space. Where adjoining properties contain an outbuilding on the property line, it may be appropriate for an outbuilding to be built along the shared party wall.

D2 The floor space of outbuildings shall not exceed:

Outbuildings	10m^2
Double garages	50m^2

D3 The total combined amount of enclosed floor space (with roof and walls) for outbuildings shall not exceed 50m^2.

D4 Where appropriate, such as where there is an existing building located on the property boundary or to preserve significant vegetation, outbuildings may be located on the property boundary or within 900mm of the property boundary.

D5 The height of outbuildings shall not exceed the following:

Sheds (floor to ceiling)	2.4m
Gazebos (floor to ceiling)	2.7m
Cabanas (floor to ceiling)	2.7m
Garages (floor to ceiling)	2.7m

D6 The external wall of outbuildings cannot extend across more than 50% of the rear property boundary.

10.0 Secondary dwellings

Objectives

a. To facilitate the provision of secondary dwellings (i.e. granny flats) as an alternative dwelling type to detached dwellings and dual occupancy dwellings.

b. To encourage the provision of affordable housing.

c. To provide greater housing styles and choice.

d. To cater for changing population demographics and living patterns including extended families, aging parents and older children living at home and over longer periods.

e. To ensure a secondary dwelling is secondary in size, scale and nature, and subservient to the principle dwelling.

f. To ensure secondary dwellings do not detract from the improvement of the character of the locality in which it is located.

g. To ensure secondary dwellings do not detract from the form, scale and height of development in the streetscape and locality in which it is located.

h. To encourage integrated design of secondary dwellings with primary dwellings.

10.1 Site area

Performance criteria

P1 The site area is sufficient to accommodate various potential forms of secondary dwelling development.

Development controls

D1 The minimum site area for a detached secondary dwelling shall not be less than 380m^2.

10.2 Setbacks

Performance criteria

P1 Building separation is maximised to provide visual and acoustic privacy.

P2 Adverse impacts of new development on light, air, solar access, privacy and views for neighbouring properties are minimised.

P3 The setbacks are large enough to support maintenance access to the secondary dwelling.

Development controls

D1 The setback from a secondary dwelling to any side and rear boundary shall not be less than 900mm.

10.3 Height

Performance criteria

P1 The height of a secondary dwelling is designed to reduce visual impacts, perceived bulk and scale, overlooking and overshadowing impacts.

Note 1: This criterion does not prevent an addition to existing dwelling either at ground or second storey.

Note 2: Where one dwelling is located above another dwelling or an ancillary part of another dwelling, then there will be amenity and fire safety issues to be considered – these are dealt with under the BCA.

Development controls

D1 Detached secondary dwellings shall be a maximum of two (2) storeys and where two (2) storeys in height, shall not be located above any other storey.

D2 The maximum height of a detached secondary dwelling shall be consistent with the *Auburn Local Environmental Plan 2010*.

D3 Attics within secondary dwellings shall not be permitted.

10.4 Ceiling height

Performance criteria

P1 Ceilings of secondary dwellings are of sufficient height to accommodate the safety, health and amenity of its occupants.

P2 The height of a space or room within a secondary dwelling is appropriate for the intended function of the space or room.

Development controls

D1 The floor to ceiling height of a habitable room within a secondary dwelling shall not be less than 2.4m and not greater than 2.7m.

D2 The floor to ceiling height of a non-habitable room within a secondary dwelling shall not be less than 2.1m and not greater than 2.7m.

Note: A non-habitable room is a bathroom, laundry, utility room, storeroom or the like, but does not include a kitchen.

10.5 Sill and head height of windows

Performance criteria

P1 Sill and head heights of windows to secondary dwellings are of a height that sufficiently facilitates the passage of light and/or air to provide an acceptable level of health and amenity for its occupants.

Note: The BCA provides minimum size of windows for natural lighting and ventilation having regard to the size of the room.

Development controls

D1 The minimum height of the head of a window serving a secondary dwelling shall be 2.1m.

10.6 Minimum dwelling size

Performance criteria

P1 Secondary dwelling sizes are suitable for a variety of dwelling types and to cater for modest accommodation.

Notes:

- Refer to clause 5.4 (9) of *Auburn LEP 2010*.
- The area of a secondary dwelling does not include any area set aside for the parking of motor vehicles.

Development controls

D1 The size of a secondary dwelling shall not be less than 25m^2.

10.7 Bedroom size

Performance criteria

P1 A bedroom of a secondary dwelling is of sufficient size to accommodate the safety, health and amenity of its occupants.

Development controls

D1 The size of a bedroom of a secondary dwelling shall not be less than 8m^2.

10.8 Deep soil zone

Performance criteria

P1 A sufficient amount of unencumbered land area is provided on site to ensure the health of the substrate and facilitate water permeability to and along the substrate.

P2 A sufficient amount of pervious landscaped area is provided at the rear of the site to facilitate opportunities for a collective mid-street block green corridor and growth of canopy trees.

Development controls

D1 Establishment of a secondary dwelling must not reduce the deep soil zone to less than the minimum required for the dwelling house. See section 3.2 of this Part.

Note: Landscaped areas provided within the rear setback of secondary dwellings having a minimum dimension of 3m may be included as designated deep soil zone.

10.9 Private open space

Performance criteria

P1 Private open space is of a sufficient size, quality and orientation, so that it is readily and appropriately usable by the occupants of the secondary dwelling and primary dwelling.

P2 The design of development results in sharing of private open space between the occupants of a primary dwelling and secondary dwellings.

Development controls

D1 Private open space shall be shared between secondary dwellings and primary dwellings without any internal fencing or other method of demarcation.

D2 Secondary dwellings shall have direct access to private open space.

D3 Shared private open space between secondary dwellings and primary dwellings shall be at least 70m^2 in area.

D4 Shared private open space shall be landscaped.

D5 Private open space for secondary dwellings and primary dwellings shall be located at ground level at the rear of the primary dwellings.

Note: Any additional hard surface area associated with a secondary dwelling shall not place any additional load on Council's stormwater drainage system unless it is designed in accordance with and complies with Council's Stormwater Drainage Part of this DCP.

10.10 Privacy

Performance criteria

P1 Private open spaces and living areas of adjacent dwellings are protected from overlooking.

Development controls

D1 Secondary dwelling design shall minimise direct and close views into windows, balconies or private open spaces of adjoining dwellings.

D2 The windows of living rooms that are within a distance of 9m of the windows of living rooms (other than bedrooms) of adjacent dwellings shall be offset by a distance sufficient to limit views between windows. In case of windows overlooking neighbouring private open space areas, windows shall be fixed obscure glazed or highlight window type with a minimum sill height of 1.5m above finished floor level.

D3 Balconies of secondary dwellings shall be semi recessed and/or screened so that the view lines are to the rear of the associated principal dwelling and not to the adjacent properties. Screening shall be provided by durable fixed privacy screens, minimum 1.8m in height as measured above finished floor level and a minimum of 75% obscure.

D4 First floor balconies shall be a maximum of 12m^2.

D5 Balconies shall not be located on side walls. Exceptions may be granted where side elevations face the street or public open spaces.

10.11 Facilities

Performance criteria

P1 Secondary dwellings are provided with relevant facilities such as a kitchen, living and dining room, bedroom, bathroom and a laundry.

Development controls

D1 All secondary dwellings shall contain a bathroom and a room suitable for sleeping accommodation.

D2 Secondary dwellings shall be provided with access to a kitchen and laundry facilities. These facilities may be shared with the primary dwelling on the site.

10.12 Orientation

Performance criteria

P1 Solar amenity to secondary dwellings is ensured.

Development controls

D1 A living area of a secondary dwelling shall be north-facing where possible, and be provided with fenestration in its northern façade.

D2 Private open space for secondary dwelling and primary dwelling shall be provided with a northern orientation.

Multi Dwelling Housing

Contents

1.0 Introduction

1.1 Development to which this Part applies

This Part applies to multi dwelling housing development on land zoned R3 Medium Density and R4 High Density Residential as permitted under the *Auburn LEP 2010*.

This Part does not apply to land within the Former Lidcombe Hospital site, Newington and Former RAAF Stores Depot site which are addressed in separate parts of this DCP.

1.2 Purpose of this Part

The purpose of this Part is to ensure multi dwelling housing:

- is pleasant to live in and that creates enjoyable urban places;
- maintains a high level of amenity;
- contributes to the overall street locality and streetscape;
- minimise the impact on the environment;
- optimises use of the land; and
- responds appropriately to allotment size, location, opportunities and constraints.

1.3 Structure of this Part

The Part is structured as follows:

- Section 2.0 addresses the built form;
- Section 3.0 contains controls on open space and landscaping;
- Section 4.0 addresses access and car parking;
- Section 5.0 addresses privacy and security;
- Section 6.0 addresses solar amenity and stormwater reuse;
- Section 7.0 addresses ancillary site facilities;
- Section 8.0 addresses subdivision;
- Section 9.0 contains controls for adaptable housing; and
- Section 10.0 contains development control diagrams which assist in the interpretation of the controls in Sections 2.0 and 3.0.

2.0 Built form

Objectives

a. To ensure that development contributes to the improvement of the character of the locality.

b. To ensure that development is sensitive to the landscape setting and environmental conditions of the locality.

c. To ensure that the appearance of development is of high visual quality and enhances and addresses the street.

d. To ensure that the proposed development protects the amenity of adjoining and adjacent properties and the locality.

e. To ensure that the form, scale and height of the proposed development responds appropriately to site characteristics and locality.

f. To ensure that development relates well to surrounding developments.

g. To ensure that development maximises sustainable living.

2.1 Site area

Performance criteria

P1 The site area of a proposed development is of sufficient size to accommodate multi dwelling housing.

Development controls

D1 A multi dwelling housing development shall have a minimum frontage width of 18m.

D2 Sites with a width frontage less than 18m shall be amalgamated with two (2) or more sites to provide sufficient width for good building design.

D3 Development proposals shall not result in one adjacent allotment of less than 18m in width being left over.

D4 Where sites are isolated on corners, a site specific building envelope shall be developed.

2.2 Site coverage

Performance criteria

P1 Adequate area for landscaping, open space and spatial separation is provided between buildings.

P2 In designated flood prone areas, (consult the Flood Planning Map in *Auburn LEP 2010)* consultation with Council is undertaken to produce a site specific development control diagram that responds appropriately.

Note: Applicants are encouraged to initiate a pre-lodgement application process with Council prior to lodging a development application for multi dwelling housing.

Development controls

D1 Multi dwelling housing developments shall conform to the building envelopes and individual dwelling widths/depths controls as shown in the development control diagrams where possible.

Multi dwelling housing developments shall:

- build around the corner on corner sites so that development addresses both street frontages;
- align with the street and/or new streets; and

- be located across the site with a wing at the rear so as to form an L shape development.

D2 Where a development control diagram does not apply to a site which meets the minimum site width of 18m, applicants shall prepare and submit a suitable site specific building envelope diagram that is consistent with the provisions of this Part.

2.3 Setbacks

Performance criteria

P1 The impact on the streetscape is minimised by creating a sense of openness, providing opportunities for landscaping and semi-private areas, and providing visual continuity in building pattern.

P2 A consolidated area for outdoor living incorporates pervious space for landscaping.

P3 The distance between dwellings within the site and in relationship to neighbouring sites is optimised.

Development controls

2.3.1 Front setback

D1 All street frontages shall have a minimum front setback of 4m.

D2 Balconies/porticos/entrances shall not intrude more than 600mm into any setback, and ground floor terraces and entrance structures shall not protrude more than 1.2m into the front setback.

2.3.2 Side setbacks

D1 The minimum side setback shall be 1.2m.

D2 Where pedestrian entry is required at the side boundary, the side setbacks shall be a minimum of 3.7m. This includes a 1.2m pedestrian footpath and at either side of the footpath, a 1m and 1.5m landscaped area.

2.3.3 Rear setbacks

D1 The minimum rear building setback shall be 4m.

D2 Setbacks from a side party wall of one dwelling within the site and the rear of a dwelling facing the street shall be 7m.

D3 The rear aspect of a development shall not face any street, lane and/or public space.

D4 Where dwellings are in parallel rows, the minimum distance between the two rows of dwellings shall be 12m.

D5 Where dwellings are in parallel rows, and have a frontage of 45m or more, the minimum distance between the two rows of dwellings shall be 14m.

Note: Refer to development control diagrams in section 10.0 which illustrate the setback controls in section 2.3.

2.3.4 Haslam's creek setback

D1 A minimum 10m setback from the top of the creek bank of Haslam's Creek and its tributaries shall be required. Refer to the Stormwater Drainage Part of this DCP for additional controls.

2.4 Number of storeys

Performance criteria

P1 The number of storeys is consistent with the maximum building height in *Auburn LEP 2010*.

Development controls

D1 Multi dwelling housing shall be a maximum two (2) storeys above ground level (existing), except where basement car parking allows for natural ventilation up to less than 1m above ground level.

2.5 Floor to ceiling heights

Performance criteria

P1 Floor to ceiling heights provide well proportioned rooms and spaces to allow for light and ventilation into the built form.

Development controls

D1 The minimum floor to ceiling height shall be 2.7m.

D2 The maximum floor to ceiling height shall be 3m on ground floor and 2.7m for upper levels.

2.6 Head height of windows

Performance criteria

P1 Window heights allow for light penetration into rooms and well proportioned elevations.

Development controls

D1 The head height and proportion of primary windows to main rooms and windows that face the street shall relate to floor to ceiling heights of the dwelling as follows:

	Floor to ceiling height (minimum)	**Window head height (minimum)**
Ground Floor	2.7m	2.4m
	3.0m	2.7m
First Floor	2.7m	2.4m

2.7 Dwelling/block widths, depths and distances

Development controls

D1 Refer to the development control diagrams in section 10.0 for:

- individual dwelling width of blocks;
- individual dwelling depth of blocks; and
- distances between blocks.

2.8 Basement

Development controls

D1 Below ground structures shall comply with a side setback of 1.2m to provide for deep soil planting and an adequate area for construction. Where possible, basement walls shall be located under building walls.

D2 The maximum basement height shall be less than 1m above existing ground level.

D3 Basement walls which are visible above the ground level shall be appropriately finished (such as face brickwork and/or render) and appear as part of the building.

2.9 Heritage

Performance criteria

P1 Development does not adversely affect the heritage significance of heritage items, heritage groups and archaeological sites as well as their settings, distinctive streetscape, landscape and architectural styles.

Development controls

D1 All developments adjacent to and/or adjoining a heritage items shall be:

- responsive in terms of the curtilage and design;
- accompanied by a Heritage Impact Statement; and
- respectful of the building's heritage significance in terms of the form, massing, roof shapes, pitch, height and setbacks.

2.10 Building design

Performance criteria

P1 Facades of multi dwelling housing development are well articulated.

P2 Building design, detailing and finishes provide an appropriate scale to the street and add visual interest.

P3 Building materials provide a consistency within the locality.

Note: The use of contrasting building materials such as concrete, masonry, glass facades is encouraged. Attention shall be given to the selection of the full range of materials in a development from the wall finishes, paving, roofing to door and window frames.

Preference is given to building materials that are sustainable. The use of different building materials in a multi dwelling housing development should articulate building elements such as base, body, parapets, bays and architectural elements. Change in materials should be integrated with the building façade and structure.

P4 A clear spatial relationship is achieved with adjacent development that responds to the existing and the desired roof streetscape patterns of the street.

Development controls

2.10.1 Building articulation

D1 All elevations shall be well proportioned and articulated by using balconies, terraces, verandahs, entrance porticos and blade walls.

D2 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.

D3 Bay windows shall be permitted on the front elevations but not on the rear elevations of the building.

D4 Windows and doors in all facades shall be provided in a balanced manner and respond to the orientation and internal uses.

D5 The facades of the front dwellings shall be orientated to the street, and where relevant, public spaces, to provide visual interest and to reinforce the importance of the street as a spatial system.

2.10.2 Materials

D1 All development shall be constructed from durable, high quality materials, such as face brick.

D2 Materials shall be selected to provide consistency in each locality. The use of cement rendering shall be minimised.

D3 The use of building materials and colours causing excessive glare and heat absorption shall be avoided.

2.10.3 Balustrades and balconies

D1 Balustrades and balconies shall be designed to maximise views of the street.

D2 Opaque glazing and/or masonry for balustrading and balconies is encouraged.

D3 Clear glazing for balustrading and balconies is prohibited.

D3 Balustrades and balconies shall be designed to suit the function of the balcony and articulate the building.

D4 Juliette and French balconies shall have light open balustrades and are not permitted at the rear.

D5 All front and side balconies shall face a street or public open space.

D6 Service balconies shall be screened.

2.10.4 Roof form

D1 A range of roof types shall be permitted. Hipped roofs shall be discouraged, other than on corner sites.

2.11 Dwelling size

Performance criteria

P1 Internal dwelling sizes are suitable for a range of household types.

P2 All rooms are adequate in dimension and accommodate their intended use.

Development controls

D1 The size of the dwelling shall determine the maximum number of bedrooms permitted.

Maximum number of bedrooms	Minimum dwelling size
1 bedroom	65m^2
2 bedrooms	85m^2
3 bedrooms	115m^2
4 bedrooms	130m^2

D2 At least one living area shall be spacious and connect to private outdoor areas.

D3 New development shall include a mix of dwelling sizes.

2.11.1 Bedroom size

D1 New dwellings shall contain a minimum of one (1) master/double bedroom. The minimum size for master/double bedroom shall be 12m^2 excluding built-in wardrobes.

D2 The minimum size for a single bedroom shall be 10m^2 excluding built-in wardrobes.

Note: Rooms capable of being used as a bedroom shall be counted as such for the purposes of determining dwelling size, Development Contributions (Section 94) and car parking requirements.

3.0 Open space and landscaping

Objectives

a. To provide sufficient and accessible open space for the reasonable recreational needs of the likely residents of the proposed dwelling.

b. To provide private open areas that relate well to the living areas of dwellings.

c. To enhance the appearance and amenity of multiple dwellings and to reduce the impact of the built form, through integrated landscape design.

d. To ensure an area of the site, as indicated by the building envelope, is allocated as a deep soil zone.

e. To facilitate water management including on site detention and the infiltration of stormwater.

3.1 Development application requirements

Note: The landscape design specifies landscape themes, vegetation (location and species), paving and lighting that provide a safe, attractive and functional environment for residents, integrates the development with the neighbourhood, and contributes to energy efficiency and water management.

A landscape plan and a landscape maintenance strategy shall be submitted with the development application prepared by a professionally qualified landscape architect or designer showing the:

- proposed site contours and reduced levels at embankments, retaining walls and disturbed locations;
- existing vegetation including trees on the site and adjacent sites;
- proposed planting and landscaping (including proposed species);
- general arrangement of any hard landscaping elements on and adjoining the site;
- location of communal facilities;
- proposed lighting arrangements;
- proposed maintenance and irrigation systems; and
- type of soil to be used in landscaped areas and the origin.

Paving may be used to:

- ensure access for people with limited mobility;
- add visual interest and variety;
- differentiate the access driveway from the public street; and
- encourage shared use of access driveways between pedestrians, cyclists and vehicles.

3.2 Landscape area

Performance criteria

P1 Landscaped open space is of sufficient dimension and contributes to the amenity of the site and area, enable planting and permitting stormwater infiltration.

P2 Landscaped areas to create a buffer zone for privacy, views, security and noise for each multi dwelling housing and from adjacent/adjoining developments.

Development controls

D1 A minimum of 30% of the site shall be landscaped open space.

3.3 Landscape setting

Development controls

D1 Development on steeply sloping sites shall be stepped to minimise cut and fill.

D2 Development shall not impact adversely upon any adjoining public reserve or bushland.

D3 Buildings shall address and align with any public reserve and/or bushland on their boundary.

D4 Multi dwelling housing developments shall not make an impact on trees on adjoining sites.

3.4 Protection of existing trees

Performance criteria

P1 Existing trees are retained where practical, through appropriate siting of buildings, access driveways and parking areas and landscaping.

Development controls

D1 Development shall not disturb existing ground levels within the drip line of existing significant trees. This applies whether the tree is on the development site or an adjacent site.

D2 Where there is a conflict between the building envelope and existing trees, a site specific building envelope shall be prepared by the applicant.

Note: For additional requirements, applicants shall refer to the Tree Preservation Part of this DCP.

3.5 Private open space

Performance criteria

P1 Private open space is clearly defined and screened for private use.

P2 Design of private open space areas:

- suits the anticipated requirements of the dwelling occupants;
- accommodates some outdoor recreational needs; and
- provides space for service functions.

P3 Part of the private open space is:

- capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play, etc; and
- directly accessible from a living area of the dwelling.

Development controls

D1 A private rear courtyard shall be located at ground level and/or level with the ground floor of the dwelling.

The courtyard shall have:

- a minimum area of 35m^2 per dwelling;
- a minimum dimension of 5m; and
- direct access from a living area of the dwelling.

D2 Additional private open space, located above ground in the form of a balcony shall be permitted providing it overlooks the street.

D3 Open space around dwellings such as front and side gardens shall be allocated to individual multi dwelling housing units as far as practicable to facilitate management and minimise communal maintenance costs and optimise the use of the land.

3.6 Communal open space

Performance criteria

P1 The site layout provides open spaces which:

- contribute to the character of the development;
- provide for a range of uses and activities;
- allow cost-effective maintenance; and
- contribute to stormwater management wherever possible.

Development controls

D1 Where communal open space forms part of the development it shall:

- contain and provide more deep soil planting;
- be addressed by the dwellings; and
- take into consideration the needs of children, the elderly and the disabled where necessary.

3.7 Biodiversity

Performance criteria

P1 Existing and native flora at canopy and understorey levels is protected.

P2 Plantings that mix native and exotic waterwise plant species.

Development controls

D1 A combination of native and exotic waterwise plant species shall be used in landscape plantings. Installation details, including botanical and common names of proposed planting species and pot sizes shall be included in the landscape plan.

D2 Planting of suitable trees in front and rear gardens shall be encouraged.

3.8 Street trees

Performance criteria

P1 The existing landscaping is maintained and where possible enhanced.

Development controls

D1 Driveways and services shall be located to preserve existing significant trees.

D2 Additional street trees shall be planted at an average spacing of 1 per 10 lineal metres of street frontage.

Note: Where site has more than one street frontage, street tree planting shall be applied to all street frontages, excluding frontage to laneways.

3.9 Deep soil zones

Performance criteria

P1 Adequate water infiltration is provided for tall trees to grow and spread.

Development controls

D1 Impervious (paved) surfaces shall be minimised.

D2 Gardens shall have deep soil planting covering a minimum of 10% of the site.

4.0 Access and car parking

Note: Applicants shall consult the Parking and Loading Part of this DCP. However, note that the access driveway width is illustrated in the development control diagrams held in section 10.0.

5.0 Privacy and security

Objectives

a. To ensure the siting and design of buildings provide visual and acoustic privacy for residents and neighbours in their dwellings and private open spaces.

b. To provide personal and property security for residents and visitors and enhance perceptions of community safety.

5.1 Privacy

Performance criteria

P1 Private open spaces and living areas of adjacent dwellings are protected from overlooking.

Development controls

5.1.1 Design for privacy

D1 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.

D2 Views onto adjoining private open space shall be screened with privacy screens whenever applicable with dense vegetation or new planting.

5.1.2 Courtyard walls

D1 All courtyard walls shall be well designed in masonry or masonry and timber to a height of 1.8m.

5.2 Noise

Performance criteria

P1 The transmission of noise between adjoining properties is minimised.

P2 New multi dwelling housing units are protected from existing and likely future noise sources emanating from adjoining residential properties and other high noise sources (such as busy roads, railway lines and industries) and the transmission of intrusive noise to adjoining residential properties is minimised.

Development controls

D1 For acoustic privacy, buildings shall:

- 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;
- minimise transmission of sound through the building structure and in particular protect sleeping areas from noise intrusion; and
- all shared floors and walls between dwellings to be constructed in accordance with noise transmission and insulation requirements of the BCA.

Note: For development within or adjacent to a rail corridor, or major road corridor with an annual average daily traffic volume of more than 40,000 vehicles, applicants must consult *State Environmental Planning Policy (Infrastructure) 2007* and the NSW Department of Planning's Development Near Rail Corridors and Busy Roads – Interim Guidelines, 2008.

5.3 Security

Performance criteria

P1 Site layout and design of the dwellings, including height of front fences and use of security lighting, minimises the potential for crime, vandalism and fear.

Note: Consideration shall also be given to Council's Policy on Crime Prevention Through Environmental Design (CPTED).

Development controls

D1 For dwellings that face the street, entries shall present clearly to the street and where possible, shall have individual entrances to the street.

D2 Buildings adjacent to streets or public spaces and/or communal walkways shall be designed to allow casual surveillance and shall have habitable room windows facing that area.

D3 Where dwellings face a park or public open space, dwellings shall be treated as a front entrance/garden for the length of the park.

5.4 Fences

Performance criteria

P1 Front fences and walls should maintain the streetscape character and be consistent with the scale of the development.

Development controls

D1 The front and side dividing fences, where located within the front area, shall not exceed a height of 1.2m as measured above existing ground level and shall be a minimum of 50% transparent. Front and side dividing fences, where located within the front area, shall not be constructed of solid pre-coated metal type materials such as Colorbond™ or similar.

D2 All fences forward of the front building alignment shall be visually transparent above 600mm.

D3 Fences located on side or rear boundaries of the premises, behind the main building line shall not exceed a maximum height of 1.8 metres.

D4 Solid pre-coated metal fences shall be discouraged and shall not be located forward of the front building line.

D5 Pre-coated solid metal side fences may be permitted with Council's discretion for the side and rear perimeter boundary fences of the multi dwelling housing developments that are not located on corner sites.

6.0 Solar amenity and stormwater reuse

Objectives

a. To minimise overshadowing of adjoining residences and to achieve energy efficient housing in a passive solar design that provides residents with year round comfort and reduces energy consumption.

b. To create comfortable living environments.

c. To provide greater protection to the natural environment by reducing the amount of greenhouse gas emissions.

6.1 Solar amenity

Performance criteria

P1 Multi dwelling housing are sited and designed to ensure daylight to living rooms in adjacent dwellings and neighbouring open space is not significantly decreased.

P2 Buildings and private open space allow the penetration of winter sun to ensure reasonable access to sunlight or daylight for living spaces within buildings and open space around buildings.

Development controls

D1 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 $3m^2$ 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.

D2 Buildings shall be designed to allow 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.

If the principal area of ground level private open space of adjoining properties does not currently receive this amount of sunlight, then the new building shall not further reduce solar access.

D3 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.

D4 At least one internal living area and a minimum of 50% of the principal area of ground level private open space shall have access to a minimum of 3 hours of direct sunlight between the hours of 9:00am and 3:00pm on June 21.

D5 Where the proposed development is located on an adjacent northern boundary or located within an area undergoing transition compliance with D1, D2, D3 and D4 may not be possible.

D6 The western walls of the multi dwelling housing development shall be suitably shaded. Where the proposed developments are south-facing, this shall not be possible.

6.2 Ventilation

Performance criteria

P1 The design of development is to utilise natural breezes for cooling and fresh air during summer and to avoid unfavourable winter winds.

Development controls

D1 Multi dwelling housing shall be designed to ensure good cross ventilation.

D2 Where possible multi dwelling housing units shall be designed with bathrooms, laundries, and kitchens positioned on an external wall with a window to allow for natural ventilation of the room.

D3 Natural ventilation shall be incorporated in basement car parks where practical.

6.3 Rainwater tanks

Performance criteria

P1 Stormwater runoff is reduced.

Development controls

D1 Rainwater tanks 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 developments.

D2 The suitability of any type of rainwater tanks erected within the setback areas of development shall be assessed on an individual case by case basis. Rainwater tanks shall not be located within the front setback.

D3 Rainwater tanks shall be permitted in basements provided that the tank meets applicable Australian Standards.

D4 The overflow from domestic rainwater tanks shall discharge to the site stormwater disposal system. For details refer to the Stormwater Drainage Part of this DCP.

D5 Any rainwater tank shall comply with the relevant Australian Standards.

6.4 Stormwater drainage

Applicants shall refer to the Stormwater Drainage Part of this DCP for detail requirements relating to stormwater drainage.

7.0 Ancillary site facilities

Objectives

a. To ensure that site facilities are effectively integrated into the development and are unobtrusive.

b. To ensure site facilities are adequate, accessible to all residents and easy to maintain.

c. To cater for the efficient use of public utilities including water supply, sewerage, power, telecommunications and gas services and for the delivery of postal and other services.

7.1 Clothes washing and drying

Performance criteria

P1 Adequate open air clothes drying facilities are provided which are screened and easily accessible to all residents.

Development controls

D1 Each dwelling shall be provided with laundry facilities.

D2 Open air clothes drying facilities shall be provided per multi dwelling housing unit in a private open space in addition to the provision of the minimum 35m^2 requirement of private open space.

7.2 Storage

Performance criteria

P1 Dwellings are provided with adequate storage areas.

Development controls

D1 Storage space of 8m^3 of space per dwelling shall be provided. This space may form part of a carport, garage or be a lockable unit at the side of the garage.

7.3 Waste disposal

Applicants shall refer to the requirements held in the Waste Part of this DCP.

7.4 Other site facilities

Performance criteria

P1 Dwellings are supported with other necessary utilities and services.

Development controls

D1 A single TV/antenna for each building shall be provided.

D2 A mail box structure shall be centrally located close to the major street entry to the site and all boxes shall be lockable.

D3 Individual mail boxes shall be provided where ground floor units have separate entrances.

D4 Where an air conditioning unit is to be installed, the motor unit shall be located at the rear of the dwelling and shall be appropriately noise attenuated.

7.5 Undergrounding of services

Development controls

D1 Where possible, services shall be underground.

8.0 Subdivision

Objectives

a. To ensure that subdivision and new development is sympathetic to the landscape setting and established and character of the locality.

b. To provide allotments of sufficient size to satisfy user requirements and to facilitate development of the land at a density permissible within the zoning of the land having regard to site opportunities and constraints.

Development controls

D1 The community title or strata title subdivision of a multiple dwelling development shall be in accordance with the approved development application plans, particularly in regard to the allocation of private and communal open space and car parking spaces.

D2 Where Council requires consolidation of development sites involving more than one lot. Plans of Consolidation shall be submitted to, and registered with, the NSW Land Property Management Authority.

9.0 Adaptable housing

Objectives

a. To ensure a sufficient proportion of dwellings include accessible layouts and features to accommodate changing requirements of residents.

b. To encourage flexibility in design to allow people to stay in their home, if their needs change due to age or disability.

9.1 Design

Performance criteria

P1 Multi dwelling housing developments allow for dwelling adaptation that meets the changing needs of people.

Note: In the design of multi dwelling housing developments, consideration shall be given to the Access and Mobility Part of this DCP for access and mobility related requirements.

Development controls

D1 Developments shall include adaptive housing features into the design. External and internal considerations shall include:

- access from an adjoining road and footpath for people who use a wheel chair;
- doorways wide enough to provide unhindered access to a wheelchair;
- adequate circulation space in corridors and approaches to internal doorways;
- wheelchair access to bathroom and toilet;
- electrical circuits and lighting systems capable of producing adequate lighting for people with poor vision;
- avoiding physical barriers and obstacles;
- avoiding steps and steep end gradients;
- visual and tactile warning techniques;
- level or ramped, well lit, uncluttered approaches from pavement and parking areas;
- providing scope for ramp to AS 1428.1 at later stage, if necessary;
- providing easy to reach controls, taps, basins, sinks, cupboards, shelves, windows, fixtures and doors;

- internal staircase designs for adaptable housing units that ensure a staircase inclinator can be installed at any time in the future; and
- providing a disabled car space for each dwelling designated as adaptable.

D2 All development proposals with five or more residential units (Class C) shall be capable of being adapted under Australian Standards AS 4299. The minimum number of adaptable units shall be as follows:

Total number of dwellings in development	Minimum number of adaptable units
5 -10	1
11-20	2
21-30	3
31-40	4
41-50	5
Over 50	6
	(Plus 10% of additional dwellings beyond 60, rounded up to the nearest whole number)

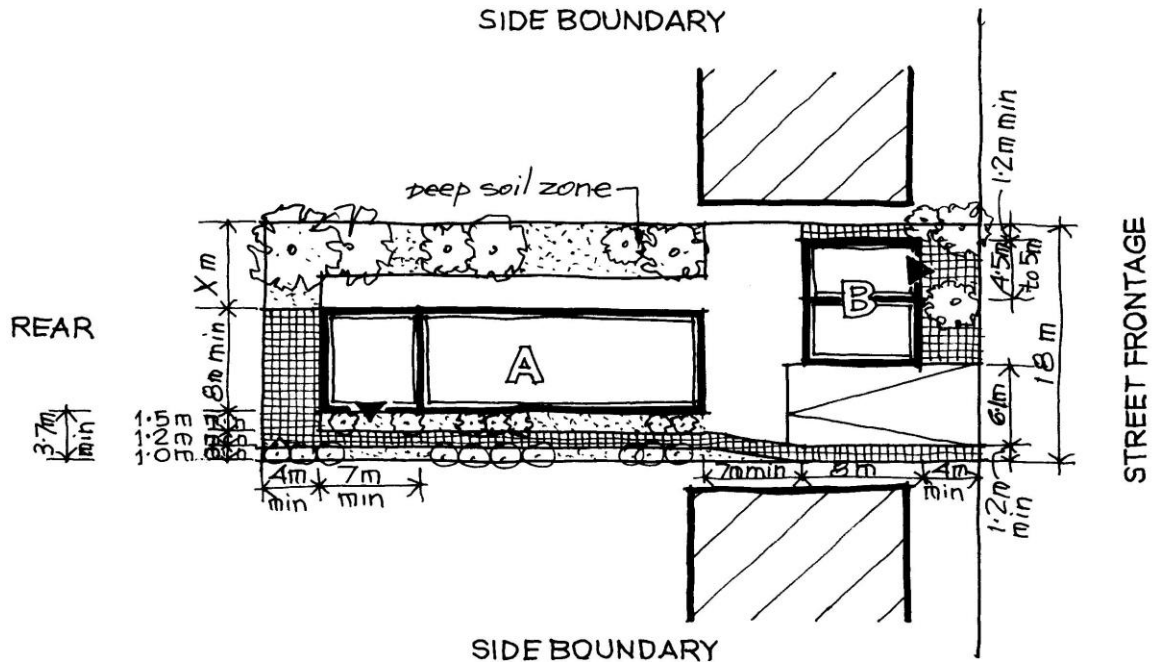
D3 Physical barriers

Physical barriers, obstacles, steps and steep gradients shall be avoided.

10.0 Development control diagrams

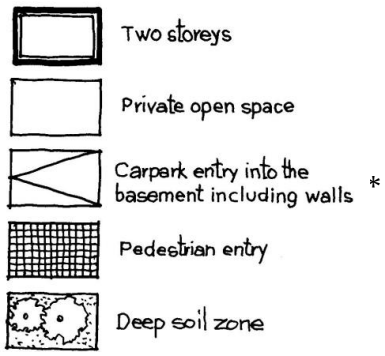
Figures 1 to 7 comprise development control diagrams which illustrate the controls for setbacks, dwelling width and depth, access driveways (held in the Parking and Loading Part of this DCP) and deep soil zones for seven lot-width scenarios. The following lot width scenario figures are provided:

- **Figure 1.** 18m wide site
- **Figure 2.** 19m wide site
- **Figure 3.** 20m wide site
- **Figure 4.** 24m wide site
- **Figure 5.** 30m wide site
- **Figure 6.** 36m wide site
- **Figure 7.** 45m wide site



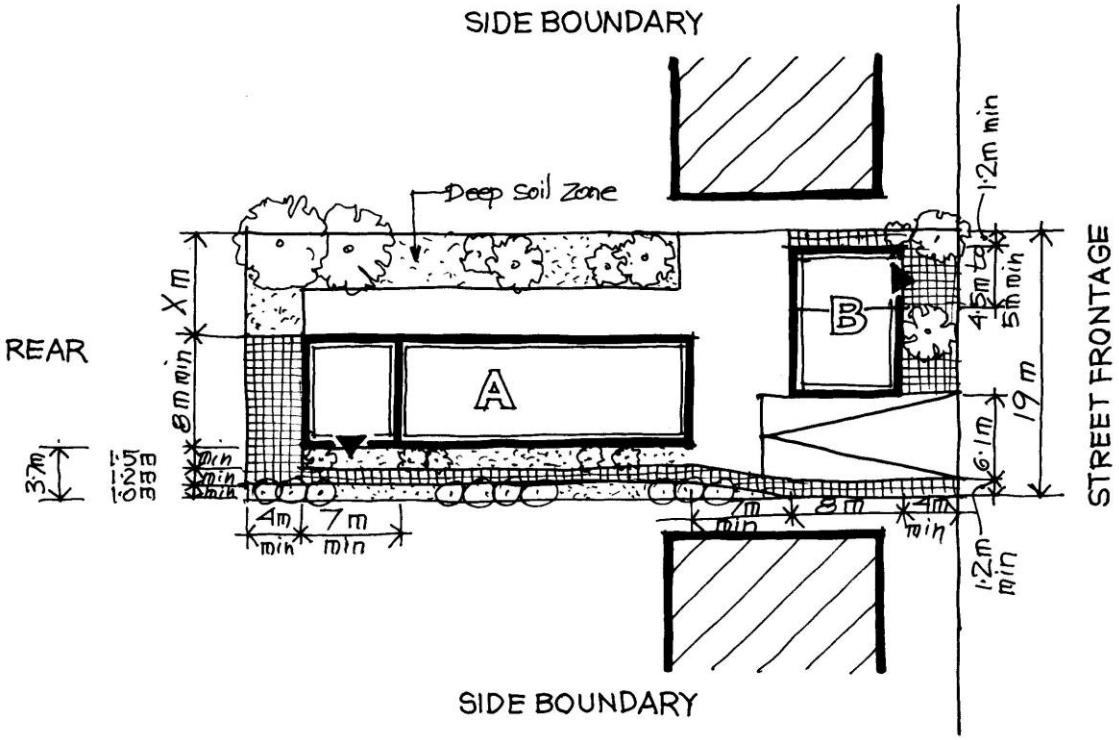
18m wide site:

Block A rear setback = 4m minimum.
Block B front setback = 4m minimum.
Block B side setback = 1.2m minimum.
(Pedestrian entry at Block A requires 3.7m minimum with landscaping).
Distance X from side boundary to block A = 6m minimum.
Distance between blocks A & B = 7m minimum.
Individual dwelling width (Block B) = 4.5m to 5m range.
Individual dwelling width (Block A) = 7m minimum.
Individual dwelling depth = 8m minimum.



*** Note:** Where no adjoining walls to the basement ramp is proposed, a 5.5m driveway width is adequate.

Figure 1 – 18 m wide site.

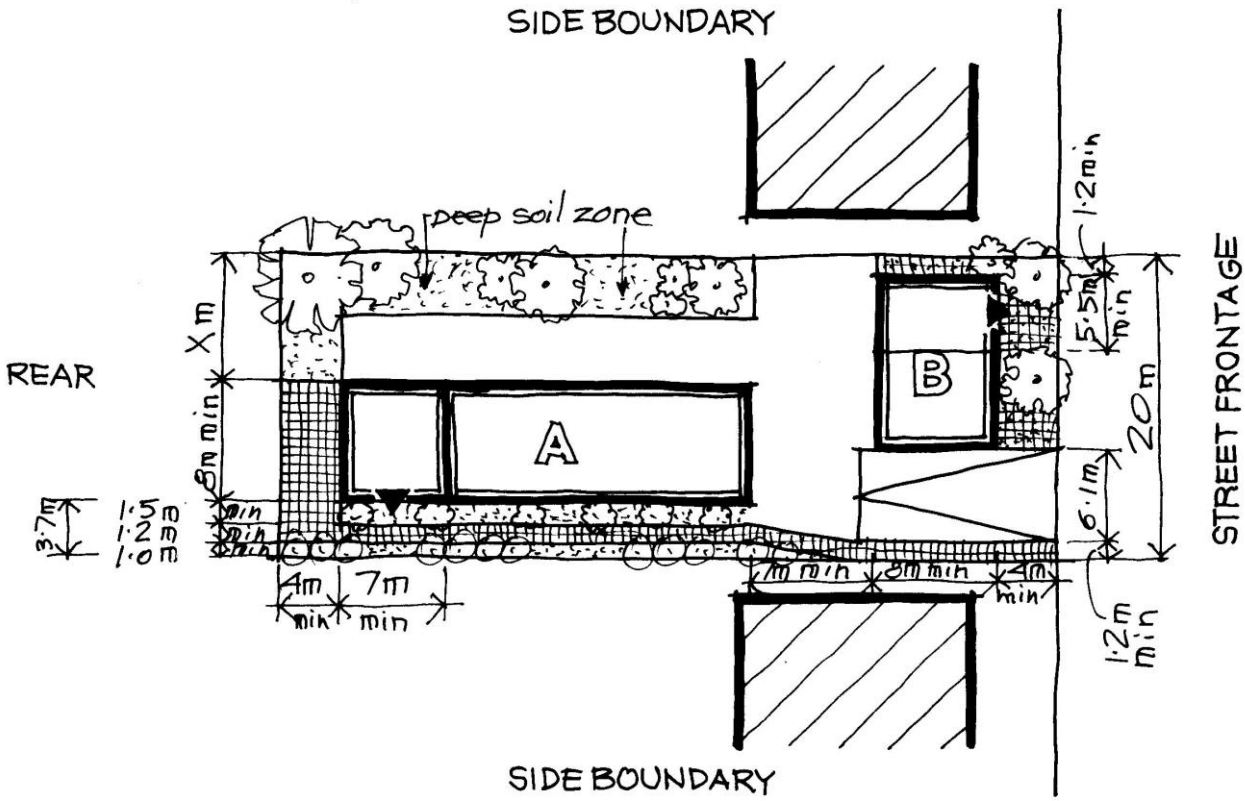


19m wide site:

Block A rear setback = 4m minimum.
Block B front setback = 4m minimum.
Block B side setback = 1.2m minimum (pedestrian entry at Block A requires 3.7m minimum with landscaping).
Distance X from side boundary to block A =7m minimum.
Distance between blocks A & B = 7m minimum.
Individual dwelling width (Block B) = 4.5m to 5m range.
Individual dwelling width (Block A) = 7m minimum.
Individual dwelling depth = 8m minimum.

*** Note:** Where no adjoining walls to the basement ramp is proposed, a 5.5m driveway width is adequate.

Figure 2 - 19m wide site.



20m wide site:

Block A rear setback = 4m minimum.
Block B front setback = 4m minimum.
Block B side setback = 1.2m minimum (pedestrian entry at Block A requires 3.7m minimum with landscaping).
Distance X from side boundary to block A = 8m minimum.
Distance between blocks A & B = 7m minimum.
Individual dwelling width (Block B) = 5.5m minimum.
Individual dwelling width (Block A) = 7m minimum.
Individual dwelling depth = 8m minimum.

*** Note:** Where no adjoining walls to the basement ramp is proposed, a 5.5m driveway width is adequate.

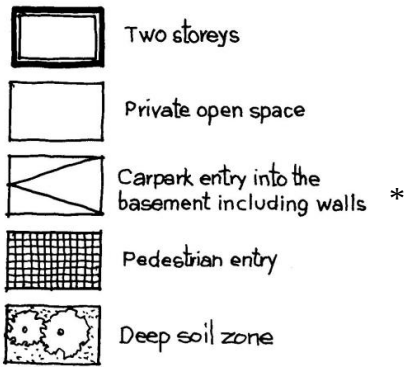
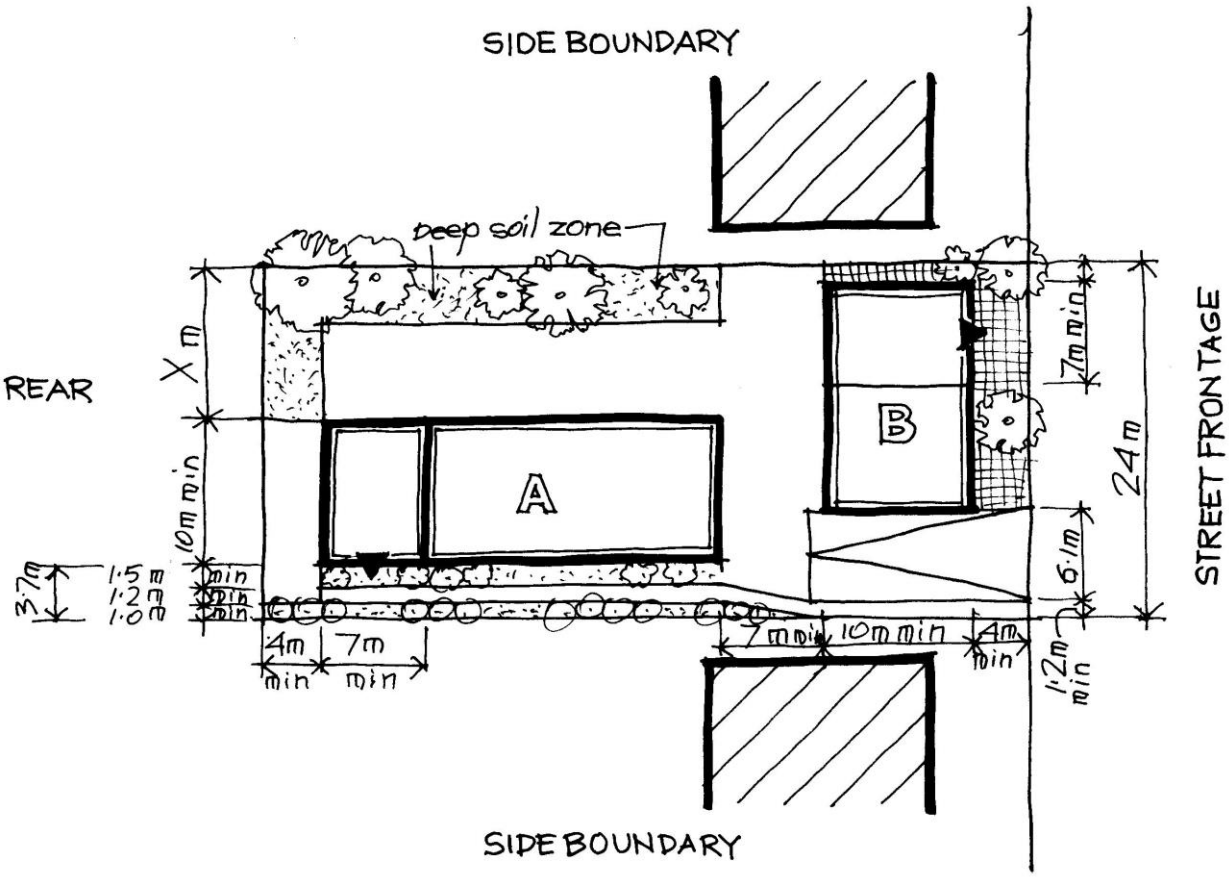


Figure 3 - 20m wide site.



24m wide site:

Block A rear setback = 4m minimum.
Block B front setback = 4m minimum.
Block B side setback = 1.2m minimum (pedestrian entry at Block A requires 3.7m minimum with landscaping).
Distance X from side boundary to block A = 8.5m minimum.
Distance between blocks A & B = 7m minimum.
Individual dwelling width (Blocks A and B) = 7m minimum.
Individual dwelling depth (Blocks A and B) = 10m minimum.

*** Note:** Where no adjoining walls to the basement ramp is proposed, a 5.5m driveway width is adequate.

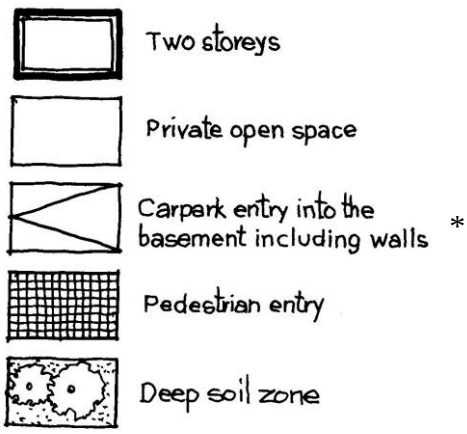
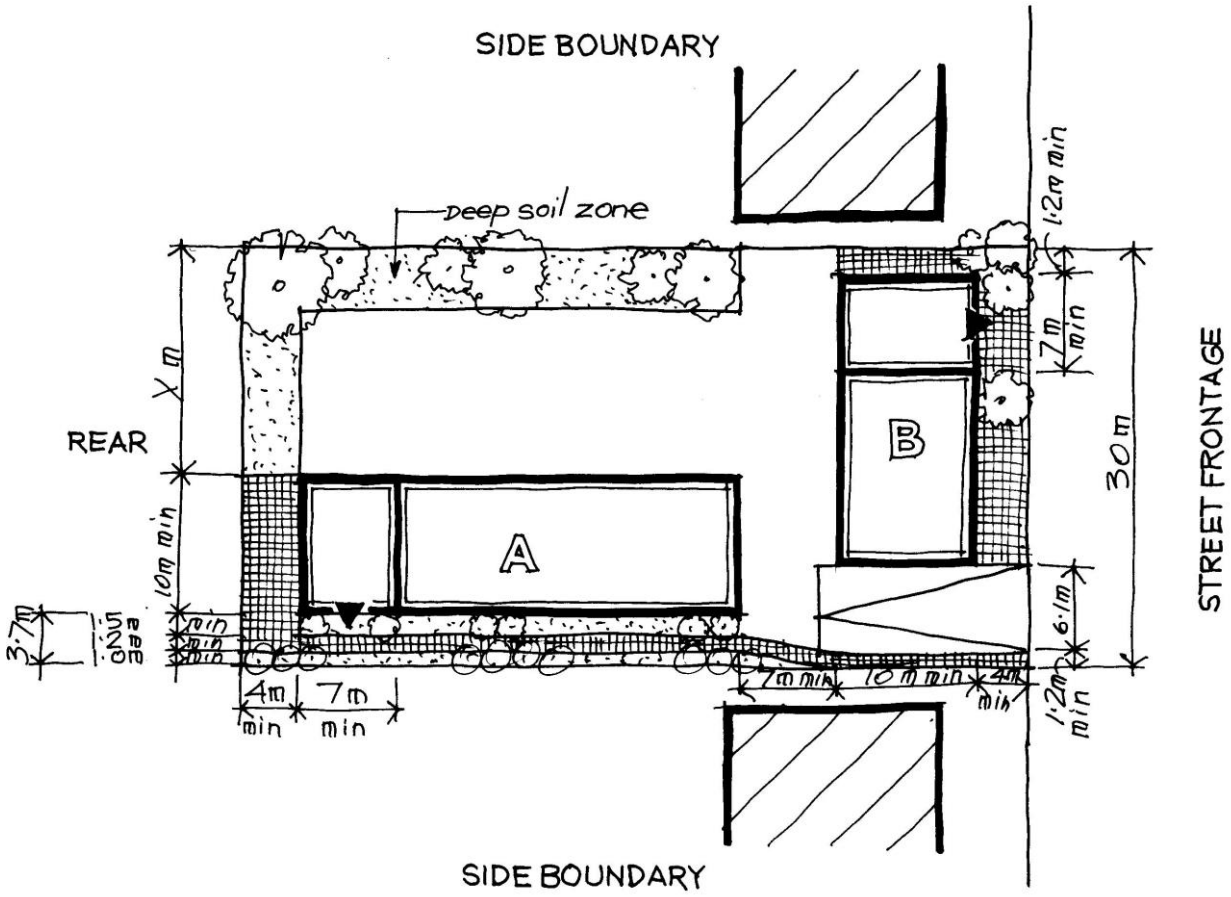


Figure 4 - 24m wide site.



30m wide site:

Block A rear setback = 4m minimum.
Block B front setback = 4m minimum.
Block B side setback = 1.2m minimum (pedestrian entry at Block A requires 3.7m minimum with landscaping).
Distance X from side boundary to block A = 14m minimum.
Distance between blocks A & B = 7m minimum.
Individual dwelling width (Blocks A and B) = 7m minimum.
Individual dwelling depth (Blocks A and B) = 10m minimum.

*** Note:** Where no adjoining walls to the basement ramp is proposed, a 5.5m driveway width is adequate.

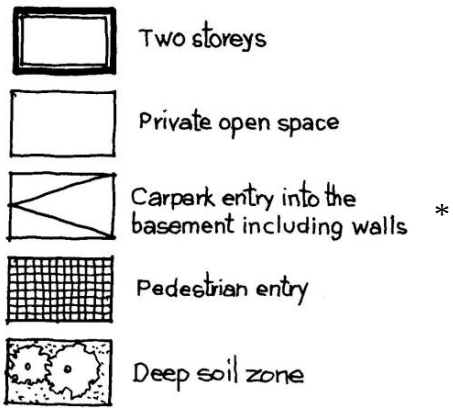
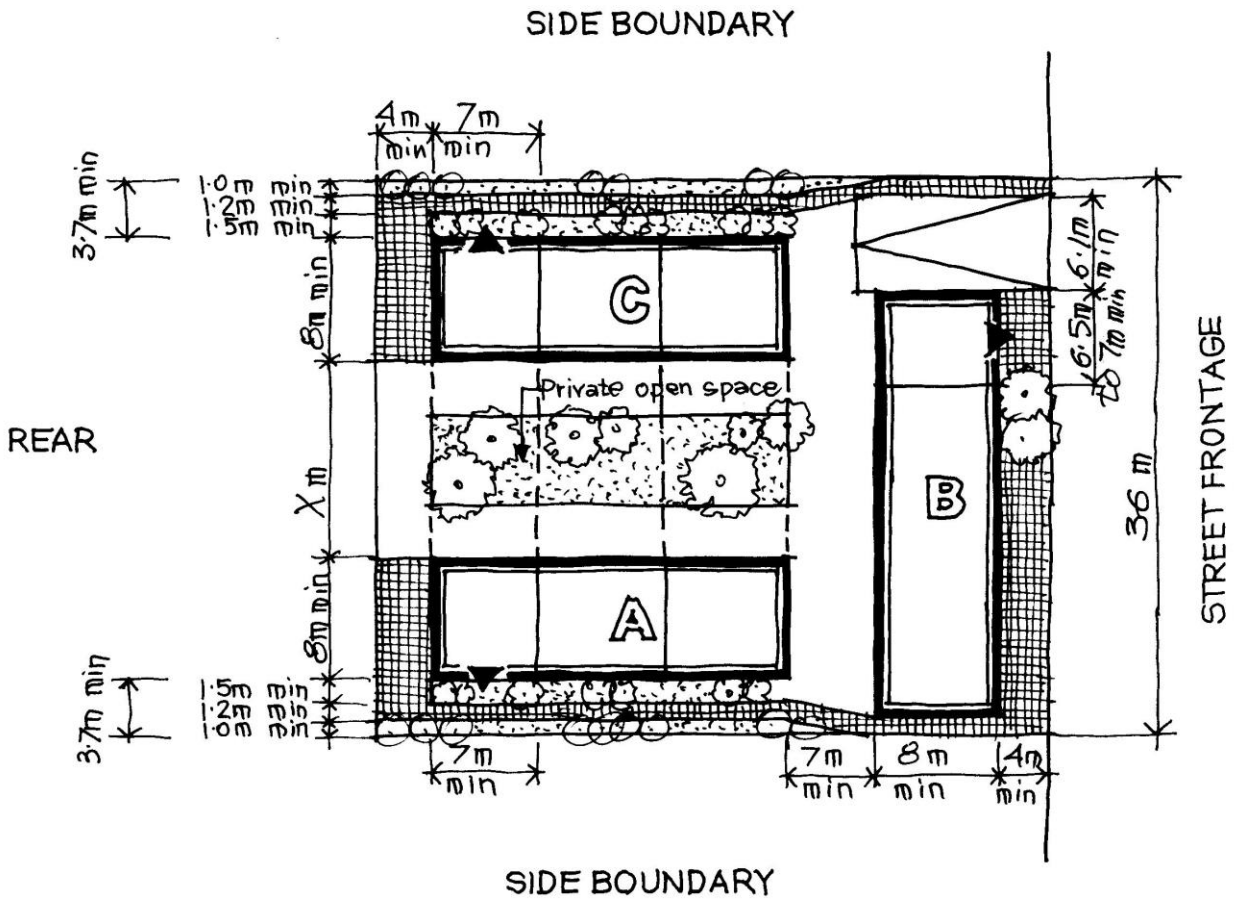


Figure 5 - 30m wide site.



36m wide site:

Blocks A and C rear setback = 4m minimum.
Block B front setback = 4m minimum.
Blocks A and C side setback = 1.2m minimum (pedestrian entry at Block A and C requires 3.7m minimum with landscaping).
Distance from blocks A and C to the rear of Block B = 7m minimum.
Distance between blocks A & C = 12m minimum.
Individual dwelling width (Block B) = 6.5m to 7m range.
Individual dwelling depths (Blocks A, B and C) = 8m minimum.

* **Note:** Where no adjoining walls to the basement ramp is proposed, a 5.5m driveway width is adequate.

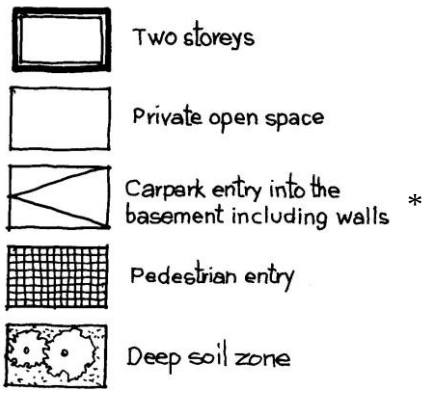
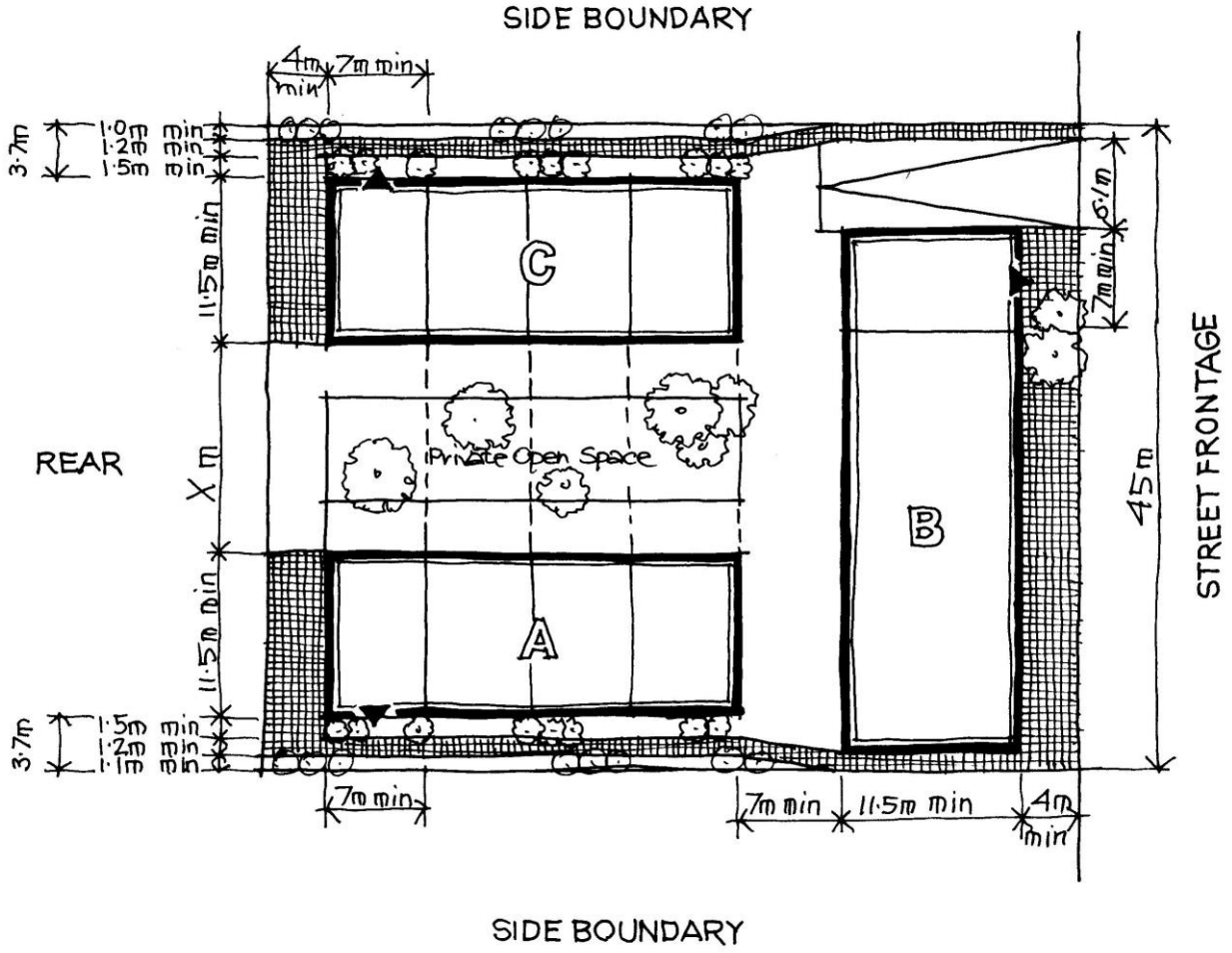


Figure 6 - 36m wide site.



45m wide site:

Blocks A and C rear setback = 4m minimum.
Block B front setback = 4m minimum.
Blocks A and C side setback = 1.2m minimum (pedestrian entry at Block A and C requires 3.7m minimum with landscaping).
Distance from blocks A and C to the rear of Block B = 7m minimum.
Distance X between blocks A & C = 14m minimum.
Individual dwelling width (Blocks A, B and C) = 7m minimum.
Individual dwelling depths (Blocks A, B and C) = 11.5m minimum.

* **Note:** Where no adjoining walls to the basement ramp is proposed, a 5.5m driveway width is adequate.

Figure 7 - 45m wide site.

Residential Flat Buildings

Contents

1.0 Introduction

1.1 Development to which this Part applies

This part applies to residential flat building development. It does not apply to Newington and Wentworth Point (formerly Homebush Bay West) areas. Please refer to the Newington Parts of this DCP or the Wentworth Point DCPs listed in Section 1.6 of the Introduction Part of this DCP.

1.2 Purpose of this Part

The purpose of this Part is to ensure residential flat buildings:

- are pleasant to live in and create enjoyable urban places;
- promote amenable, vibrant and lively streets:
- facilitate a safe, welcoming and attractive public domain;
- are designed to cater for multiple demographics and tenancies;
- foster ecologically sustainable development;
- maintain a high level of amenity;
- contribute to the overall street locality;
- minimise the impact on the environment; and
- optimise use of the land.

1.3 Structure of this Part

This Part is structured as follows:

- Section 2.0 addresses built form;
- Section 3.0 contains controls on open space and landscaping;
- Section 4.0 addresses access and car parking;
- Section 5.0 addresses privacy and security;
- Section 6.0 addresses solar amenity and stormwater reuse;
- Section 7.0 addresses ancillary site facilities;
- Section 8.0 addresses subdivision;
- Section 9.0 contains controls for adaptable housing; and
- Section 10.0 contains development control diagrams which assist in the interpretation of the controls in sections 2.0 and 3.0.

2.0 Built form

Objectives

a. To ensure that all development contributes to the improvement of the character of the locality and streetscape in which it is located.

b. To ensure that development is sensitive to the landscape setting and environmental conditions of the locality.

c. To ensure that the appearance of development is of high visual quality and enhances and addresses the street.

d. To ensure that the proposed development protects the amenity of adjoining and adjacent properties.

e. To ensure that the form, scale and height of the proposed development responds appropriately to site characteristics and the local character.

f. To ensure that development relates well to surrounding developments including heritage items, open space and other land uses.

g. To ensure that development maximises sustainable living.

h. To maximise views, solar and daylight access,

i. To provide an acceptable interface between different character areas.

j. To minimise the impacts of buildings overshadowing open spaces and improve solar access to the street.

k. To contribute to the streetscape and form a clear delineation between the public and private domain.

2.1 Site area

Performance criteria

P1 The site area of a proposed development is of sufficient size to accommodate residential flat development and provide adequate open space and car parking consistent with the relevant requirements of this DCP.

Development controls

D1 A residential flat building development shall have a minimum site area of 1000m^2 and a street frontage of 20 metres in the B4 Zone or 26 metres in the R4 Zone.

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.

2.2 Site coverage

Performance criteria

P1 Ensure that new development and alterations and additions to existing development result in site coverage which allows adequate provision to be made on site for infiltration of stormwater, deep soil tree planting, landscaping, footpaths, driveway areas and areas for outdoor recreation.

P2 Minimise impacts in relation to overshadowing, privacy and view loss.

P3 Ensure through-site links for pedestrians are incorporated where applicable.

Development controls

D1 The built upon area shall not exceed 50% of the total site area.

D2 The non-built upon area shall be landscaped and consolidated into one communal open space and/or a series of courtyards.

2.3 Building envelope

Performance criteria

P1 The height, bulk and scale of a residential flat building development is compatible with neighbouring development and the locality. Residential flat buildings:

- addresses both streets on corner sites;
- align with the existing street frontages and/or proposed new streets; and
- form an L shape or a T shape where there is a wing at the rear.

Note: The development control diagrams in section 10.0 illustrate building envelope controls**.**

Development controls

D1 Council may consider a site specific building envelope for certain sites, including:

- double frontage sites;
- sites facing parks;
- sites adjoining higher density zones; and
- isolated sites.

D2 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^2

D3 The tower component of any building above the podium or street wall height is to have a maximum floor plate of 850m^2.

2.4 Setbacks

Performance criteria

P1 Impact on the streetscape is minimised by creating a sense of openness, providing opportunities for landscaping and semi-private areas, and providing visual continuity and building pattern.

P2 Integrate new development with the established setback character of the street.

P3 Ensure adequate separation between buildings, consistent with the established character and rhythm of built elements in the street.

P4 Ensure adequate separation between buildings for visual and acoustic privacy.

P5 Maintain a reasonable level of amenity for neighbours with adequate access to sunlight.

Development controls

2.4.1 Front setback

D1 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.

D2 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.

D3 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.

D4 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.

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.

D6 In all residential zones, levels above 4 storeys are to be setback for mid-block sites.

2.4.2 Side setback

D1 In all residential zones, buildings shall have a side setback of at least 3 metres.

D2 Eaves may extend a distance of 700mm from the wall.

2.4.3 Rear setback

D1 Rear setbacks shall be a minimum of 10m from the property boundary.

D2 Where there is a frontage to a street and a rear laneway the setback to the rear laneway shall be a minimum of 2m.

D3 Where a building is an L or T shape with the windows facing side courtyards the rear setback shall be a minimum of 2m.

2.4.4 Haslam's creek setback

D1 A minimum 10m setback from the top of the creek bank of Haslam's Creek and its tributaries shall be required. Refer to the Stormwater Drainage Part of this DCP for additional controls.

2.4.5 Setbacks at Olympic Drive, Lidcombe

Performance criteria

P1 Sites with frontage to Olympic Drive, Lidcombe, address this road and provide an appropriately landscaped setback.

P2 East-west streets maintain view corridors to Wyatt Park.

Development controls

D1 For sites with frontage to Olympic Drive, buildings shall be designed to address Olympic Drive and provide a setback of 4m.

D2 The setback area and verge shall be landscaped and planted with a double row of street trees.

D3 The setback to east-west streets shall be generally 4 to 6m and ensure view corridors to Wyatt Park are maintained.

2.5 Building depth

Performance criteria

P1 A high level of amenity is provided for residents including solar and daylight access.

Development controls

D1 The maximum depth of a residential flat building shall be 24m (inclusive of balconies and building articulation but excluding architectural features).

2.6 Floor to ceiling heights

Performance criteria

P1 Floor to ceiling heights provide well-proportioned rooms and spaces to allow for light and ventilation into the built form.

Development controls

D1 The minimum floor to ceiling height shall be 2.7m. This does not apply to mezzanines.

D2 Where there is a mezzanine configuration, the floor to ceiling height may be varied.

2.7 Head height of windows

Performance criteria

P1 Window heights allow for light penetration into rooms and well-proportioned elevations.

Development controls

D1 The head height of windows and the proportion of windows shall relate to the floor to ceiling heights of the dwelling.

D2 For storeys with a floor to ceiling height of 2.7m, the minimum head height of windows shall be 2.4m.

D3 For storeys with a floor to ceiling height of 3m, the minimum head height of windows shall be 2.7m.

2.8 Heritage

Performance criteria

P1 Development does not adversely affect the heritage significance of heritage items and heritage groups and archaeological sites as well as their settings, distinctive streetscape, landscape and architectural styles.

Development controls

D1 All development adjacent to and/or adjoining a heritage item shall be:

- responsive in terms of the curtilage and design;
- accompanied by a Heritage Impact Statement; and
- respectful of the building's heritage significance in terms of the form, massing, roof shapes, pitch, height and setbacks.

2.9 Building design

Performance criteria

P1 Building design, detailing and finishes provide an appropriate scale to the street and add visual interest.

P2 The use of sympathetic materials, colour schemes and details of new residential development and associated structures ensures that the character of Auburn's residential areas is not diminished.

Development controls

2.9.1 Materials

Performance criteria

P1 The use of face brick (smooth faced) is encouraged.

P2 The use of cement render on building facades is discouraged due to high ongoing maintenance issues.

Development controls

D1 All developments shall be constructed from durable, high quality materials.

2.9.2 Building articulation

D1 Windows and doors in all facades shall be provided in a balanced manner and respond to the orientation and internal uses.

D2 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.

D3 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.

2.9.3 Roof form

D1 Roof forms shall be designed in a way that does not add unnecessary height and bulk to the building.

2.9.4 Balustrades and balconies

Development controls

D1 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.

D2 Opaque glazing and/or masonry for balustrading and balconies is encouraged.

D3 Clear glazing for balustrading and balconies is prohibited.

2.10 Dwelling size

Performance criteria

P1 Internal dwelling sizes and shapes are suitable for a range of household types.

P2 All rooms are adequate in dimension and accommodate their intended use.

Development controls

D1 The size of the dwelling shall determine the maximum number of bedrooms permitted.

Maximum number of bedrooms	Minimum dwelling size
Studio	50m^2
1 bedroom (cross through)	50m^2

1 bedroom (maisonette)	62m^2
1 bedroom (single aspect)	63m^2
2 bedrooms (corner)	80m^2
2 bedrooms (cross through or over)	90m^2
3 bedrooms	115m^2
4 bedrooms	130m^2

D2 At least one living area shall be spacious and connect to private outdoor areas.

2.11 Apartment mix and flexibility

Performance criteria

P1 A diversity of apartment types are provided, which cater for different household requirements now and in the future.

P2 Housing designs meet the broadest range of the occupants' needs possible.

Development controls

D1 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.

D2 The appropriate apartment mix for a location shall be refined by:

- considering population trends in the future as well as present market demands; and
- noting the apartment's location in relation to public transport, public facilities, employment areas, schools and universities and retail centres.

D3 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.

D4 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.

D5 Robust building configurations which utilise multiple entries and circulation cores shall be provided especially in larger buildings over 15m long.

D6 Apartment layouts which accommodate the changing use of rooms shall be provided.

Design solutions may include:

- windows in all habitable rooms and to the maximum number of non-habitable rooms;
- adequate room sizes or open-plan apartments, which provide a variety of furniture layout opportunities; and
- dual master bedroom apartments, which can support two independent adults living together or a live/work situation.

D7 Structural systems that support a degree of future change in building use or configuration shall be used. Design solutions may include:

- a structural grid, which accommodates car parking dimensions, retail, commercial and residential uses vertically throughout the building;
- the alignment of structural walls, columns and services cores between floor levels;
- the minimisation of internal structural walls;
- higher floor to ceiling dimensions on the ground floor and possibly the first floor; and
- knock-out panels between apartments to allow two adjacent apartments to be amalgamated.

3.0 Open space and landscaping

Objectives

a. To provide sufficient and accessible open space for the recreation needs of the likely residents of the proposed dwelling.

b. To provide private open areas that relate well to the living areas of dwellings.

c. To provide sufficient areas for deep soil planting.

d. To provide a mix of hard and soft landscape treatments.

e. To help provide a visual and acoustic buffer from the street without preventing passive surveillance.

f. To enhance the appearance and amenity of residential flat buildings through integrated landscape design.

g. To provide for the preservation of existing trees and other natural features on the site, where appropriate.

h. To provide low maintenance communal open space areas.

i. To provide adequate opportunities for water infiltration and tall trees to grow and to spread, so as to create a canopy effect.

j. To conserve and enhance street tree planting.

3.1 Development application requirements

A landscape plan shall be submitted with all development applications for residential flat buildings.

The landscape plan should specify landscape themes, vegetation (location and species), paving and lighting that provide a safe, attractive and functional environment for residents, integrates the development with the neighbourhood and contributes to energy efficiency and water management.

A landscape plan prepared by a professionally qualified landscape architect or designer shall be submitted with the development application which shows:

- proposed site contours and reduced levels at embankments, retaining walls and other critical locations;
- existing vegetation and the proposed planting and landscaping (including proposed species);
- general arrangement of hard landscaping elements on and adjoining the site;
- location of communal facilities;

- proposed lighting arrangements;
- proposed maintenance and irrigation systems; and
- proposed street tree planting.

3.2 Landscaping

Performance criteria

P1 Paving may be used to:

- ensure access for people with limited mobility;
- add visual interest and variety;
- differentiate the access driveway from the public street; and
- encourage shared use of access driveways between pedestrians, cyclists and vehicles.

Development controls

D1 If an area is to be paved, consideration shall be given to selecting materials that will reduce glare and minimise surface run-off.

D2 All landscaped podium areas shall maintain a minimum soil planting depth of 600mm for tree provision and 300mm for turf provision.

3.3 Deep soil zone

Performance criteria

P1 A deep soil zone allows adequate opportunities for tall trees to grow and spread.

Note: Refer to the development control diagrams in section 10.0.

Development controls

D1 A minimum of 30% of the site area shall be a deep soil zone.

D2 The majority of the deep soil zone shall be provided as a consolidated area at the rear of the building.

D3 Deep soil zones shall have minimum dimensions of 5m.

D4 Deep soil zones shall not include any impervious (hard) surfaces such as paving or concrete.

3.4 Landscape setting

Performance criteria

P1 Development does not unreasonably intrude upon the natural landscape, particularly on visually prominent sites or sites which contribute to the public domain.

P2 Residential flat buildings are adequately designed to reduce the bulk and scale of the development.

P3 Landscaping assists with the integration of the site into the streetscape.

P4 Enhance the quality and amenity of the built form.

P5 Provide privacy and shade in communal and private open space areas.

Development controls

D1 Development on steeply sloping sites shall be stepped to minimise cut and fill.

D2 Existing significant trees shall be retained within the development.

D3 The minimum soil depth for terraces where tree planting is proposed is 800mm.

D4 Applicants shall demonstrate that the development will not impact adversely upon any adjoining public reserve or bushland.

D5 Residential flat buildings shall address and align with any public open space and/or bushland on their boundary.

D6 All podium areas and communal open space areas, which are planted, shall be provided with a water efficient irrigation system.

3.5 Private open space

Performance criteria

P1 Private open space is clearly defined and screened for private use.

P2 Private open space:

- takes advantage of available outlooks or views and natural features of the site;
- reduces adverse impacts of adjacent buildings on privacy and overshadowing; and
- resolves surveillance, privacy and security issues when private open space abuts public open space.

P3 Development should take advantage of opportunities to provide north facing private open space to achieve comfortable year round use.

Development controls

D1 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.

D2 Dwellings on the ground floor shall be provided with private open space that has a minimum area of 9m^2 and a minimum dimension of 2.5m.

D3 Dwellings located above ground level shall be provided with a balcony or roof terrace that has a minimum area of 8m^2 and a minimum dimension of 2m.

D4 Balconies may be semi enclosed with louvres and screens.

D5 Private open space shall have convenient access from the main living area.

D6 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.

D7 Additional small, screened service balconies may be provided for external clothes drying areas and storage.

D8 Private open space and balconies shall take advantage of mid to long distance views where privacy impacts will not arise.

3.6 Communal open space

Performance criteria

P1 The site layout provides communal open spaces which:

- contribute to the character of the development;
- provide for a range of uses and activities;
- allows cost-effective maintenance; and
- contributes to stormwater management.

Development controls

D1 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.

D2 The communal open space area shall have minimum dimensions of 10m.

3.7 Protection of existing trees

Performance criteria

P1 Major existing trees are retained where practicable through appropriate siting of buildings, access driveways and parking areas and appropriate landscaping.

Development controls

D1 Building structures or disturbance to existing ground levels shall not be within the drip line of existing significant trees to be retained.

D2 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.

Note: For additional requirements, applicants shall refer to the Tree Preservation Part of this DCP.

3.8 Biodiversity

Performance criteria

P1 Existing and native flora at canopy and understorey levels is preserved and protected.

P2 Plantings are a mix of native and exotic water-wise plant species.

Development controls

D1 The planting of indigenous species shall be encouraged.

3.9 Street trees

Performance criteria

P1 Existing street landscaping is maintained and where possible enhanced.

Development controls

D1 Driveways and services shall be located to preserve existing significant street trees.

D2 Additional street trees shall be planted at an average spacing of 1 per 10 lineal metres of street frontage.

Note: Where a site has more than one street frontage, street tree planting shall be applied to all street frontages, excluding frontage to laneways.

4.0 Access and car parking

4.1 Access and car parking requirements

Applicants shall consult the Parking and Loading Part of this DCP.

4.2 Basements

Performance criteria

P1 Basements allow for areas of deep soil planting.

Development controls

D1 Where possible, basement walls shall be located directly under building walls.

D2 A dilapidation report shall be prepared for all development that is adjacent to sites which build to the boundary.

D3 Basement walls not located on the side boundary shall have minimum setback of 1.2m from the side boundary to allow planting.

D4 Basement walls visible above ground level shall be appropriately finished (such as face brickwork and/or render) and appear as part of the building.

5.0 Privacy and security

Objectives

a. To ensure the siting and design of buildings provide visual and acoustic privacy for residents and neighbours in their dwellings and private open spaces.

b. To provide personal and property security for residents and visitors and enhance perceptions of community safety.

5.1 Privacy

Performance criteria

P1 Private open spaces and living areas of adjacent dwellings are protected from overlooking.

Development controls

D1 Buildings shall be designed to form large external courtyards with a minimum distance of 10 to 12m between opposite windows of habitable rooms.

D2 Windows to living rooms and main bedrooms shall be oriented to the street and to the rear, or to the side when buildings form an 'L' or 'T' shape. Where it is impracticable to locate windows other than facing an adjoining building, the windows should be off-set to avoid a direct view of windows in adjacent buildings.

D3 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.

D4 Views onto adjoining private open space shall be obscured by:

- Screening that has a maximum area of 25% openings, shall be permanently fixed and made of durable materials; or
- Existing dense vegetation or new planting.

5.2 Noise

Performance criteria

P1 The transmission of noise between adjoining properties is minimised.

P2 New dwellings are protected from existing and likely future noise sources from adjoining residential properties and other high noise sources (such as busy roads, railway corridors and industries) and the transmission of intrusive noise to adjoining residential properties is minimised.

Development controls

D1 For acoustic privacy, buildings shall:

- 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;
- minimise transmission of sound through the building structure and in particular protect sleeping areas from noise intrusion; and
- all shared floors and walls between dwellings to be constructed in accordance with noise transmission and insulation requirements of the BCA.

Note: For development within or adjacent to a rail corridor, or major road corridor with an annual average daily traffic volume of more than 40,000 vehicles, applicants must consult *State Environmental Planning Policy (Infrastructure) 2007* and the NSW Department of Planning's Development Near Rail Corridors and Busy Roads – Interim Guidelines, 2008.

5.3 Security

Performance criteria

P1 Provide personal and property security for residents and visitors.

P2 Site layout and design of the dwellings, including height of front fences and use of security lighting, minimises the potential for crime, vandalism and fear.

P3 Ensure a development is integrated with the public domain and contributes to an active pedestrian-orientated environment.

P4 Ensure effective use of fencing or other means to delineate private and public areas.

Note: Consideration shall also be given to Council's Policy on Crime Prevention Through Environmental Design (CPTED).

Development controls

D1 Shared pedestrian entries to buildings shall be lockable.

D2 Ensure lighting is provided to all pedestrian paths, shared areas, parking areas and building entries.

D3 High walls which obstruct surveillance are not permitted.

D4 The front door of a residential flat building shall be visible from the street.

D5 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.

D6 A council approved street number should be conspicuously displayed at the front of new development or the front fence of such development.

D7 Fences higher than 900mm shall be of an open semitransparent design.

D8 Balconies and windows shall be positioned to allow observation of entrances.

D9 Proposed planting must not obstruct the building entrance from the street or sightlines between the building and the street frontage.

D10 Blank walls facing a rear laneway should be avoided to discourage graffiti.

D11 Pedestrian and vehicular entrances must be designed so as to not be obstructed by existing or proposed plantings.

D12 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.

D13 Buildings adjacent to streets or public spaces shall be designed to allow casual surveillance over the public area.

D14 Ground floor apartments may have individual entries from the street.

D15 Residential flat buildings adjoining a park or public open space shall be treated like a front entrance/garden for the length of the park. Refer to Figure 4 - Park frontage in section 10.0.

5.4 Fences

Performance controls

P1 Front fences and walls maintain the streetscape character and are consistent with the scale of development.

P2 Ensure that views from streets are maintained and not obstructed by excessively high fences.

P3 Reduce the impact of front fencing on the streetscape and encourage fencing which is sympathetic to the existing streetscape, general topography and the architectural style of the existing dwelling or new development.

P4 Ensure that materials used in front fencing are of high quality and are sympathetic to the exiting streetscape character.

Development controls

D1 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.

D2 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:

- Cement block;
- Metal sheeting, profiled, treated or pre-coated.
- Fibro, flat or profile;
- Brushwood; and
- Barbed wire or other dangerous material.

D3 All fences forward of the building alignment shall be treated in a similar way.

D4 Solid pre-coated metal fences shall be discouraged and shall not be located forward of the front building line.

D5 Front fences shall satisfy the acoustic abatement criteria and be provided with a landscaped area on the street side of the fence.

D6 Fences located on side or rear boundaries of the premises, behind the main building line shall not exceed a maximum height of 1.8m.

D7 Fencing and associated walls must be positioned so as not to interfere with any existing trees.

D8 Gates and doors are to be of a type which does not encroach over the street alignment during operation.

6.0 Solar amenity and stormwater reuse

Objectives

a. To minimise overshadowing of adjoining residences and to achieve energy efficient housing in a passive solar design that provides residents with year round comfort and reduces energy consumption.

b. To create comfortable living environments.

c. To provide greater protection to the natural environment by reducing the amount of greenhouse gas emissions.

d. To reduce the consumption of non-renewable energy sources for the purposes heating water, lighting and temperature control.

e. To encourage installation of energy efficient appliances that minimise greenhouse gas generation.

6.1 Solar amenity

Performance criteria

P1 Buildings are sited and designed to ensure daylight to living rooms in adjacent dwellings and neighbouring open space is not significantly decreased.

P2 Buildings and private open space allow for the penetration of winter sun to ensure reasonable access to sunlight or daylight for living spaces within buildings and open space around buildings.

Development controls

D1 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 $3m^2$ 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.

D2 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.

D3 If the principal area of ground level private open space of adjoining properties does not currently receive at least this amount of sunlight, then the new building shall not further reduce solar access.

D4 New buildings and additions shall be designed to maximise direct sunlight to north-facing living areas and all private open space areas.

D5 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.

D6 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.

D7 Internal living areas and external recreation areas shall have a north orientation for the majority of units in the development, where possible.

D8 The western walls of the residential flat building shall be appropriately shaded.

6.2 Ventilation

Performance criteria

P1 The design of development is to utilise natural breezes for cooling and fresh air during summer and to avoid unfavourable winter winds.

Development controls

D1 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.

D2 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.

D3 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.

6.3 Rainwater tanks

Performance criteria

P1 The development design reduces stormwater runoff.

Development controls

D1 Developments may have rain water tanks for the collection and reuse of stormwater for car washing and watering of landscaped areas.

D2 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.

D3 The suitability of rainwater tanks erected within the side setback areas of development will be assessed on an individual case by case basis.

D4 Rainwater tanks shall not be located within the front setback.

D5 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.

D6 The rain water tank shall comply with the applicable Australian Standards AS/NZ 2179 and AS 2180 for rainwater goods and installation.

6.4 Stormwater drainage

Applicants shall refer to the stormwater drainage requirements in the Stormwater Drainage Part of this DCP.

7.0 Ancillary site facilities

Objectives

a. To ensure that site facilities are effectively integrated into the development and are unobtrusive.

b. To maintain and enhance the character of streetscapes.

c. To ensure site facilities are adequate, accessible to all residents and easy to maintain.

d. To cater for the efficient use of public utilities including water supply, sewerage, power, telecommunications and gas services and for the delivery of postal and other services.

7.1 Clothes washing and drying

Performance criteria

P1 Adequate open-air clothes drying facilities which are easily accessible to all residents and screened, are provided.

Development controls

D1 Each dwelling shall be provided with individual laundry facilities located within the dwelling unit.

D2 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.

7.2 Storage

Performance criteria

P1 Dwellings are provided with adequate storage areas.

Development controls

D1 Storage space of 8m^3 per dwelling shall be provided. This space may form part of a garage or be a lockable unit at the side of the garage.

D2 Storage space shall not impinge on the minimum area to be provided for parking spaces.

7.3 Utility services

Performance criteria

P1 All proposed allotments are connected to appropriate public utility services including water, sewerage, power and telecommunications, in an orderly, efficient and economic manner.

Development controls

D1 Where possible, services shall be underground.

7.4 Other site facilities

Performance criteria

P1 Dwellings are supported by necessary utilities and services.

Development controls

D1 A single TV/antenna shall be provided for each building.

D2 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.

D3 Individual letterboxes can be provided where ground floor residential flat building units have direct access to the street.

7.5 Waste disposal

Applicants shall refer to the requirements held in the Waste Part of this DCP.

8.0 Subdivision

Objectives

a. To ensure that subdivision and new development is sympathetic to the landscape setting and established character of the locality.

b. To provide allotments of sufficient size to satisfy user requirements and to facilitate development of the land at a density permissible within the zoning of the land having regard to site opportunities and constraints.

8.1 Lot amalgamation

Performance criteria

P1 Lot amalgamations within development sites are undertaken to ensure better forms of housing development and design.

Development controls

D1 Development sites involving more than one lot shall be consolidated.

D2 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.

D3 Adjoining parcels of land not included in the development site shall be capable of being economically developed.

8.2 Subdivision

Development controls

D1 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.

D2 Proposed allotments, which contain existing buildings and development, shall comply with site coverage and other controls contained within this Part.

8.3 Creation of new streets

Performance criteria

P1 On some sites, where appropriate, new streets are introduced.

P2 New proposed roads are designed to convey the primary residential functions of the street including:

- safe and efficient movement of vehicles and pedestrians;
- provision for parked vehicles;
- provision of landscaping;
- location, construction and maintenance of public utilities; and
- movement of service and delivery vehicles.

Development controls

D1 Where a new street is to be created, the street shall be built to Council's standards and quality assurance requirements having regard to the circumstances of each proposal. Consideration shall be given to maintaining consistency and compatibility with the design of existing roads in the locality.

D2 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. For specific information detailing Council's road design specifications, refer to Table 1 – Development Standards for Road Widths in section 10.2.

D3 For larger self-contained new residential areas, specific road design requirements shall be considered for site specific development controls.

9.0 Adaptable housing

Objectives

a. To ensure a sufficient proportion of dwellings include accessible layouts and features to accommodate changing requirements of residents.

b. To encourage flexibility in design to allow people to adapt their home as their needs change due to age or disability.

9.1 Development application requirements

Note: 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.

9.2 Design guidelines

Performance criteria

P1 Residential flat building developments allow for dwelling adaptation that meets the changing needs of people.

Development controls

D1 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:

- access from an adjoining road and footpath for people who use a wheel chair;
- doorways wide enough to provide unhindered access to a wheelchair;
- adequate circulation space in corridors and approaches to internal doorways;
- wheelchair access to bathroom and toilet;
- electrical circuits and lighting systems capable of producing adequate lighting for people with poor vision;
- avoiding physical barriers and obstacles;
- avoiding steps and steep end gradients;
- visual and tactile warning techniques;
- level or ramped well lit uncluttered approaches from pavement and parking areas;
- providing scope for ramp to AS 1428.1 at later stage, if necessary;
- providing easy to reach controls, taps, basins, sinks, cupboards, shelves, windows, fixtures and doors;
- internal staircase designs for adaptable housing units that ensure a staircase inclinator can be installed at any time in the future; and
- providing a disabled car space for each dwelling designated as adaptable.

Note: In the design of residential flat buildings, applicants shall consider the Access and Mobility Part of this DCP.

D2 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.

Total number of dwellings in development	Minimum number of adaptable units
5 -10	1
11-20	2
21-30	3
31-40	4
41-50	5
Over 50	6
	(Plus 10% of additional dwellings beyond 60, rounded up to the nearest whole number)

Note: Adaptable Housing Class C incorporates all essential features listed in Appendix A – Schedule of Features for Adaptable Housing in AS 4299.

9.3 Lifts

Development controls

D1 Lifts are encouraged to be installed in four (4) storey residential flat buildings where adaptable housing units shall be required.

D2 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.

9.4 Physical barriers

Development controls

D1 Physical barriers, obstacles, steps and steep gradients within the development site shall be avoided.

10.0 Development control diagrams and tables

10.1 Development control diagrams (for residential zones only)

Figures 1 to 4 comprise development control diagrams which illustrate the controls for setbacks, communal open space and number of storeys for two (2) scenarios. The following scenarios are provided.

Figures 1 and 2: Mid-block site
Figures 3 and 4: Corner sites

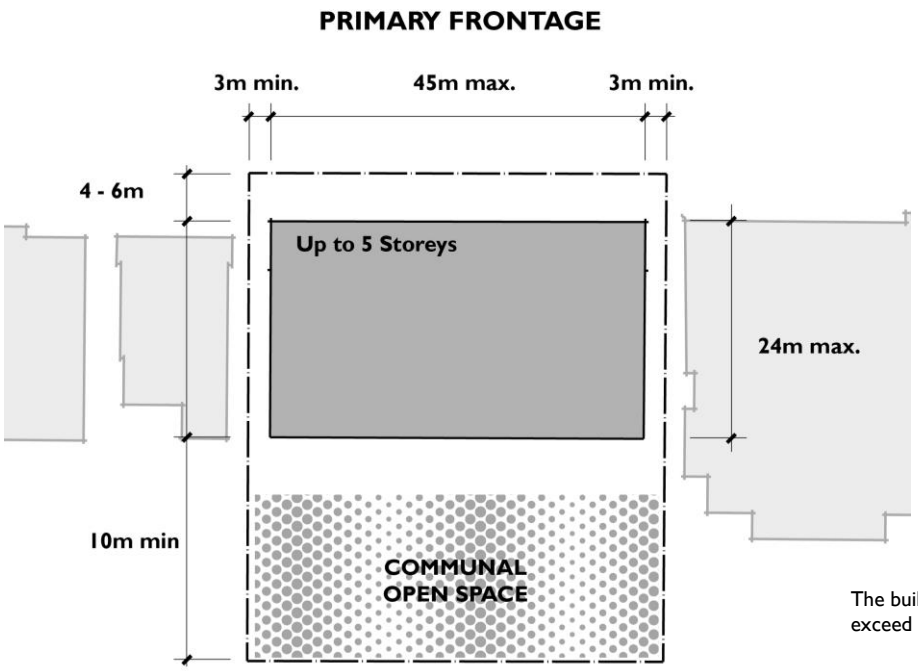


Figure 1 – Indicative layout and building envelope of mid-block sites

The built upon area should not exceed 50% of the total site area.

At least 30% of the site area should be a deep soil zone. The majority of deep soil zone should be provided as a consolidated area at the rear of the building. Deep soil zone should not include any impervious (hard) surfaces such as paving or concrete. There should be at least one deep soil zone area with a minimum dimension of 5m x 5m, which may be part of the communal open space area.

Communal open space should be useable, have a northern aspect where possible and contain a reasonable proportion of unbuilt upon (landscaped) area and paved recreation area. It should have a minimum depth of 10m.

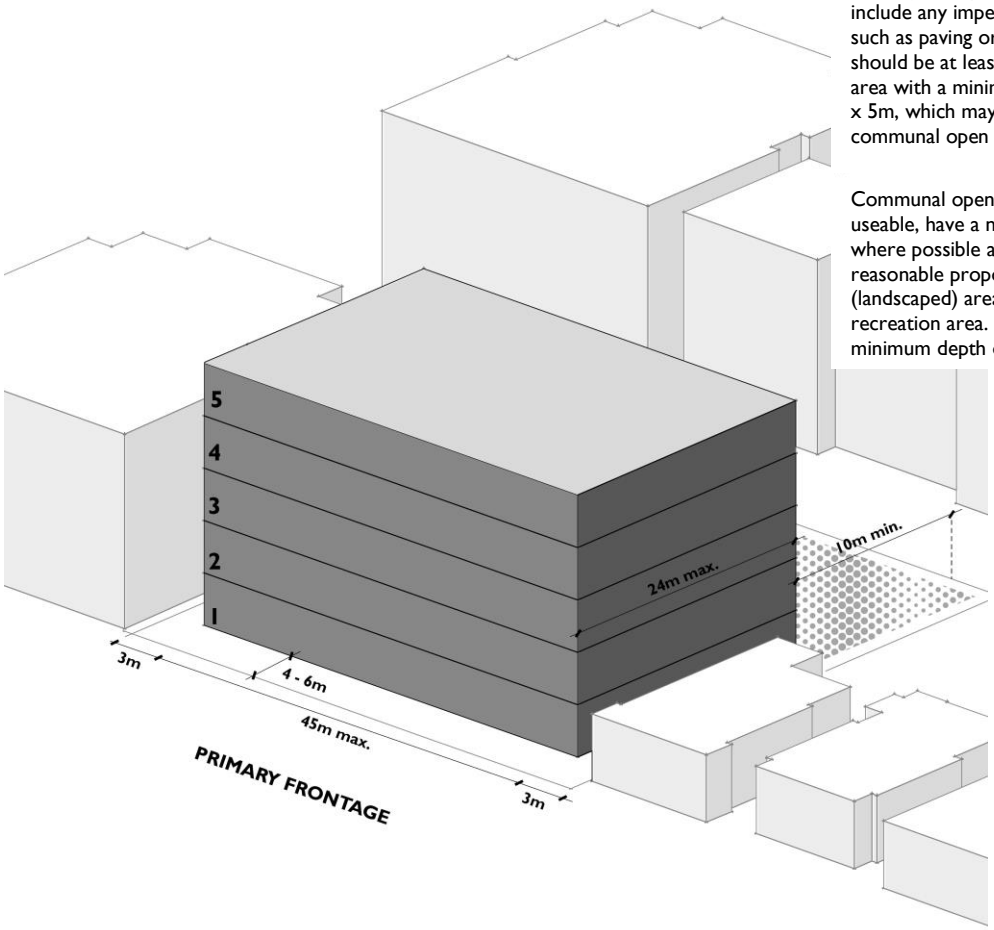


Figure 2 – Indicative massing of mid-block sites

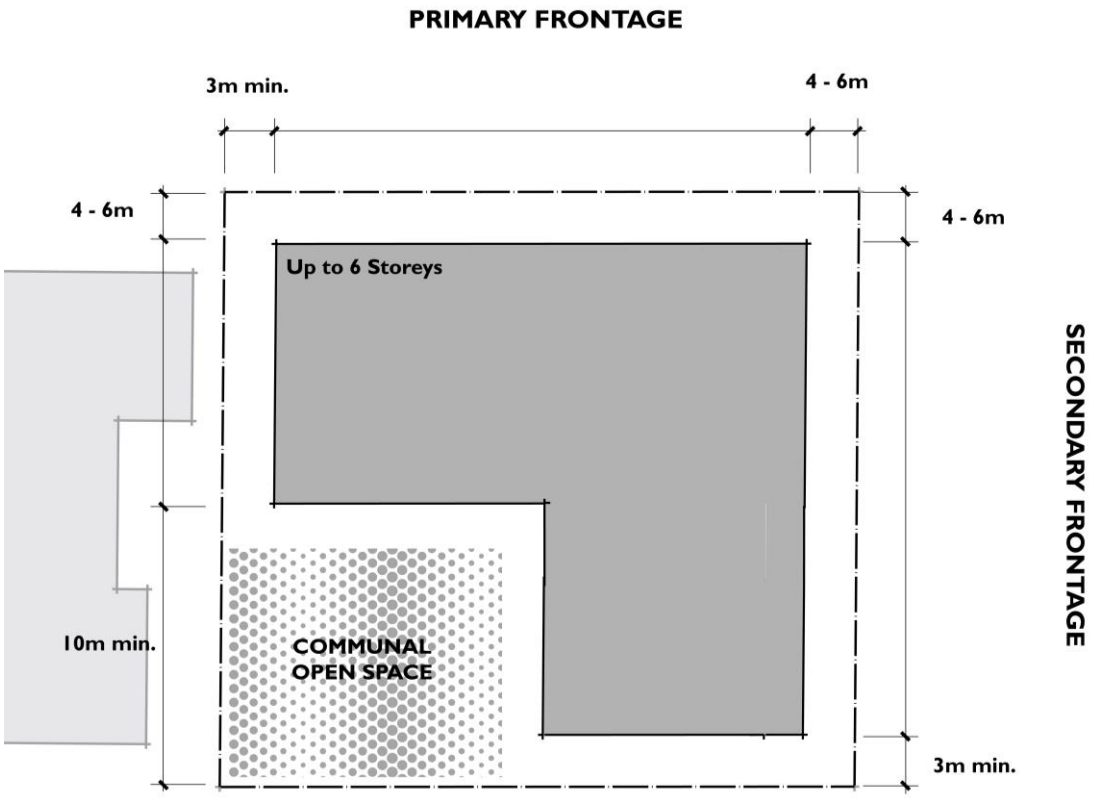


Figure 3 – Indicative layout and building envelope of corner block sites

Where a new building is located on a corner, the main frontage will be determined on the basis of existing streetscape patterns.

Where the elevation is determined as the "secondary" frontage, the setback may be reduced to 3m.

Where Residential Flat Buildings adjoin a park of public open space, this frontage shall be treated like a front entrance/garden for the length of the park.

In all residential zones, buildings shall have a side setback of at least 3 metres.

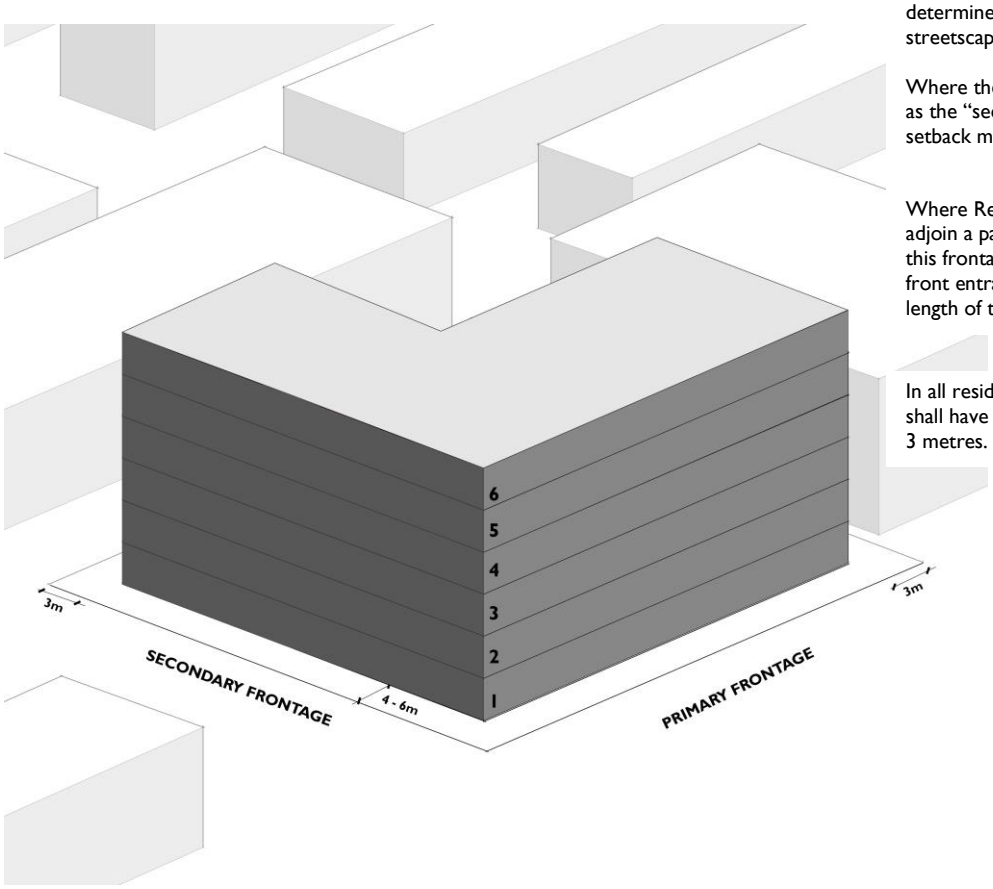


Figure 4 – Indicative massing of corner block sites

10.2 Tables

The following table is provided:

Table 1 - Development standards for roads widths

Table 1- Development standards for road widths

Road type	Maximum traffic volume (vpd)	Maximum speed (kph)	Carriageway minimum	Width (m) maximum	Parking provisions within road reserve	Kerbing	Footpath requirement	Cycle-path requirement	Verge width minimum (each side)	Entrance kerb minimum (m)	Property access	Street longitudinal gradient maximum
Access street												
Two way or one way plus parking	0 -100	40	6	7	Carriageway	Rollover or barrier	No	Share with vehicles	Not required	5	Access to all sites	15
Two way plus parking on one side of road	0 -100	40	6	8.5	Carriageway or indented parking	Rollover or barrier	1.2m wide one side	Share with vehicles	Not required	5	Access to all sites	10
Local street	1000 - 2000	50	9	12	Carriageway or indented parking	Barrier	1.2m wide footpath/s	Share with vehicles	3.5m	6	Access to all sites	8
Minor collector	1000 - 3000	60	12	12+	Carriageway or indented parking	Barrier	1.2m wide located away from footpath	Provide within street pavement	4.2m	6	Access to all sites	8
Major collector	3000 - 6000	60	12	12+	Carriageway or indented parking	Barrier	1.2m wide located away from footpath	Provide within street pavement	4.2m	6	Access to all sites	8

Newington Residential Part

Contents

1.0 Introduction

1.1 Development to which this Part applies

This Part applies to the Newington residential precinct as shown in Figure 1, specifically to land zoned R3 Medium Density Residential and R4 High Density Residential under *Auburn LEP 2010*.

Figure 1- Newington residential precinct.

1.2 Purpose of this Part

The purpose of this Part is to ensure that the Newington residential precinct:

- is pleasurable to live in and creates enjoyable urban places;

- maintains a high level of amenity;
- contributes to the overall street locality and streetscape;
- minimises the impact on the environment;
- optimises use of the land; and
- responds appropriately to allotment size, location, opportunities and constraints.

1.3 Structure of this Part

The Part is structured as follows:

- Section 2.0 contains general controls for single lot housing and residential flat buildings;
- Section 3.0 contains controls for single lot housing;
- Section 4.0 contains controls for residential flat buildings; and
- Section 5.0 contains a list of relevant plant species to be used in the private domain.

2.0 General controls

This section applies to single lot housing types such as detached, semi-detached (town house), attached (terrace house), courtyard dwellings and residential flat buildings.

Objectives

a. To ensure that development provides a degree of consistency to establish the neighbourhood character of the precinct.

b. To ensure that the appearance of the development is of high visual quality and enhances and addresses the street.

c. To ensure that the form, scale and height of proposed development protects the amenity of adjoining properties and the locality.

d. To ensure that the form, scale and height of the proposed development responds appropriately to site characteristics.

e. To ensure that the development is designed, detailed and finished to provide an appropriate scale to the street.

f. To ensure that new development relates well to surrounding development.

g. To ensure that when 'built out' the precinct provides a high quality sustainable environment.

2.1 Development controls

The following general development controls apply:

D1 All buildings shall address the street.

D2 Where a building has two street frontages, it shall address the primary (major) street.

D3 Stepped building arrangements may be encouraged where narrow lot types reinforce the street.

D4 Entrances to residential flat buildings shall be clear and legible from the street.

D5 The storey height shall be controlled in residential areas to avoid overshadowing of neighbouring private open spaces.

D6 Car court arrangements shall ensure that a minimum of 60% of dwellings have garages at rear.

D7 Where private open space is located on the street frontage, 2m walls shall be permitted for a maximum of 60% of frontage.

D8 Driveways and high fences shall be paired where possible.

D9 Stormwater drainage

Applicants shall consult the Stormwater Drainage Part of this DCP for Stormwater Drainage.

D10 Waste

Applicants shall consult the Waste Part of this DCP for waste requirements.

D11 Landscaping

Table 1 below lists the plant species to be used in the private domain for single lot housing and residential flat buildings.

Table 1 – Plant species to be used in the private domain

		Indigenous	Invasive	Allergenic	Bird attracting
Trees					
Acacia elata	Cedar Wattle	x		x	x
Acacia glaucesens	Coast Myall	x		x	
Acmena smithii	Lilly Pilly	x			x
Allocasuarina glauca	Swamp Oak	x		x	
Angophora floribunda	Rough Barked Apple	x			x
Banksia serrata	Old Man Banksia	x			x
Callicoma serratifolia	Black Wattle	x			
Ceratopetalum apetalum	Coachwood	x			
Eleaocarpus reticulatus	Blueberry Ash	x			x
Eucalyptus citriodora	Lemon Scented Gum	x			
Eucalyptus maculata	Spotted Gum	x			x
Eucalyptus scoparia	Tallangatta White Gum	x			
Eucalyptus sideroxylon	Mugga Ironbank	x			x
Livistona australis	Cabbage Tree Palm	x			x
Melia azedarach	White Cedar	x		x	
Pittosporum revolutum	Yellow Pittosporum	x			x
Pittosporum	Sweet Pittosporum	x			x

		Indigenous	Invasive	Allergenic	Bird attracting
undualtum					
Syncarpia glomulifera	Turpentine	x			
Tall shrubs					
Backhousia myrtifolia	Lemon Ironwood	x			x
Banksia ericifolia	Heath Banksia	x			x
Banksia integrifolia	Coast Banksia	x			x
Baurea rubioides	Dog Rose	x			
Ceratopetalum gummife	NSW Christmas Bush	x			x
Grevillea banksii	Banks Grevillea	x			x
Grevillea hookeriana	Toothbrush Grevillea	x			x
Hakea salicifolia	Willow Leaved Hakea	x			x
Leptospermum laevigatu	Coast Tea Tree	x			
Melaleuca armillaris	Bracelet Honey Myrtle	x			x
Melaleuca nesophila	Honey Myrtle	x			x
Shrubs					
Boronia serrulata	Native rose	x			x
Correa reflexa	Native Fuschia	x			
Epacris pulchella	Coral Heath	x			
Erisotemon australasius	Waxflower	x			x
Grevillea 'Robyn Gordon'	Grevillea	x		x	x
Grevillea sericea	Pink Spider Flower	x		x	x
Westringia fruticosa	Coast Rosemary	x			
Ground covers					
Acacia suaveolens	Sweet Scented Wattle	x			x
Cissus antartica	Grape Ivy	x			
Hardenbergia violacea	Native Sarspirella	x	x		
Hibbertia scandens	Gold Guinea Flower	x			
Kennedia rubicunda	Dusky Coral Pea	x	x		
Kenzea 'Badja Carpet'	Badja Carpet	x			x
Muehlenbeckia axillaris	Wire Plant	x	x		
Myoporum parvifolium	Creeping Boobialla	x			
Viola hederacaea	Native Violet	x			
Grasses					
Cyperus gracilis	Dwarf Umbrella Grass	x			
Dianella revoluta	Flax Lily	x			x
Ferns					
Adantum aethipoicum	Maidenhair Fern	x			

		Indigenous	Invasive	Allergenic	Bird attracting
Asplenium australasicu	Birds Nest Fern	x			
Blechnum nudum	Hard Tree Fern	x			
Culcita dubia	False Bracken	x			
Cyathea cooperi	Coopers Tree Fern	x			
Doodia aspera	Rasp Fern	x			
Pleris spp	Jungle Brake	x			
Todea barbera	King Fern	x			

		Private
Accent plants for dramatic foliage effect	**Innovative use of materials in softscape**	
Anigosanthos flavidus	Kangaroo Paw	
Apinia caeruiea	Native Ginger	x
Araucaria cuninghamii	Norfolk Island Pine	
Cordyiine stricta	Erect Palm Lily	x
Crinum pedunculatum	River Lily	x
Curculigo capitulata	Weevil Lily	x
Dendrobium speciosum	Native Orchid	x
Dicksonia antartica	Soft Tree Fern	x
Doryanthes excelsa	Gymea Lily	x
Gahnia sieberiana	Slender Saw Sedge	
Heimholtzia glaberrima	Stream Lily	x
Livistona chinensis	Cabbage Tree Palm	x
Lomandra longifolia	Mat Rush	
Macrozamia communis	Burrawang	x
Vitex trifolia 'Purpurea'		
Xanthorrhoea australis	Grass Tree	

		Private
Australian native plants for special effect	**Unique showcase of native Australian plants**	
Acmena smithii	Blue Lilly Pilly	x
Aiphitonia excelsa	Red Ash	x
Amaianthus populifolius	Bleeding Heart	x
Archontophoenix alexan	Alexander Palm	x
Archontophoenix cunnin	Bangalow Palm	x

		Private
Backhousia citriadora	Lemon Scented Myrtle	x

D12 Car parking

Applicants shall refer to the relevant provision within the Parking and Loading Part of this DCP.

D13 Public domain

Applicants shall consult the Newington Public Domain Plan for all public domain requirements.

D14 Access and mobility

Applicants shall consult the relevant provisions within the Access and Mobility Part of this DCP.

D15 Adaptable housing

Applicants shall consult the relevant provisions of the Multi Dwelling or the Residential Flat Building Parts of this DCP.

3.0 Single lot housing

This section provides detailed and specific controls for single lot housing which comprises of detached, semi-detached and attached housing types.

3.1 Detailed controls

3.1.1 Private open space

Development controls

D1 A minimum area of 25m^2 of continuous open space relating to living areas shall be provided on each site.

D2 Major open space shall be screened if located at the front of the building.

3.1.2 Privacy

Development controls

D1 Visual privacy shall be required and may be achieved by:

- separation of functions by lot layout;
- placement of buildings between adjoining private open spaces;
- window placement that avoids overlooking from living area to living area; and
- use of screening where the above strategies cannot be achieved.

D2 For acoustic privacy, buildings shall:

- separate active recreation areas from bedroom areas;
- locate noise sensitive rooms and private open space away from the noise source or use of solid barriers where dwellings are close to high noise sources;
- minimise transmission of sound through the building structure, and in particular, protect sleeping areas from noise intrusion; and
- include shared floors and walls between dwellings to be constructed in accordance with noise transmission and insulation requirements of the Building Code of Australia (BCA).

3.1.3 Solar amenity

Development controls

D1 Single lot dwelling living spaces shall be orientated within 20 degrees west of North and 30 degrees east of North and open directly onto north facing private open space where possible.

D2 North facing external walls to living areas of dwellings shall achieve 2 hours of solar access in mid winter.

D3 Single lot dwellings shall be designed to ensure minimum of 2 hours of solar access to a minimum of 50% of the required provision of adjacent private outdoor living space between 9:00am and 3:00pm midwinter.

D4 North facing windows shall be maximised and have horizontal protection to ensure shading of glazing occurs when the midday sun angle is 65 degrees or more. Shading devices to north facing windows shall provide sun penetration when the midday sun angle is 34 degrees or less.

D5 Window sizes shall be minimized when facing south, west and east or shall be installed with vertical screens or solar film to west and east facing windows.

D6 High mass materials shall be used where possible.

3.1.4 Building height

Development controls

D1 Building heights shall reinforce the scale and quality of the streetscape within Newington's residential precinct and surroundings. To allow flexibility, sloping sites shall have a maximum building height of two storeys plus attic.

3.1.5 Front fences

Development controls

D1 Front fencing shall be 50% transparent. The minimum requirement for front fencing shall be 900mm. The maximum front fencing height requirement shall be 1.2mm.

D2 Dividing fences shall be a maximum of 1.8m in height and, where required, shall allow for surveillance of street.

D3 Privacy shall be provided to private open space where it abuts the street. Surveillance via the entry and living/kitchen room windows shall be maintained.

D4 Design of wall/fence shall be integrated with the design of the building and shall allow for penetration of breezes.

D5 Where surveillance of the street or open space is required, fences shall be permeable. Refer to Table 2 for building materials, colours and finishes.

3.1.6 Garden walls

Development controls

D1 Garden walls (semi transparent) shall be a minimum height of 1.5m and a maximum height of 2m.

D2 Garden walls shall be permitted to the street only when enclosing north facing private residential open space with a maximum width of 60% of street frontage and a maximum unarticulated length of 12m wide residential areas.

D3 Garden walls shall not obscure the view of the front door from the street. Refer to Table 2 for garden wall materials, colours and finishes of this Part.

3.1.7 Carports and garages

Development controls

D1 Garages and carports shall read as secondary to building forms and compatible with the architectural character. Refer to Table 2 for materials, colours and finishes for carports and garages.

3.1.8 Pergolas

Development controls

D1 Dimensions of pergolas as shown below shall be appropriate to the function and design of pergolas shall be integral with architectural design of the building. Refer to Table 2 for building materials, colours and finishes.

Height	Maximum 3m
Depth	Minimum 1m and 3m maximum
Width	2m over outdoor living areas

D2 Pergolas shall provide shade when sun is above 65 degrees or more (summer) and when the sun angle is 34 degrees or less (winter).

3.1.9 Decks, porches, terraces, verandahs

Development controls

D1 Refer Table 2 for development controls and finishes relating to decks, porches, terraces and verandahs.

3.1.10 Materials

Development controls

D1 Refer to Table 2 for materials, sizes and finishes for various building elements associated with the development.

Table 2 - Architectural materials, sizes and finishes

Building elements	Material	Shape and size	Colour and other requirements
Carports and garages	Walls to be timber or rendered or bagged and paint finish masonry.	Refer detail building controls.	Masonry to be off white to earth tones. Timber can have colour accents.
Front door	Timber and glass (max 50%)		Weather strips required. Any colour allowed. Shall be visible from the street.
Plumbing	No exposed sanitary plumbing.		Vent pipes and other roof protrusions. See roof additions.
Hot water/ Photovoltaic cells		Solar panels mounted flush onto roofing or incorporated into built form.	Storage tank to be remotely located at ground level.
External paving	Permeable materials preferred.	Position to minimise site coverage	
Roof	Terracotta or pre-finished concrete tile or metal	North facing pitch to be sufficient in area for solar collectors.	Highly reflective surfaces not allowed. Colour range generally light colours including greys, terracotta, light earth tones. Overhang to shade windows midday midsummer and allow maximum penetration to windows of midday midwinter sun.
Roof additions (i.e., satellite dish, TV aerial)		Refer *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.*	Not to be visible from the street.
Skylight			Shaded to exclude 100% midday midsummer sun and allow maximum penetration of midwinter sun.
Wall	Ground Level: rendered or bagged and paint finish masonry. Upper Level: As for ground or mixture of rendered or bagged and paint finish masonry and light weight cladding including FC sheet/ shingles/timber boarding.	Front wall parallel to front property boundary except for articulation elements and lots less than 10m in width.	Wall colour to range from off-white to earth tones. 20% of light weight upper level walls can be an accent colour.
Window and glass door	Timber and metal framing and shading. No reflective or tinted glass.	No maximum limit for appropriately shaded glazing.	All rooms including bathrooms and kitchens shall have minimum window opening area to meet BCA for natural ventilation and natural light. Weather strips to all windows. All windows shall have external shading to exclude 100% midday midsummer sun and allow maximum penetration of midday midwinter sun. Colour of frames shall be accent colour.
Balcony	Floor: timber, pavers (pre-cast, brick or unit) or tiles. Balustrade: mild steel, timber or masonry.	Refer detail building controls in section 4.1.3	Shall be screened to prevent overlooking. To be timber trellises, lattices, shutters, fabric screens.
Deck	Floor: As for balcony. Balustrade: mild steel, timber or clay brick.	Min 1.2m max 3m deep. Min 2.5m wide.	Do not shade minimum required windows midday midwinter. Screened to prevent overlooking. Screen materials as per balcony.
Garden wall	Clay brick, earthen construction or timber.	Refer section 3.1.6 of this Part.	Refer section 3.1.6 of this Part.

Building elements	Material	Shape and size	Colour and other requirements
	No metal.		
Pergola	Timber or clay brick posts. Metal or timber beams.	Refer to section 3.1.8 of this Part.	Do not shade minimum required windows midday midwinter provide shade midday midsummer.
Porch	Clay brick, earthen construction, timber or glass.	Roofed cover to front door. Min 1m, max 2m deep. Min 2m, max 4m wide. Max 1 storey high.	
Terrace	Floor: As for Balcony. Balustrade: mild steel, timber or clay brick.	Min 2m deep. Min 2.5m wide.	Screened to prevent overlooking.
Verandah	Posts: timber or clay brick. Paving: As for Balcony.	Min 1.2m deep. Min 3m wide.	Do not shade windows minimum required midday midwinter. Screened to prevent overlooking.

3.1.11 Landscaping

Objective

a. To provide landscaping within a site that comprises predominantly of native species with an emphasis on those species that existed on site.

Performance criteria

P1 Planting shall ensure optimum ecological sustainable development (ESD) advantage and residential amenity through:

- good planning and design;
- practical lawn areas;
- efficient irrigation;
- soil improvement;
- use of mulches;
- low water demand plants; and
- good maintenance.

Development controls

D1 The following percentage targets of landscape treatments within dwelling lots shall be required:

- Grass 30%
- Mass planting/trees 40%
- Mulches/gravels 30%

D2 Deciduous trees shall be used where summer shading and winter sun is required.

D3 Mass planting areas shall be fully mulched.

3.2 Single lot housing types

3.2.1 Detached family dwelling – standard lot

Development controls

3.2.1.1 Lot size

D1 Minimum lot width shall be 12m and minimum lot depth shall be 18m.

3.2.1.2 Siting

D1 Living areas shall face north. Minimum 25m^2 shall be required as private open space with direct access to living area.

D2 Dwelling entry shall be clearly visible from street.

D3 A 2m garden wall shall be permitted where private open space is on street frontage. The maximum dwelling width shall be 60% of frontage.

3.2.1.3 Solar amenity and private open space

D1 Minimum 50% of private open space area shall be required and north facing living area wall shall have a minimum of 2 hours solar access during mid-winter.

3.2.1.4 Setbacks

D1 Front setback shall be a minimum of 1.5m and 3m at a collector street. Add 1m where private open space is to the street. 50% of frontage shall be within the 5m building alignment zone.

D2 Rear setback shall be zero lot lined. Side setback shall be zero lot lined on one boundary. Where it is not zero lot lined, side setback shall be a minimum of 1metres.

3.2.1.5 Dwelling height

D1 Maximum height shall be 2 storeys plus attic to the street. Dwelling setback at upper levels shall be determined by overshadowing of adjoining block. Single storey shall be in the rear 50% of site.

Note: Figure 2 below illustrates the site layout for a detached family dwelling for a standard lot.

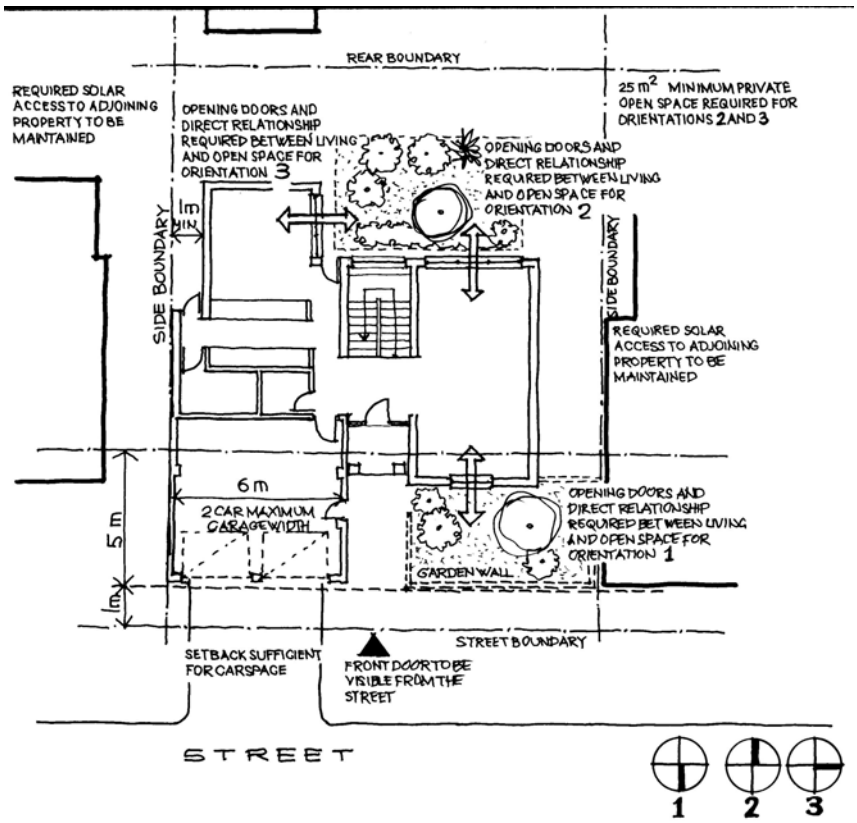


Figure 2 - Detached family dwelling – standard lot.

3.2.2 Detached family dwelling - zipper lot

Development controls

3.2.2.1 Lot size

D1 Minimum lot width shall be 12m and minimum lot depth shall be 18m.

3.2.2.2 Siting

D1 Living areas shall face north. Minimum 25m^2 is required as private open space with direct access to living area.

D2 Dwelling entry shall be clearly visible from street.

3.2.2.3 Solar amenity and private open space

D1 Minimum 50% of private open space area shall be required and north-facing living area wall shall have a minimum of 2 hours solar access during mid-winter.

3.2.2.4 Setbacks

D1 Front setback shall be a minimum of 1.5m and 3m at a collector street. Add 1m where private open space is to the street.

D2 50% of frontage shall be within the 5m building alignment zone.

D3 Rear setback shall be zero lot lined.

D4 Side setback shall be zero lot lined on one boundary. Where it is not zero lot lined, side setback shall be a minimum of 1m.

3.2.2.5 Dwelling height

D1 Maximum dwelling height shall be 2 storeys plus attic to the street. Dwelling setback at upper levels shall be determined by overshadowing of the adjoining block.

D2 Single storey shall be in the rear 50% of site.

Note: Figure 3 below illustrates the site layout for a detached family dwelling for zipper lot.

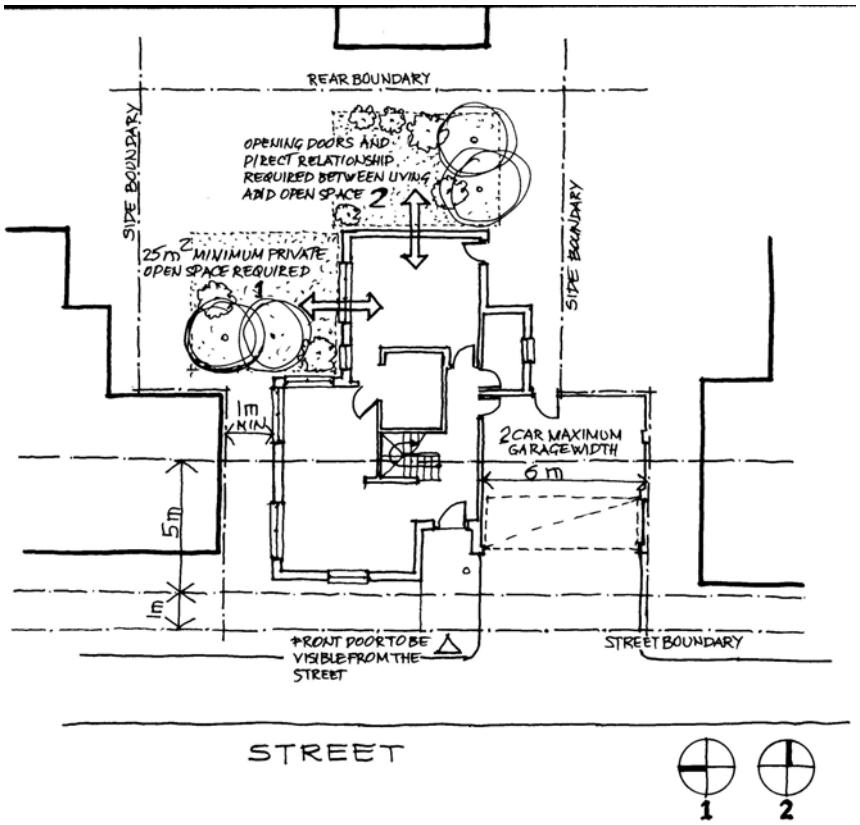


Figure 3 - Detached family dwelling layout – zipper lot.

3.2.3 Single storey courtyard dwelling

Development controls

3.2.3.1 Lot size

D1 Minimum lot width shall be 10m and minimum lot depth shall be 20m. (Includes 12m buffer at boundary to existing industrial development).

3.2.3.2 Siting

D1 Living areas shall face north. Minimum 25m^2 area of private open space shall be required with direct access to the living area. Dwelling entry shall be clearly visible from street.

3.2.3.3 Solar amenity and private open space

D1 Minimum 50% of private open space area shall be required and north facing living area walls shall have a minimum of 2 hours solar access during mid-winter.

3.2.3.4 Setbacks

D1 Front setback shall be a minimum of 1.5m and 3m at a collector street. 50% of frontage to be within the 5m building alignment zone.

D2 Rear setback shall be zero lot lined or 12m where site is adjacent to industrial development areas on the western side of the precinct.

D3 Side setback shall be zero lot lined on one boundary. Where not zero lot lined, side setback shall be a minimum of 1m.

3.2.3.5 Dwelling height

D1 Maximum height of a dwelling shall be 2 storeys plus attic.

D2 Dwelling setback at upper levels shall be determined by overshadowing of the adjoining block.

Note: Figures 4 and 5 illustrate the site layout and cross section for a single storey courtyard dwelling.

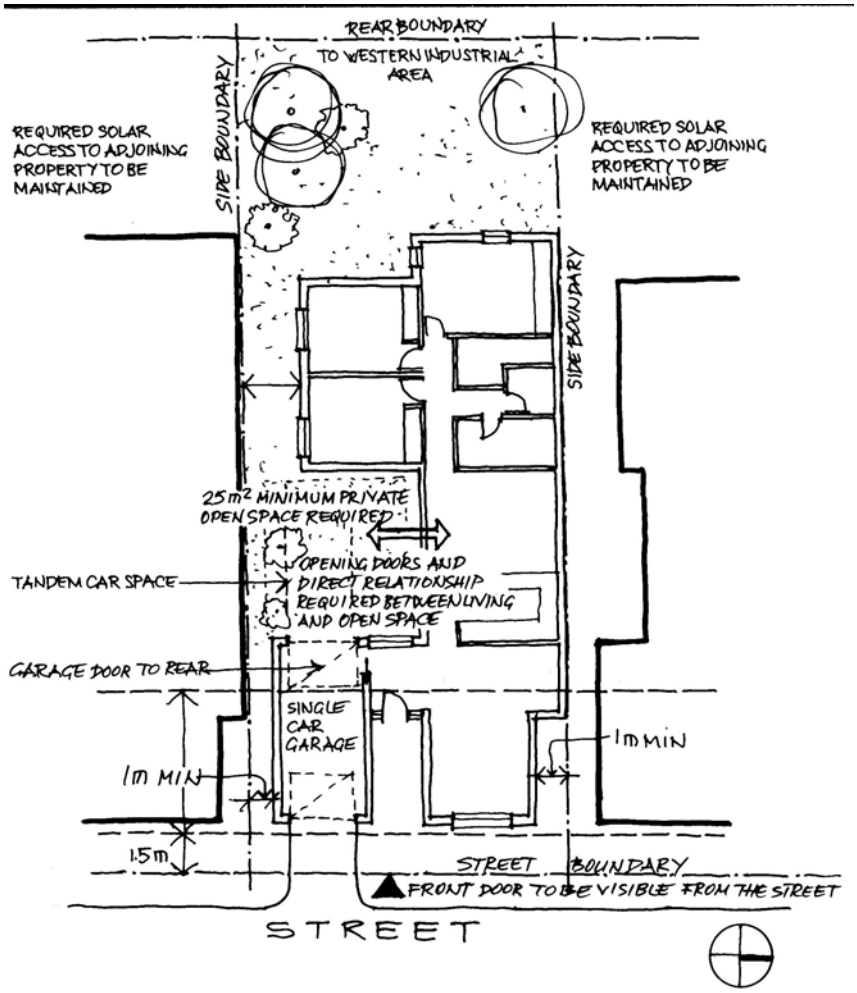


Figure 4 – Single storey courtyard dwelling layout.

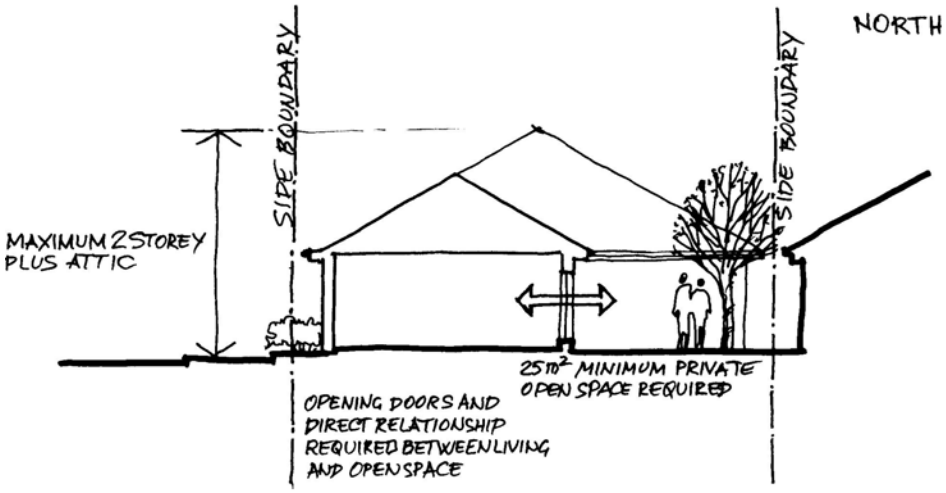


Figure 5 - Cross section of single storey courtyard dwelling.

3.2.4 Two storey courtyard dwelling

Development controls

3.2.4.1 Lot size

D1 Minimum lot width shall be 10m and minimum lot depth shall be 20m.

3.2.4.2 Siting

D1 Living areas shall face north. Minimum 25m^2 of private open space shall be required with direct access to living areas.

3.2.4.3 Solar amenity and private open space

D1 Minimum 50% of private open space area shall be required.

D2 North facing living area walls shall have a minimum of 2 hours solar access during mid winter.

3.2.4.4 Setbacks

D1 Front setback shall be a minimum of 1.5m and 3m at a collector street. 50% of frontage shall be within the 5m building alignment zone.

D2 Rear setback shall be zero lot lined or 12m where site adjacent to industrial development areas on the western side of the precinct.

D3 Side setback shall be zero lot lined on one boundary. Where it is not zero lot lined, side setback shall be a minimum of 1m.

3.2.4.5 Dwelling height

D1 Maximum height of dwelling shall be 2 storeys plus attic.

D2 Dwelling setback at upper levels shall be determined by overshadowing of the adjoining block.

Note: Figures 6 and 7 illustrates the site layout and cross section for a two storey courtyard dwelling.

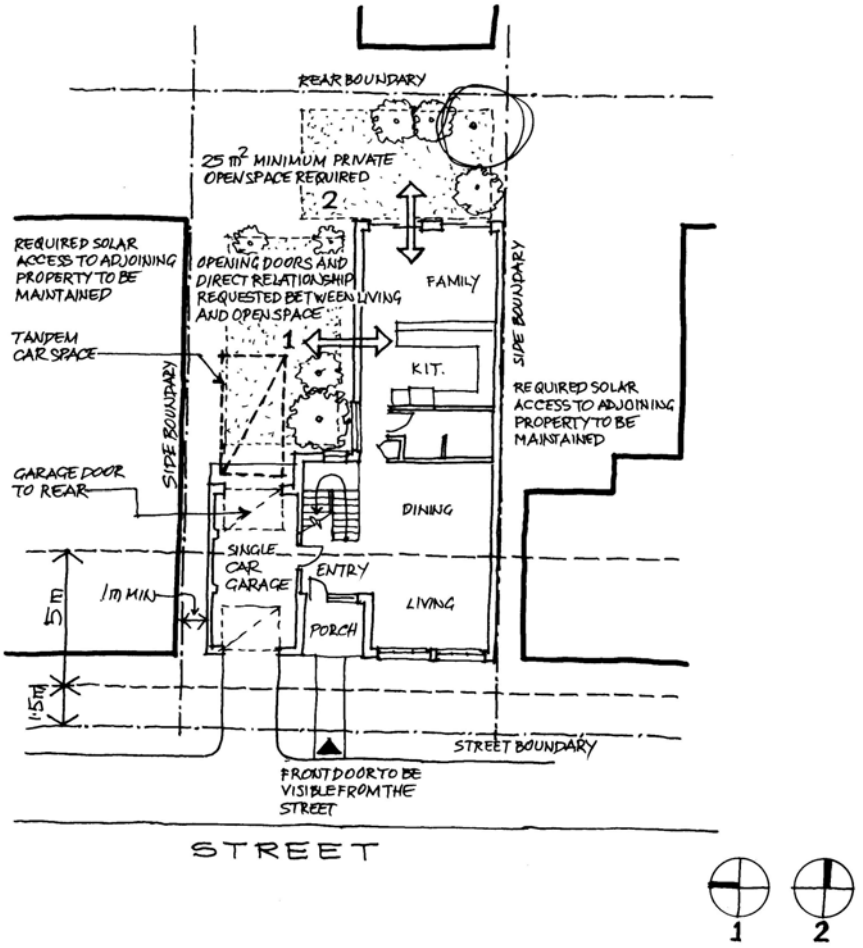


Figure 6 - Two storey courtyard dwelling layout.

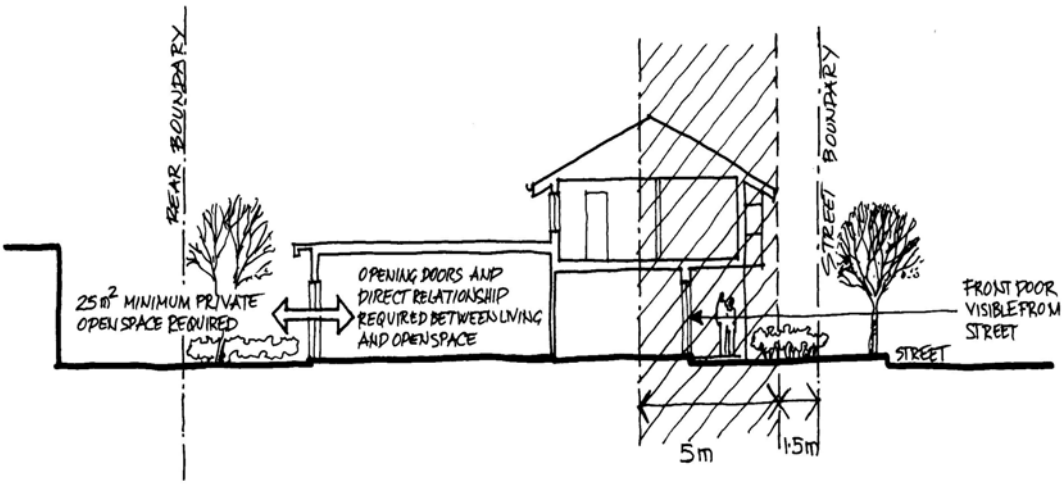


Figure 7 - Section of two storey courtyard dwelling.

3.2.5 Terrace house - north to the street

Development controls

3.2.5.1 Lot size

D1 Minimum lot width shall be 6m and minimum lot depth shall be 20m.

3.2.5.2 Siting

D1 Living areas shall face north. Minimum 25m^2 shall be required as private open space with direct access to living areas. Dwelling entry shall be clearly visible from street.

3.2.5.3 Solar amenity and private open space

D1 Minimum 50% of private open space area shall be required and north facing living area wall shall have a minimum of 2 hours solar access during mid-winter.

3.2.5.4 Setbacks

D1 Front setback shall be a minimum of 1.5m and 3m at a collector street. 50% of frontage shall be within the 5m building alignment zone.

D2 Rear setback shall be 3m minimum or 12m where site is adjacent to western industrial development area of the precinct.

D3 Side setback shall be zero lot lined on both boundaries. Where it is not zero lot lined, side setback shall be a minimum of 1m.

3.2.5.5 Dwelling height

D1 Maximum dwelling height shall be 2 storeys plus attic. Dwelling setback at upper levels shall be determined by overshadowing of the adjoining block. Single storey shall be in rear 50% of site.

Note: Figure 8 illustrates the site layout for a two storey terrace house.

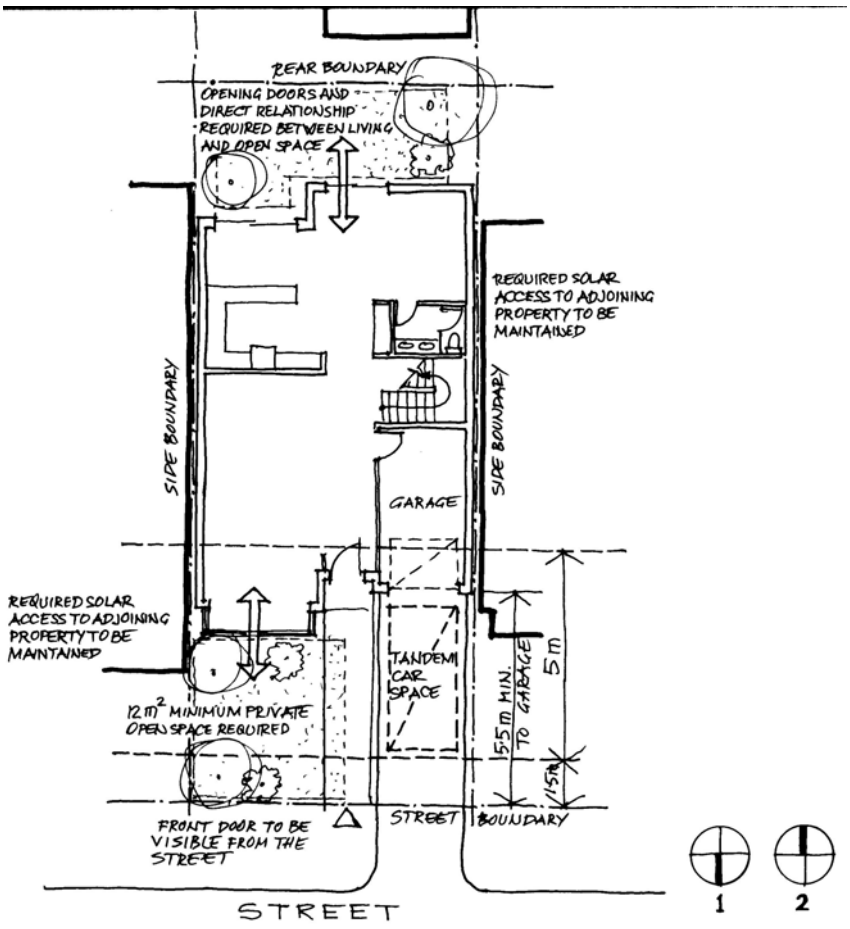


Figure 8 - Terrace house layout - north to the street.

3.2.6 Town house (south to the street)

Development controls

3.2.6.1 Lot size

D1 Minimum lot width and depth shall be 6m and 20m.

3.2.6.2 Siting

D1 Living areas shall face north. Minimum 25m^2 shall be required as private open space with direct access to living area. Dwelling entry shall be clearly visible from street.

3.2.6.3 Solar amenity and private open space

D1 Minimum 50% of private open space area shall be required and north facing living area wall shall have a minimum of 2 hours solar access during mid-winter.

3.2.6.4 Setbacks

D1 Front setback shall be a minimum of 1.5m and 3m at a collector street. 50% of frontage shall be within a 5m building alignment zone.

D2 Rear setback shall be 3m minimum or 12m where site is adjacent to western industrial development area.

D3 Side setback shall be zero lot lined. Where it is not zero lot lined, side setback shall be a minimum of 1m.

3.2.6.5 Dwelling height

D1 Maximum dwelling height shall be 2 storeys plus attic. Dwelling setback at upper levels shall be determined by overshadowing of adjoining block. Single storey shall be in rear 50% of site.

Note: Figures 9 and 10 illustrates the site layout and a cross section for a two storey town house.

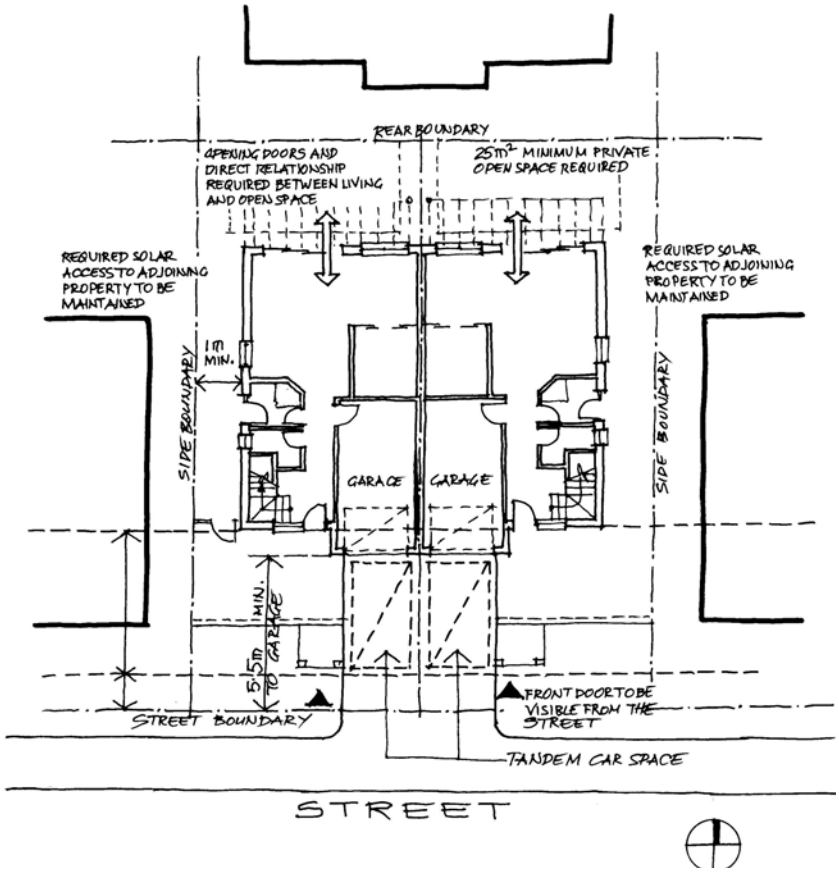


Figure 9 - Town house layout (south to the street).

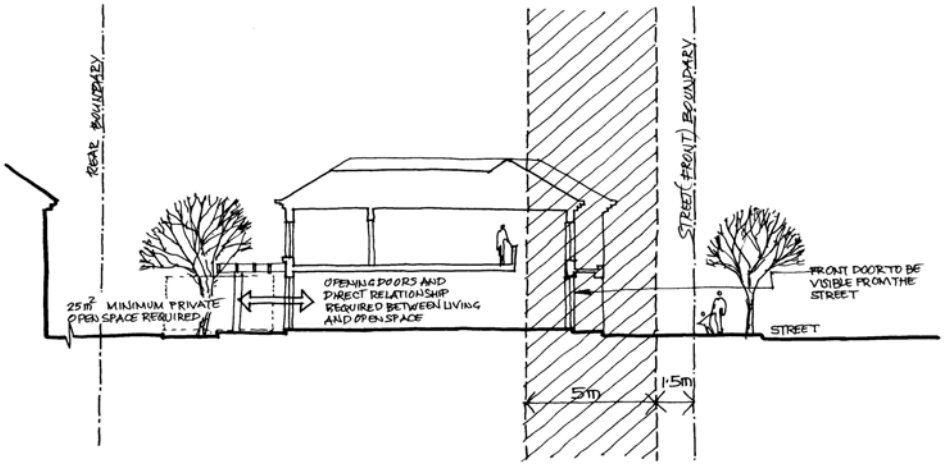


Figure 10 – Cross section of town house.

4.0 Residential flat buildings

This section provides detailed controls for residential flat buildings development on the land zoned R4 High Density Residential within the Newington residential area shown in Figure 1.

4.1 Site planning

Development controls

4.1.1 Site planning and solar amenity

D1 Site planning shall maximise the northern aspect for a majority of units of the development.

4.1.2 Site coverage

D1 The maximum site coverage shall be 60%.

4.1.3 Private open space

D1 The above ground floor level shall have a 7m^2 minimum area of private open space for a balcony and a minimum width of 1.8m.

D2 The ground floor level shall have 10m^2 minimum area of private open space per dwelling and a minimum dimension of 3m.

4.1.4 Privacy

D1 Visual privacy shall be required and may be achieved by:

- separation of functions by lot layout;
- placing buildings between adjoining private open spaces;
- window placement that avoids overlooking from living area to living area; and
- use of screening where above strategies cannot be achieved.

D2 For acoustic privacy, buildings shall:

- 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;
- minimise transmission of sound through the building structure and in particular protect sleeping areas from noise intrusion.
- all shared floors and walls between dwellings to be constructed in accordance with noise transmission and insulation requirements of BCA.

4.2 Built form

Development controls

4.2.1 Building height

D1 Building heights shall be set to reinforce the scale and quality of the streetscape. A maximum building height of 4 storeys (residential) for a residential flat building shall be permitted.

4.2.2 Fencing/screening

D1 Fencing or screens shall be used to maintain privacy between balconies/terraces.

D2 Fencing or screens shall not be permitted to lot boundaries unless for security or privacy or to screen service areas or equipment.

D3 Surveillance of the street shall be allowed where required.

D4 Privacy shall be provided to ground floor private open space where it abuts the street. Surveillance via the entry and living/kitchen room windows to be maintained.

D5 Design of the wall/fence shall be integrated with the design of the building.

D6 Front walls/fences unless enclosing private open space shall be a maximum of 1.2m in height.

D7 The front and side dividing fences, where located within the front yard area, shall not exceed a height of 1.2m as measured above existing ground level and shall be a minimum of 50% transparent. Front and side dividing fences where located within the front yard area shall not be constructed of solid pre-coated metal type materials such as Colorbond™ or similar.

D8 Front walls/fences shall be a maximum of 1.8m high if enclosing private residential open space with a maximum width of 60% of street frontage and a maximum unarticulated length of 12m in residential development.

4.2.3 Materials

D1 Refer to Table 2 for materials, finishes and colours.

4.2.4 Lot size

D1 Minimum lot width shall be 40m and minimum lot depth shall be 25m.

4.2.5 Siting

D1 Minimum 10m^2 private open space with direct access to living areas shall be required at ground floor levels.

D2 Minimum 7m^2 private open space with direct access to living areas shall be required at upper floor levels. Building entry shall be clearly visible from the street.

4.2.6 Setbacks

D1 The following setbacks shall apply:

- Front setback shall be 4m minimum (6m at collector street). 50% of frontage to be within 8m building alignment zone.
- Rear setback shall be 6m minimum (12m minimum between buildings).
- Side setback shall be 3m minimum.

Note: Setbacks are illustrated in Figure 11.

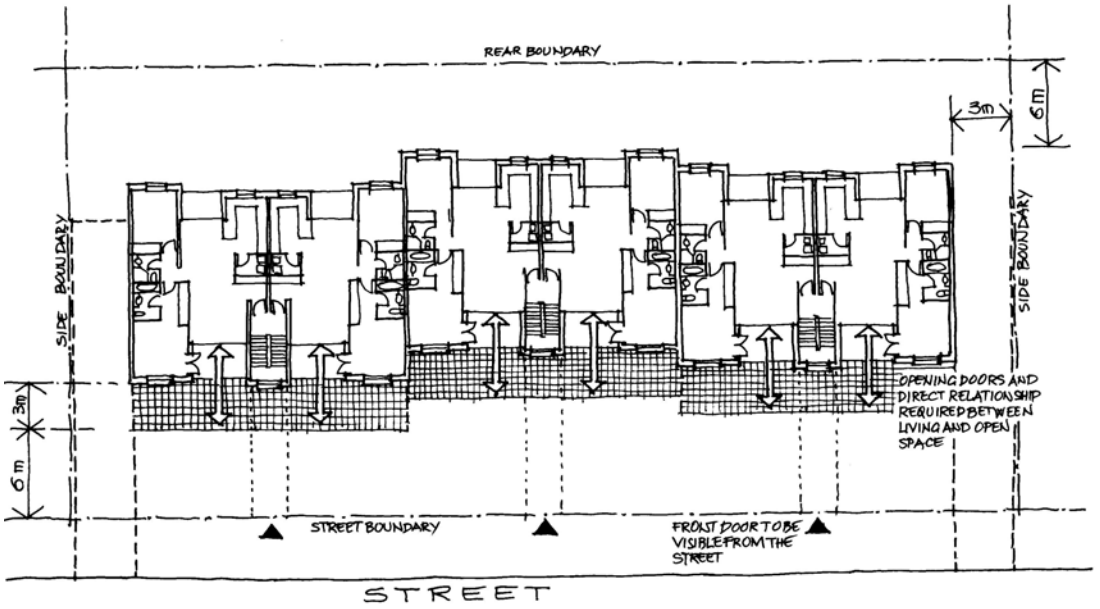


Figure 11- Plan - residential flat building development.

4.2.7 Number of Storeys

D1 Residential flat building shall be a maximum of 4 storeys above ground level (existing), as shown in Figure 12. Setback at upper levels is determined by overshadowing of adjoining block.

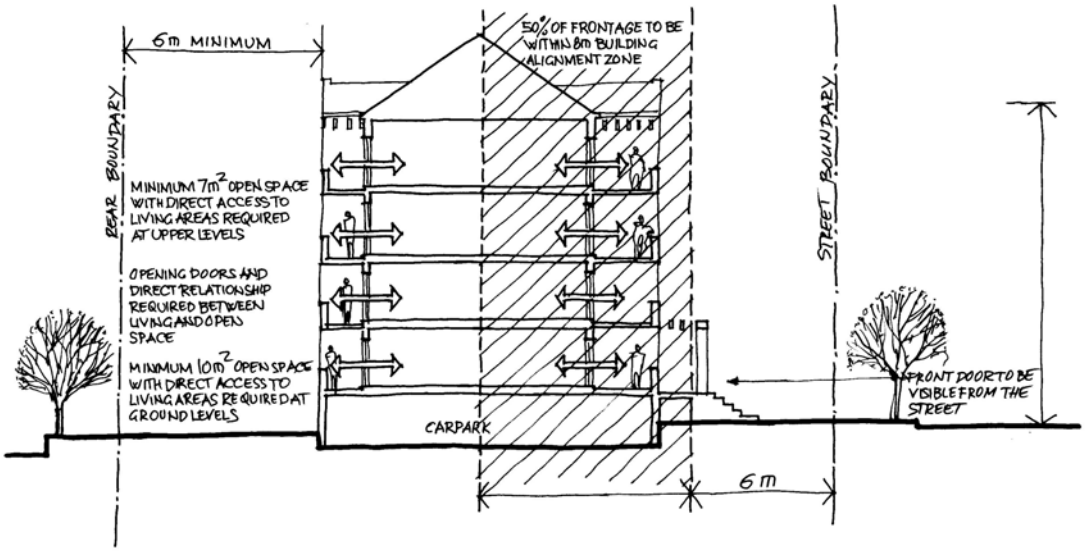


Figure 12 - Cross section - residential flat building.

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RAAF Stores Depot – Residential

Contents

1.0 Introduction

1.1 Land to which this Part applies

This Part applies to land zoned R3 Medium Density Residential within the Former RAAF Stores Depot site under *Auburn LEP 2010*. Refer to Figure 1 below.

Figure 1 – Area to which this Part applies.

1.2 Purpose of this Part

The purpose of this part is to provide land use provisions to guide redevelopment of the former RAAF Stores Depot site.

1.3 Structure of this Part

This Part is structured as follows:

- Section 2.0 addresses residential density and dwelling mix;
- Section 3.0 addresses car parking;
- Section 4.0 addresses stormwater management;
- Section 5.0 addresses tree preservation; and
- Section 6.0 addresses public domain.

1.4 Objectives of this Part

The objectives of this Part are to:

a. encourage design that will enhance the existing character of the locality; and

b. ensure that redevelopment is integrated with the surrounding development.

2.0 Residential density and dwelling mix

Objectives

a. To encourage a range of housing types to meet the needs of the community.

b. To provide interesting and varied streetscapes.

c. To ensure development is not excessive in scale and the distribution of housing forms reflects the scale and character of existing development.

Performance criteria

P1 Residential development incorporates a range of dwelling types and sizes.

P2 Higher density housing is located to act as a buffer to industrial development to the south of the site.

Development controls

D1 Residential development shall not exceed a gross residential density of 28 dwellings per hectare.

D2 Courtyards shall not be built within the front building alignment.

D3 Single dwelling traditional lot development shall occur along the interface with existing residential areas.

3.0 Car parking

The applicant shall refer to the Parking and Loading Part of this DCP.

4.0 Noise

The applicant shall refer to the noise provisions in the Multi Dwellings Part of this DCP.

5.0 Adaptable housing

The applicant shall refer to the relevant adaptable housing provisions in the Detached Dwelling and Dual Occupancy and Multi Dwelling Parts of this DCP.

6.0 Access and mobility

The applicant shall refer to the relevant provisions within the Access and Mobility Part of this DCP.

7.0 Stormwater management

The applicant shall refer to the Stormwater Drainage Part of this DCP.

8.0 Tree preservation

The applicant shall refer to the Tree Preservation Part of this DCP.

9.0 Public domain

The applicant shall refer to the Former RAAF Stores Depot Public Domain Plan for public domain requirements.

Former Lidcombe Hospital Site

Contents

1.0 Introduction

1.1 Land to which the Part applies

This Part applies to land zoned R3 Medium Density Residential under the provisions of *Auburn LEP 2010* and known as the Former Lidcombe Hospital site, as shown in Figure 1 below.

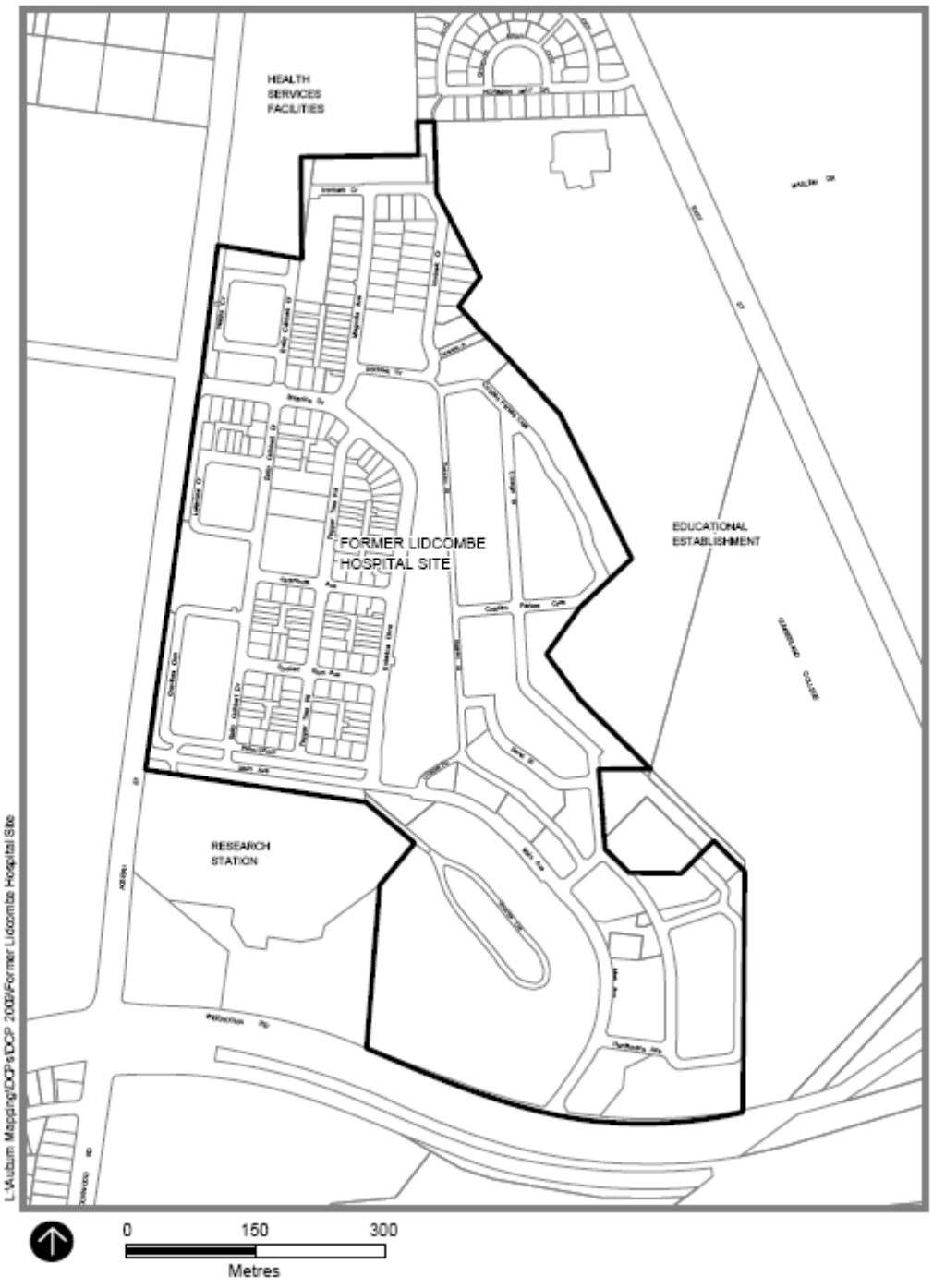

Figure 1 – Former Lidcombe Hospital Site

1.2 Relationship with other Parts of this DCP

Where there is an inconsistency between this Part and other Parts within this DCP, the provisions of this Part prevail.

1.3 Structure of this Part

The following sections set out objectives, performance criteria and development standards that apply to the site.

- Section 2.0 - Sets out the site planning principles that underpin the overall urban design and structure planning of the total site.
- Sections 3.0 to 9.0 - Set out general requirements that apply when planning and designing within the character precincts. These controls are to be applied in the context of the desired future character for the relevant precinct and taking account of the planning principles, opportunities and constraints identified in Section 2.0.

1.4 Objectives of this Part

This Part seeks to ensure that re-development achieves the following objectives and outcomes:

a. The site, when re-developed, maintains its uniqueness and character.

b. Future development retains and responds to key characteristics of the site.

c. The features of the site are integrated into the overall planning of the site.

d. Retention, adaptive reuse and integration of significant and other buildings to give unique character to the site, to enable future generations to read the "story" of the site and to reduce waste through reuse of existing building fabric.

e. Retention of significant remnant vegetation, cultural plantings and landscape features in the public domain and retention of significant road alignments, to protect and enhance biodiversity and ecological niches.

f. Provision of employment opportunities and opportunities for cultural development by providing for mixed uses in key heritage buildings.

g. Provision of a range of quality open space to meet passive and active recreational needs of the community (excluding organised sport) in locations that are easily accessible and in locations that maximise the retention of key landscape features and significant vegetation in the public domain.

h. Integration of landuse and transport planning by providing pedestrian, bicycle and transport connections within the site and between the site and its surrounds by way of bus transport and by co-location of services, facilities and employment opportunities.

i. Development of safe, well designed subdivisions, residential areas and dwellings, taking account of energy efficiency and efficient water management principles.

j. Create a sustainable community socially, culturally, environmentally and economically.

k. Ensure that a comprehensive ecologically sustainable development (ESD) strategy applies to the design, development, conservation, construction and maintenance processes.

l. Ensure that ESD principles underpin the overall development including the design of dwellings and living areas.

m. Retain and reuse the existing buildings, where possible.

1.5 Staged development

On 7 July 2004, consent orders were issued by the Land and Environment Court approving development application number 572/02 for the staged development of the site for subdivision, civil works including roads, drainage and provision of open space, demolition of buildings, regrading, landscaping, removal of trees, site remediation and separate access and uses.

1.6 Terms unique to this Part

Studio accommodation
Are a room or suite of rooms no greater than 55m^2 in floor area located over a garage which is not part of the front streetscape. The rooms are capable of separate occupation.

Terrace houses
Are a form of multi dwelling housing. They are dwellings that have a common side wall(s) with an adjoining dwelling(s) in a group of three up to a maximum of 8 dwellings where the garage is detached from the dwelling and is accessed from the side or rear of the lot.

Town houses
Are a form of multi dwelling housing. They are dwellings that have a common side wall(s) with an adjoining dwelling(s) in a group of three up to a maximum of 8 dwellings where the garage is attached with the dwelling at the front or side.

2.0 Planning principles

This section sets out requirements that apply to the overall urban design and structure planning for the site. The key objective of this section is to ensure that the urban design/structure plan for the site retains key features (see Figure 2 below) of the site and responds to these.

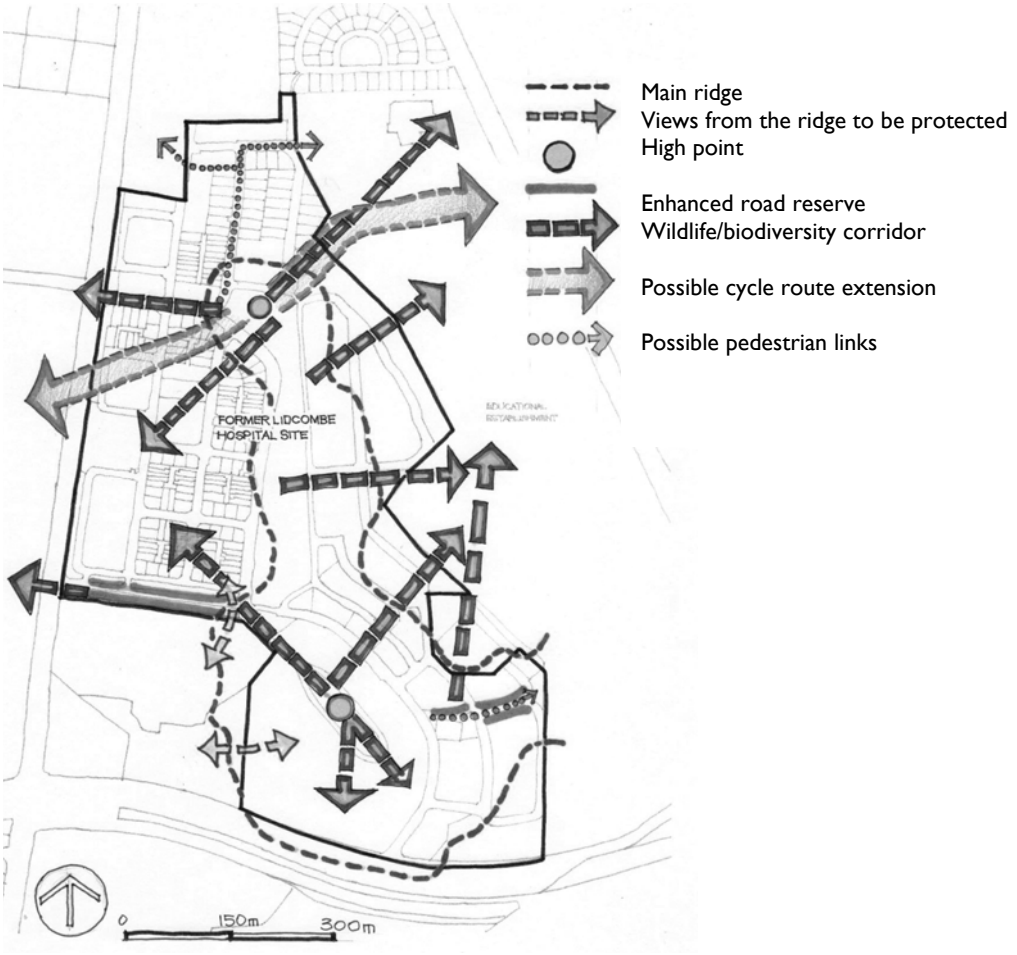

Figure 2 – Key features.

2.1 Built elements to be retained

Objectives

a. To ensure that, wherever possible, existing buildings and road alignments are retained and adaptively reused.

b. To ensure that future generations are able to interpret the history of the site.

Performance criteria

P1 Individual buildings of significance are retained and conserved, or adaptively reused, on the site to achieve quality conservation and urban design outcomes.

P2 Road alignments of significance are retained to contribute to the historical layering of the site.

Development controls

D1 Buildings and elements to be retained shall be detailed in the plans approved as part of the determination of development application number 572/02 (as amended) for the staged development of the site.

2.2 Landscape elements to be retained

Objective

a. To ensure that overall landscape integrity of the site is retained.

Performance criteria

P1 The landscape integrity and natural and cultural attributes of the site are utilised as opportunities to define the structure of future development on the site by:

- using the natural lines of drainage to define the location and form of streets and open spaces;
- protecting the ridge top and high points within the public domain;
- protecting significant tree groups within the public domain;
- protecting individual significant trees within the private domain, where it is not possible to protect in the public domain;
- responding to the different topography and character of the site on the western and eastern sides of the ridge;
- retaining existing water bodies and water detention basins as part of an ecologically sustainable approach to stormwater management;
- protecting the visual prominence of the site and protecting significant views from the site along the main ridge; and
- protecting significant remnant vegetation within the public domain.

Development controls

D1 Landscape elements shall be retained and incorporated into the overall urban design in accordance with the performance criteria above.

2.3 Open space

Objective

a. To ensure that a variety of quality, conveniently located open space is provided to meet diverse passive and active recreation needs of the community, and where possible, to protect and promote biodiversity.

Performance criteria

P1 The open space network provides a high quality network offering a diversity of recreational opportunities and responding to the special features of the site by:

- locating open space to protect significant tree groups;
- locating open space to protect significant remnant vegetation;
- locating open space to protect and highlight topographical features such as high points, ridgelines, drainage lines and other features;
- protecting significant heritage items;
- integrating stormwater management;
- protecting the landscape frontage to the site along Joseph Street;

- locating open space to reinforce pedestrian legibility and permeability through the site; and
- creating wildlife corridors linking across the site from Rookwood Cemetery to Carnarvon Golf Course.

Development controls

D1 Public open space shall be provided as detailed in the plans approved as part of the determination of development application number 572/02 (as amended) for the staged development of the site.

2.4 Street layout

Objective

a. To ensure that the road and street layout respects the history of the site and responds to key characteristics of the site.

Performance criteria

P1 The roads and streets on the site are to be designed to respond to the site character by:

- respecting and retaining the significant existing road patterns, structure and character where possible;
- retaining the ridge road through the site as the main collector road;
- responding to existing site topography when determining street alignments;
- minimising cut and fill;
- protecting significant landscape or built elements;
- defining property boundaries or neighbourhood boundaries;
- fronting onto open space areas;
- providing opportunities for linkages to adjoining uses; and
- defining clear residential and open space precincts.

P2 The street pattern is organised so that:

- the heritage buildings and landscape are retained and fully integrated into the development;
- there are long sight lines affording views and vistas; and
- the undulations of the topography are clearly visible.

Development controls

D1 The street layout shall be detailed as shown in the plans approved as part of the determination of development application number 572/02 (as amended) for the staged development of the site.

2.5 Street hierarchy

Objectives

a. To strengthen links and interconnections with adjoining sites.

b. To minimise the adverse impacts of vehicular traffic on future residential environments.

Performance criteria

P1 Links to the surrounding road network and adjoining uses are optimised by:

- providing the main site entry of Joseph Street at the existing traffic lights;
- providing a secondary site entry point on Joseph Street with limited turns (left-in and left-out);
- upgrading the existing site entry on Weeroona Road;
- providing continued access to the MS Society site and Ferguson Lodge via the local road network;
- allowing for future road connections to the TAFE and University to the east of the site; and
- ensuring all roads (except laneways) are public streets.

P2 The impact of vehicular traffic on the amenity of the future residential environment is minimised by:

- providing a hierarchy of streets that concentrates the principal traffic on a collector road through the centre of the site;
- designing local streets to be low speed low volume roads that offer high pedestrian and residential amenity;
- providing rear laneways for private access to garages to reduce the visibility of garages on primary street frontages; and
- creating a landscape framework that reinforces the hierarchy of the streets.

Development controls

D1 The development shall adopt the street hierarchy consistent with the plans approved as part of the determination of development application number 572/02 (as amended) for the staged development of the site.

2.6 Pedestrian and cycle circulation

Objectives

a. To encourage and facilitate walking and cycling within the site and the general neighbourhood.

Performance criteria

P1 Use of the site by pedestrians and cyclists is encouraged by:

- providing footpaths on all streets on the site;
- providing safe and high amenity pedestrian linkages connecting all major activities and open spaces;

- providing a cycleway through the centre of the site following the route of the main collector road along the ridge;
- designing for safe on-street cycling conditions along residential streets;
- providing bicycle parking at key locations;
- providing new pedestrian and cycle access to adjoining housing development to the north and Coleman Park;
- allowing for future pedestrian/cycle links to adjoining sites and regional routes; and
- integrating accessibility for the mobility impaired.

Development controls

D1 Pedestrian and cycle routes shall be provided as shown in the plans approved as part of the determination of development application number 572/02 (as amended) for the staged development of the site.

D2 Streetscaping/public domain design shall strengthen the role of these routes and take account of safety of these routes.

2.7 Car parking

Objective

a. To maintain high amenity of the residential neighbourhoods and heritage precinct by ensuring that adequate provision is made for resident, non-resident and visitor parking.

Performance criteria

P1 Adequate car parking is incorporated on the site to cater for residents and visitors without compromising the setting and amenity of the residential environment by:

- ensuring all multi-unit dwellings have basement parking accessed from rear lanes;
- limiting on-street parking to one side on local streets;
- limiting parking along the main collector road, where necessary, to create a parkway character and enhance heritage setting; and
- allowing small discrete car parking areas to the rear of buildings within the heritage core.

Development controls

D1 Public parking spaces shall be provided in addition to the resident parking provided for each dwelling.

D2 Public domain, street and landscape design shall clearly delineate parking areas.

D3 All car parks shall be landscaped and screened.

2.8 Built form character and scale

Objective

a. To ensure that new buildings enhance the overall character of the site.

Performance criteria

P1 The location, scale and character of new buildings are to protect the overall cultural significance of the site by:

- ensuring new buildings associated with the existing heritage buildings respect the scale, form and character of the heritage items;
- protecting the existing physical and visual relationship between groups or complexes of buildings;
- siting larger footprint buildings along the northern and eastern side of the site where there are less physical and cultural constraints; and
- developing buildings which protect the amenity of open spaces and key views into and out of the site.

Development controls

D1 The design of new buildings shall emphasise the street and open space hierarchy by defining built edges through building setback, height, articulation and historic/distinct architectural form.

D2 New development shall respond to and reflect the built form hierarchy.

3.0 Heritage

3.1 Built heritage

Objectives

a. To ensure that use of the buildings does not expose the building to unusual risk of damage.

b. To ensure that the heritage buildings are economically adapted and reused.

c. To ensure that the works and uses of the heritage buildings contribute to the integration of the heritage core and precinct to the development as a whole.

d. To ensure that the use of buildings does not compromise their heritage significance and does not expose the building to unusual risk of damage.

Performance criteria

P1 New development is compatible with the overall residential character of the former Lidcombe Hospital site and the heritage core precinct (as identified on the NSW State Heritage Register).

P2 The use of built heritage will not impact significantly on the heritage fabric of the building or reduce its heritage significance.

P3 The use of built heritage will not result in risk of damage to the heritage fabric of the building by virtue of how the building is to be managed or the intensity of that use.

Development controls

D1 Buildings and landscape elements in the heritage core precinct shall be retained.

3.2 Maintenance schedule

Development controls

D1 The detailed maintenance schedule for all buildings identified for retention, shall include immediate works, 5 year, 10 year and continuing maintenance schedule.

D2 Specific levels of conservation/repair works for the buildings listed in the table above are required by this Part as follows:

- All items of exceptional, high and moderate significance be brought to the following level of condition prior to time of transfer, resale or lease.

Items of exceptional and high significance:

- All external fabric (including roofs, walls, windows, doors) shall be restored/repaired to a level of condition which gives the basis of a habitable building as defined by Council.
- All infestations of pest and vermin in proposed retained buildings shall be controlled and damaged fabric restored/repaired to a level of condition which gives the basis of a habitable building as defined by Council.
- All electrical, water, sewerage, gas services shall be restored/repaired to a level of condition which will allow full and unrestricted use of the services in the building by a new occupant. This includes fixtures such as wires, pipes, switch boards, gas and water metres but does not include finishes and fittings.
- All interiors of items of exceptional and high significance shall be brought to a standard which provides the basis for a habitable interior as defined by Council.
- Interiors of items of exceptional significance as identified by Auburn City Council are to be conserved and restored to the condition known at a determined date.

Items of moderate significance:

- Exteriors of items of moderate significance (to be retained) shall be repaired as required to an acceptable habitable standard.
- Interiors of items of moderate significance (to be retained) shall be retained/repaired as required to an acceptable level which provides the basis of a habitable interior.

3.3 Archaeological heritage

Performance criteria

P1 Demolition and excavation of the site is carried out in accordance with the approved Archaeological Management Plan (which sits within the Conservation Management Plan). This work should also comply with the *Heritage Act 1977* and *Auburn LEP 2010* in relation to development works and disturbance of potential archaeological resources.

Development controls

D1 The recording and conservation of archaeological resources shall be achieved in accordance with the heritage provisions of the *Heritage Act 1977*, *Auburn LEP 2010* and with the approved Lidcombe Hospital Site Archaeological Management Plan.

D2 Proposals for development and excavation of the site shall consider the need to obtain an excavation permit in accordance with the *Heritage Act 1977* and with reference to the Conservation Management Plan and Archaeological Management Plan referred to above. Permits will generally be required to carry out further archaeological assessment in areas identified as high or moderate archaeological significance prior to further site disturbance.

Note: No further action is required in relation to archaeological resources in other areas of the site unless relics or evidence is discovered during site disturbance or excavation and either the provision of the *Heritage Act 1977* applies relating to European relics, or the *National Parks and Wildlife Act 1974* applies regarding indigenous sites.

3.4 Landscape heritage

Performance criteria

P1 The Main Avenue heritage landscape element is restored to replace missing elements such as plantings of pines and palms.

P2 Any new development near heritage landscape elements does not adversely affect the significance or character of those elements.

P3 Any items of heritage landscape significance, which are considered unsustainable by virtue of health, longevity, safety or other relevant consideration, are replaced with suitable new plantings in accordance with the approved landscape master plan.

Development controls

D1 The conservation of the heritage landscape elements must be achieved in accordance with the heritage provisions of the *Auburn LEP 2010* and with the approved Lidcombe Hospital Site Conservation Management Plan.

D2 Proposals for development of the site must be made in accordance with the approved Lidcombe Hospital Site Conservation Management Plan and Heritage Impact Statement prepared for the site, and take account of the landscape elements defined in the Lidcombe Hospital Site Conservation Management Plan.

Note: In this section, a landscape master plan is the plan prepared by the applicant which accompanies the first stage development application. It sets out the general principles of embellishment to be undertaken in subsequent stages of the development of those areas where the developer intends to undertake the embellishment of local open space. The landscape master plan is to be consistent with the principles and requirements of the Lidcombe Hospital Site Conservation Management Plan, September 2002.

Master plan
Is a plan prepared by the applicant that accompanied the Stage 1 development application. It sets out the general principles relating to the development of the site in relation to the principal road network, open space areas and drainage infrastructure.

The master plan is consistent with the principles and requirements of the Lidcombe Hospital Site Conservation Management Plan September 2002.

4.0 Landscaping, public open space and public domain

4.1 Landscape planting

Objectives

a. To retain and enhance existing endemic vegetation and biodiversity.

b. To retain significant heritage plantings.

c. To provide quality private open space to meet the recreational and living needs of residents.

d. To ensure that landscaping on private land contributes to the character of precincts and streetscapes.

e. To provide quality public open space and public domain.

f. Landscaping is to:

- enhance the amenity of all areas of the development;
- be easily maintained and robust; and
- contribute to the landscape masterplan of the development.

Performance criteria

P1 To establish linkages and connections in the design of spaces through the selection of appropriate plant species.

P2 The selection of plant species are based on the following:

- appropriate remnant and endemic species;
- solar access to private open space and buildings;
- cultural landscape precedence; and
- demonstrated performance suitability of species within the planting environment.

P3 New plants are species which are suited to the site conditions and have sympathetic character and style of the existing planted species.

P4 Proposed planting considers the species endemic to the Auburn area and the preferred plant species list contained in the Auburn Parks Infrastructure Manual.

Development controls

D1 Existing vegetation consisting of significant heritage plantings and other mature plantings shall be retained when determining site layout and road alignments. The retention of these elements in development control shall be complemented with additional planting to provide identity to different parts of the development.

D2 Retention of trees shall consider:

- the safe useful life expectancy (assessed by a qualified arborist) and estimated future lifespan;
- the current and future amenity and contribution to the landscape that the tree provides;
- management and safety issues associated with retention; and
- heritage considerations including the natural and cultural history of the site.

D3 Landscape design of private lots and retained existing trees shall contribute to the landscape amenity of the neighbourhood and precinct landscape framework.

D4 Street patterns and street tree planting shall be strong components of the landscape framework.

D5 Streetscape planting shall ensure the coherence of new plantings and continuity with key elements and themes of the existing landscape.

D6 The detailed landscape design of streets and pathways shall reinforce people's understanding of the street hierarchy.

D7 Public open space areas shall be sized and designed as manageable parcels and readily accessible by maintenance personnel and equipment.

4.2 Public open space areas

Objectives

a. To ensure the provision of open space to allow suitable access and locations for both active and passive recreation activities appropriate to the size and function of the open space area. (**Note:** appropriateness in this sense includes matching the type of activities encouraged on that space to the proximity of dwellings to minimise disturbance of residents. Adequate protection must be provided to ensure significant existing trees are not damaged by construction activities).

b. To ensure the retention and enhancement of existing significant vegetation contributes to the conservation of wildlife corridors.

c. Existing vegetation complements the overall landscape scheme for the site and provides variety and visual identity to different residential areas.

Performance criteria

P1 Open space associated with the heritage core precinct remains accessible to the public at all times.

P2 Pedestrian and cycle crossings of roads are sited in high usage locations and provide adequate safety for motorists, pedestrians and cyclists.

P3 Design and layout of public open space takes advantage of available views and site features.

P4 All open space areas are maintained to a high level to encourage resident usage and a sense of community ownership.

P5 The public domain is designed to create focal points for the community and a hierarchy of spaces that provide a local identity.

P6 Landscape treatments are provided in open space areas in accordance with the landscape master plan.

P7 All ponds within public open space areas have dual use functions for water treatment and are embellished for passive recreation with appropriate safety measures.

Development controls

D1 Landscape plans for local open space shall be consistent with the principles and requirements of the approved Lidcombe Hospital Site Conservation Management Plan.

D2 Open space areas shall be of manageable sizes and not fragmented pockets spread throughout the site.

D3 Footpath links shall be provided to, and through, open space areas in accordance with open space embellishment plans.

D4 Open space embellishments shall include some provision for car parking including parking for persons with disabilities.

D5 The maximum gradient of footpaths and cycle ways shall be similar to the adjacent road pavement.

D6 Shared pedestrian and cycle way paths along collector roads or through open space areas shall be 2.5m wide. A pedestrian footpath along local roads (where not a shared way) shall be 1.2m wide.

D7 Open space areas shall be designed to minimise the risk of crime and provide links to other areas of open space and focal nodes within the site.

D8 Significant vegetation shall be retained and included in embellishment designs wherever practicable and where medium to long term public safety and tree vigour can be expected.

D9 Drainage facilities shall be designed to provide multi use recreation opportunities and to be incorporated as an integral component of the public open space network.

D10 "Village green" within the heritage core shall be publicly accessible at all times.

D11 Signage in accordance with Council requirements shall be provided in all public areas to indicate street names, essential service locations, pedestrian routes and public facilities.

5.0 Roads and access

5.1 Roads, streets, lanes and footpaths

Development controls

D1 The following principles underpin the design of the roads, streets and lanes within the site:

- The internal circulation network will comprise a system of roads, streets, lanes and pathways servicing the development within the site.
- All roads shall be dedicated to Council except for lanes and access lanes.
- The visual appearance of roads of different classification shall also convey the purpose and function of that road.

5.2 Hierarchy

Objectives

a. To provide a road and street hierarchy that is safe and efficient for vehicles as well as pedestrians and cyclists, endeavours to create safe travel speeds and minimises the adverse effects of through traffic.

b. To ensure that the road and footpath system is fully accessible for elderly and people with disabilities.

c. To ensure that there is a clear street hierarchy reinforced by building type.

d. To ensure that existing roadways and associated service infrastructure to be retained, upgraded if necessary and reused as road and/or pathways within the site.

Performance criteria

P1 Road and street hierarchy is reinforced through landscape embellishment.

P2 Internal roads and intersections are controlled by appropriate low impact means to slow and control traffic movement.

P3 Access to the arterial road system and the designated locations of an approved intersection form and design is to be satisfactory to the Roads and Traffic Authority (RTA).

P4 Footpaths and roads are accessible to people with disabilities.

Development controls

D1 A network shall be established which provides convenient linkages for all modes of transport to all areas within the site and has regard to travel distances, drainage, public utilities and view corridors.

D2 A network of roads, streets and lanes shall be provided with a clear physical and visual distinction between each type based on function, convenience, amenity, safety and traffic volume.

D3 All junctions and intersections shall be detailed in response to the expected future traffic volumes and operational speeds, providing appropriate restraint of speed, clarity of priority, together with the safe accommodation of pedestrians' and cyclists' movements.

D4 The network of roads, streets and lanes shall generally conform to the functions as set out in Table 1.

Table 1 – Road and street functions

Road type	Max traffic volume (vpd)	Maximum number of dwellings	Design speed (kph)	Standard road reserve (m)
Collector road	3,000	1,000	50	22.2
Local streets	1,000	200	40	13
Special streets	Variable	Variable	40	Variable
Lanes	160	16	10	7.0
Lane (access)	160	16	10	5.0

D5 Any collector roads permitted to carry loadings in excess of 3,000 vpd shall not to have direct vehicular access from the adjoining properties, and shall make provision for the restraint of over-speeding, for ease of pedestrian/cyclist crossing, and for control of intersection movements.

D6 Road and street lighting shall be compliant with the relevant Australian Standards to facilitate a safe environment for all users.

D7 Landscape embellishment shall be themed and respond to the road hierarchy.

D8 Acceptable levels of access, safety and convenience shall be provided to all users ensuring acceptable levels of amenity.

D9 New development shall make adequate provision for bus services to service the site and ensure that road and kerb design can accommodate articulated low floor buses.

D10 Non-resident parking and overflow parking from adjoining development shall be discouraged by the use of 'resident only' controls or other appropriate parking measures.

D11 A legible, safe and convenient network of all weather pathways for pedestrians and cyclists, including users with disabilities and limited mobility, shall be provided in accordance with provisions contained in the *Disability Discrimination Act 1992*.

D12 Cater for the integrated provision of landscaping, public utilities and drainage.

D13 No direct vehicular access except at controlled intersections shall be permitted to arterial or sub arterial roads.

D14 Safe and convenient interaction between the use of the hall, particularly peak patron use, and the operation of the adjoining road and path/cycle ways shall be provided.

D15 The location and design of road intersection junctions with Weeroona Road will consider sight distance and expected future traffic volumes.

D16 Road geometry shall comply with the RTA Road Design Guide.

D17 Footpaths and road interfaces shall be in accordance with disability standards.

5.3 Design Widths

Objectives

a. To ensure that sufficient carriageway and verge widths are provided to allow streets to perform the designated functions within the overall road network and to accommodate public utilities and drainage.

b. To ensure that the main collector road functions as a two way bus route that allows unobstructed movement in both directions.

c. To ensure safety at bus stop areas.

Performance criteria

P1 The overall dimension and appearance of the road network visually reinforces its intended function, and in particular conveys to motorists the appropriate travelling speed.

P2 The dimensions and characteristics of the urban road hierarchy are set out in Auburn City Council's Development Design Specifications – D1 Geometric Road Design: Urban (Auspec March, 2001). Possible flexibility on some of the criteria enables the development to meet best management practice and the desired outcomes.

P3 The design and alignment of collector roads are provided for the efficient and unimpeded movement of buses and comply with the requirements of the RTA and local contracted bus service provider.

Development controls

D1 Street planting in publicly dedicated roads shall only be permitted following Council approval of a tree planting plan prepared by a qualified Landscape Architect. All plans documenting the location of proposed street planting shall indicate the location of all services, vehicular entry points, road crossing areas, designated bus stops, traffic signs and street lighting.

D2 Carriageway and verge widths for particular street types are set out in Table 2 below:

Table 2 – Appropriate carriageway and verge widths for particular road types

Type	Standard carriageway width (m)	Standard total verge width (m)	Standard road reserve (m)	Footpath required	Dedication to Council required
Collector roads	12.2	9.0	22.2	1.2 m on both sides	Yes
Local streets	7.5	5.5	13	1.2 m on one side	Yes
Special streets	Detailing to achieve heritage requirements.				
Lanes	4 to 5	2.0	7.0	No	No
Lanes (access only)	3	2.0 to 3.0	5.0	No	No

D3 Where lanes do not front garages the width of the carriageway shall be reduced to a minimum of 3.0m where adequate provision has been made for passing oncoming traffic.

D4 Collector roads fronting public open space may reduce the minimum verge width to 1.0m and reduce carriageway width by 2.6m (providing there is adequate parking space and road infrastructure requirements are allowed for).

5.4 Streetscape, lighting and signage

Objective

a. To ensure the design of the streetscape contributes to a cohesive landscape theme that relates to the development concept for the site and complements the surrounding development.

Performance criteria

P1 New development is compatible with the existing character of the locality in the context of the heritage precinct.

P2 Development enhances the visual character and amenity of the street and reflects its function in the movement hierarchy developed for the site.

P3 Street planting defines the public realm from privately owned areas and reinforces the character of various street types and locations.

P4 Buildings address the street frontage and are compatible with adjoining development in terms of street elevation and presentation.

P5 New buildings adjacent to items of heritage significance comply with the requirements of the Conservation Management Plan regarding appropriate scale, materials and finishes.

P6 Building heights at the street frontage do not dominate the streetscape.

P7 Double garage doors do not dominate the streetscape.

P8 Streetscape design should consider vehicle crossing points, pedestrian crossing points, visual amenity, fencing styles, lighting and any other necessary street furniture.

P9 Signage is clear and visible and conforms with relevant Council requirements.

P10 Street trees should be planted in accordance with the landscape masterplan in particular its reference to the retention of existing trees in the plan.

Development controls

D1 Streetscape elevations shall be required for development applications for individual blocks. Individual buildings within a block shall be considered as part of a greater whole, with particular reference to the place-making principle of creating areas of distinct character by concentrating certain dwelling types together.

D2 Public street furniture shall include bus shelters, lighting poles and lighting, plant guards, barriers and signage and shall be of a design specified and approved by Council.

D3 Choice of materials for hard surfaces, especially carriageways and footpaths/cycle ways shall be of a type and specification approved by Council. Changes in paving material will be allowed to signal changes in street use and character.

D4 Street trees shall be planted at approximately 10m intervals or as otherwise in accordance with the approved landscape master plan. Plant selection and streetscape design shall consider:

- species habit;
- mature size of species;
- requirement for evergreen or deciduous trees depending on aspect;
- likely impacts due to surrounding structures and services plus potential impact or nuisance from flower and/or fruit drop;
- lighting, visibility and safety considerations; and
- heritage items and landscape elements.

5.5 Linkages

Objectives

a. To ensure that the access points to the site minimises travel, provide safe and efficient access.

b. To ensure that the transport network makes provision for access to adjoining land uses.

Performance criteria

P1 Links between the site and adjoining land uses are agreed to by the adjoining owners prior to inclusion in any development application.

P2 Controls to discourage student parking within the Lidcombe Hospital site should be considered in consultation with Council.

Development controls

D1 Provision shall be made in this development for all classes of access to the Multiple Sclerosis facility and to Ferguson Lodge, and also consideration being given to facilitating possible future connections into the adjoining lands to the south-west of the site.

D2 Pedestrian and cycle access shall be provided through to East Street and Norman May Drive; to Joseph Street/Georges Avenue signalled intersection by the shortest practicable and convenient route and provision shall be made for possible future connections to the educational institutions to the east.

D3 The satisfactory management of the base, casual, and the peak parking loadings and the consequent use of the parking sites shall be provided, off-street and on-street, for all land uses.

5.6 Pedestrian and cycle network

Objectives

a. To ensure that the design of the development encourages residents to walk or cycle for trips within the site.

b. To establish a network of pedestrian linkages to allow residents, including disabled residents and visitors, easy and safe access to the open space and other public amenity features of the site and public transport.

c. To ensure that the cycle network is connected within the site and to other networks external to the site.

Performance criteria

P1 There is a clear distinction between designated local internal routes and those used to connect to external areas of the site.

P2 Provide a pedestrian network of suitable material, width and design that can link to existing or possible future pedestrian networks on neighbouring areas and that is serviceable in all weather conditions.

P3 Pedestrian links should function without conflict with cycle links and link key areas or high use areas of the site.

P4 A cycleway of suitable material, width and design that can link into existing or a possible future cycle link on neighbouring areas is provided.

P5 Safe pedestrian links are provided throughout the site and to open space areas.

P6 A cycleway and pedestrian network to link to Joseph Street, Weeroona Street and Norman May Drive is provided.

P7 Safe pedestrian links are provided to adjoining sites and throughout the site.

P8 Safe pedestrian links are provided to access the existing linkage through Carnarvon Golf Course.

P9 Appropriate levels of lighting are provided to all road and pedestrian linkages.

Development controls

D1 Pedestrian links shall not conflict with vehicular movements.

D2 Access and facilities for the disabled and physically impaired shall be provided in accordance with provisions of the *Disability Discrimination Act 1992* and Council's standards.

D3 Road crossings shall be located where there is adequate sight distance and suitable lighting provided and to provide adequate safety for motorists, pedestrians, cyclists and disabled users.

D4 Changes in surface finish shall be considered at road crossings, designated bus stops and intersections.

D5 Where shared use of the street pavement is required, the design shall reflect that dual use to promote safety.

D6 Cycle links shall be of sufficient width and profile for the purpose intended and where used in conjunction with pedestrian links the pathway should be widened at conflict points to allow safe passage of both pedestrians and cyclists.

D7 Pedestrian facilities shall be consistent and continuous, and meet all the functional requirements for independent use by elderly and disabled users, including the vision impaired, wheelchair and electric scooter users.

D8 Tactile ground indicator tiles shall be used at all road crossings, bus stops etc.

6.0 Site planning controls

This section sets out the objectives, performance criteria and development standards that relate to site planning and subdivision development.

Objectives

The site planning and subdivision controls are to ensure that:

a. interference with the topography is minimised;

b. the topography can be clearly read and understood;

c. the subdivision patterns set up regular rows of buildings and spaces and are suitable for the dwelling types;

d. a system of vehicular access to properties contributes to rather than dictates the resolution of the street; and

e. there are precincts/streets with a range of discrete characters.

Development controls

D1 The street and block pattern shall:

- relate to the building types;
- minimise cut and fill;
- enable small increments of change between buildings;
- enable the street hierarchy to be reinforced by the building types;
- set up an appropriate spacing between buildings;
- create a regular pattern of driveway access from the street;
- provide views and vistas;
- reinforce the qualities of the site; and
- have the potential to provide external linkages over time.

6.1 Setbacks

Setbacks are required to protect the privacy of adjoining residents, to provide for sunlight to adjoining dwellings and to provide a visual rhythm and coherence to the streetscape. Refer also to the subdivision and allotment planning controls diagrams in section 7.3.

Objectives

a. To ensure that the dwellings address the public domain and set up a spatial rhythm.

b. To ensure there is adequate solar access and privacy.

Performance criteria

P1 The setbacks to the street provide:

- a clear reading of the topography;
- a clear edge to the street and/or open space system;
- a semi-private zone;
- houses which are more dominant than garages;
- reinforcement of the street hierarchy;
- reinforcement of the street block where appropriate; and

- an open streetscape with adequate areas for landscaping, fencing, and screen planting.

P2 The setbacks to the side boundary and the rear are to ensure that there is:

- adequate solar access to neighbours;
- privacy for residents and neighbours and minimise overshadowing; and
- an even spatial rhythm along the street so that individual building types do not dominate.

Development controls

D1 Table 3 below sets out the minimum setback requirements for all dwelling types on the site.

Table 3 – Minimum setback requirements for all dwelling types

	All dwelling types
Primary front setback	4m to building facade of habitable rooms from the front boundary line. This setback may be reduced to 3m for dwellings fronting public open space or a corner, providing solar access and other environmental provisions are met.
Side and rear setbacks	A 1.2m side setback is required for 1 and 2 storey portions of dwellings.
	Garages, including those with studio accommodation above, in lanes can be located on the rear boundary provided a minimum of 7.5m is provided between the facade and opposite boundary fence or building façade. (Refer below for additional requirements).
Eaves facias	825mm for one or two storey buildings.

D2 Garages facing a street shall be set back a minimum of 5.5m from the front boundary.

D3 Lots with rear vehicular access to the property can have a zero line setback at the rear where the minimum distance between building facades which contain habitable rooms with windows or another garage is 7.5m.

D4 Two storey, open, non-habitable structures including carports, pergolas, verandahs and entry features shall sit within the 2m articulation zone as measured from the primary front setback.

D5 Adjoining building facades shall be aligned. Building facades may vary in alignment only if a cohesive streetscape is achieved. Any variation to the alignment shall be derived from the building type and the topography, i.e. where a lot slopes away from an area of parkland or to achieve a more successful result by locating a building or group closer to the street edge.

6.2 Orientation

Objective

a. To ensure that the orientation and organisation of lots will enable dwellings to achieve the environmental performance guidelines as set out in section 1.4 of this Part.

Performance criteria

P1 The building zone for the dwelling is predominantly at the front of the lot.

P2 The higher density areas with smaller lot frontages are predominantly east-west or north-south where the north is at the rear.

P3 The subdivision of allotments maximises the potential for energy efficient housing development whilst maintaining the design integrity of the overall development.

P4 All allotments provide for sufficient area to allow the siting of dwellings and to allow for adequate areas of private open space, vehicle access and parking as set out elsewhere in this Part.

Development controls

D1 Lots shall be oriented to facilitate the siting of dwellings to meet the ESD criteria set out in this Part.

The above requirements may be varied in cases where an applicant submits an integrated subdivision and development application demonstrating that the performance criteria have not been compromised.

6.3 Safety (CPTED) requirements

Applicants must refer to Council's Policy on Crime Prevention Through Environmental Design, 2006.

6.4 Private open space and landscaping

Objective

a. Private open space areas:

- relate to the living spaces, windows, access/egress points and function of the dwelling; and
- are amenable and suitable for the intended use.

Performance criteria

P1 All setback areas are landscaped to Council's satisfaction.

P2 Private open space is of a size and location suitable for the intended use.

P3 Private open spaces and living areas are protected from overlooking from public and neighbouring areas.

P4 Private open space areas are clearly defined and screened for private use.

P5 Landscape treatment of private open space areas contribute to the master planned themes for streetscape and public open space (where private open space is visible from these public areas).

P6 Landscape treatments complement solar access requirements for buildings.

P7 Planting:

- is appropriate for its setting and environment;
- is provided in the public and private domain;

- complements the existing landscaping and topography, lighting and street furniture;
- is simple and robust; and
- provides privacy, screening and shading where required.

P8 All new landscaping is to be designed to be low maintenance and low water usage.

Development controls

D1 New plantings shall contain endemic species that are of low maintenance and low water usage.

D2 Cultural plantings shall be used where existing plantings are to be enhanced.

D3 The minimum area of soft landscaping for residential development as a percentage of the total site area for each dwelling type shall be as set out in Table 4 below.

D4 Private open space shall be of a minimum size as set out in Table 4 below and be able to contain a square measuring a minimum of 4m x 4m which is free from obstructions such as garden beds and steps.

D5 Private open space areas associated with residences shall accommodate outdoor recreation needs and function as an extension of interior living areas.

D6 Planting shall be used to minimise overlooking between dwellings, and between dwellings and public or common areas; having regard to crime prevention principles.

D7 Planting shall be of appropriate mature heights and volumes to the space allotted to them.

D8 The area between the front property boundary and the front building line shall not be considered as private open space unless solar access is principally to the front garden space and this area is suitably fenced and screened.

Table 4 - Minimum private open space per dwelling type

	Detached	Semi detached / zero lot line houses	Terrace houses & town houses
Minimum area of private open space	70m^2	60m^2	35m^2
Minimum landscaped area of site	45%	40%	30%

6.5 Fencing

Objective

a. Fencing is to:

- clearly demark the public, semi-public and private domains;
- complement the dwellings and the streetscape; and
- provide privacy where appropriate.

Performance criteria

P1 All new dwellings have side and rear boundary fences.

P2 Front fences, where appropriate, contribute to the streetscape and allow gardens to contribute to the public domain.

P3 Front fences, where appropriate, extend alongside boundaries of corner sites back to the building line.

P4 Rear and side fencing assists in providing privacy to private open space areas.

P5 Fence height, location and design should not affect traffic sight distances at intersections.

P6 Front fences relate in proportion to the height of the building and are appropriate to the style of residence.

Development controls

D1 Side boundary fencing constructed behind the building alignment setback shall be a maximum height of 1.8m and be constructed from materials which complement the design of the dwelling.

D2 The front and side dividing fences where located within the front yard area shall not exceed a height of 1.2m as measured above existing ground level and shall be a minimum of 50% transparent.

D3 Front and side dividing fences where located within the front yard area shall not be constructed of solid pre-coated metal type materials such as colorbond or similar.

D4 Front fencing that is to provide privacy screening for external living areas shall be considered up to a maximum height of 1.8m if complementary to the dwelling design.

D5 Fencing to secondary road frontages and rear vehicular access shall be a maximum of 1.8m in height at the road boundary from the rear boundary up to the line of the front of the dwelling and must be of materials and design complementary to both the streetscape and dwelling.

D6 Front fences shall be compatible with and sympathetic to the dwelling design.

D7 Fencing styles shall complement both the architectural design of the dwelling and the streetscape. Front fences should not exceed 1.2m in height unless required for provision of privacy to private open space and unless appropriately screened by landscaping and with variations in materials and alignment.

6.6 Ancillary site facilities

Refer to either the Detached Dwellings and Dual Occupancies Part or the Multi Dwellings Part of this DCP.

6.7 Site drainage and stormwater management

The provision for and use of treated effluent is to be considered in housing development and public open space areas.

Stormwater runoff from the overall site should not occur at a rate greater than that which existed prior to site development works unless catered for in downstream control facilities and agreed by both the owner of the affected property and Council.

The conservation and re-use of stormwater is encouraged, but not so as to cause degradation of downstream waterway systems or result in economically unsustainable design alternatives. The system provided should ensure that there is no decline in the quality of stormwater leaving the site.

Performance criteria

P1 The drainage strategy takes into account a total catchment management approach such that downstream drainage systems are not impacted adversely through alteration to existing drainage flows from the site.

P2 Drainage systems and ground surface areas are to be protected from pollutants and soil erosion. Pollutant and sediment control measures are required for all subdivision applications.

P3 The drainage works for the site are to preserve the effectiveness of existing downstream flood mitigation and drainage works.

P4 Proposed development is not to increase downstream flooding or increase pollutants on a total site performance basis. Off-site mitigation measures will be accepted as meeting this criteria subject to satisfactory arrangements with the affected landowner.

P5 Stormwater infrastructure is to be designed to be aesthetically pleasing and landscaped so as to serve a dual function as a continuation of the open space and stormwater management.

Development controls

D1 Stormwater shall be detained so that it is discharged from the site at rates not exceeding those at present and so there is no increase in the rate of flow in the catchments below the land to which this Part applies.

D2 Stormwater shall be treated so that it is discharged from the site with a quality not less than the water quality of discharges at present and meeting all antecedent precipitation index (API) parameters for discharge of stormwater from new development sites up to 1 year ARI.

D3 Stormwater shall be collected, conveyed and discharged for storms up to a 20 year ARI frequency, without flooding or unacceptable inconvenience.

D4 Residential site drainage shall comply with the Stormwater and Drainage Part of this DCP as well as additional site specific requirements provided below.

D5 Soil and water management plans shall be submitted with all subdivision applications, and development activities shall be staged in a manner to suitably manage the effects of land disturbance.

D6 Dual use of open space areas for drainage and stormwater management shall be encouraged as an efficient utilisation of land and shall be designed and constructed in accordance with appropriate standards relating to public safety and risk management.

D7 The developer shall determine with Council appropriate operation procedures and designs including fences and other measures to ensure appropriate public safety relating to stormwater infrastructure (both dedicated to Council and in private ownership), particularly permanent water bodies.

D8 Drainage facilities shall be of standard or other approved designs and supported by design calculations. Designs are to facilitate maintenance, cleaning and disposal of excess plant materials and other pollutants.

D9 Drainage systems shall be designed and constructed in accordance with the design guidelines set out in the most current version of Australian Rainfall and Runoff published by the Institute of Engineers Australia. The adequacy of water quality systems shall be assessed by suitable modelling.

D10 On-site detention (OSD) systems shall be designed in accordance with the requirements set out in Australian Rainfall and Runoff and the Stormwater Drainage Part of this DCP.

D11 Trapped sag points shall be avoided.

D12 Permanent structures (i.e. dwellings, garages, impervious fencing etc.) shall not be constructed within the 1% Average Exceedance Probability (AEP) storm level or drainage flow path. Habitable rooms shall have a freeboard of 500mm above the flow surface unless otherwise justified. Garages and basement car parks shall be designed to prevent storm flows from entering. Larger floods shall not to result in catastrophic impacts.

D13 Site servicing and building design shall provide for maximum practical rain water use in the private and public domain. Alternatively, these needs may be serviced by the installation of a treated effluent reticulated system to Sydney Water's requirements.

7.0 Residential development and subdivision controls

7.1 Housing and private domain principles

This section recognises that a range of densities is required to create a diverse built form that provides a wide choice of housing types.

A range of densities across the site is occurring and is further anticipated, and concentration of certain types is encouraged where it may be appropriate to create areas of distinct character where all other urban design, built form and housing controls can be met.

The private domain is to provide a high level of amenity to residents. The private domain includes private open space as well as the interface between private open space and dwelling interiors. Adequate solar access and privacy are fundamental qualities of the private domain.

To guide the built form and character of the private domain and to ensure that a high quality environment is created the following principles are to be met:

- A range of building types and densities are to be provided. This mix should include detached, semi detached/zero lot line dwellings, town houses and terrace houses along with some studio accommodation above garages that are separate from the dwellings.
- Buildings are to address the street and reinforce territorial definition.
- Building design is to be responsive to, and integrated with, its environment and adjoining dwellings.
- Building design is to be contemporary and be compatible in scale and proportion with the horizontal proportions of the heritage hospital buildings.
- The building design is to be energy efficient and may include eaves and other shading devices.

- Building design is encouraged to link internal living and external courtyard/garden spaces.
- Street facades and appearance are to be considered as part of overall streetscape design.
- Building materials and finishes are to be durable.
- Private domain landscape is to contribute to the landscape masterplan for the site.

7.2 Housing objectives

Objectives

To ensure that residential development of land:

a. creates a high level of residential amenity;

b. ensures that individual housing design is integrated and sympathetic to the approved masterplan and intended character of the area;

c. ensures a distinctive architectural approach is adopted using a variety of housing types that incorporate strong contemporary roof forms and modulation, eave overhangs, as well as elements such as louvres that control and regulate the microclimate;

d. promotes the building of dwellings that maximise the opportunity for energy efficient usage and solar access;

e. provides residents with a high level of private amenity, particularly in relation to outlook and private open space;

f. creates a socio-economically diverse residential community that is safe and convenient for residents; and

g. provides opportunities for social interaction, neighbourhood living, recreation, and cultural and environmental awareness.

7.3 Subdivision, allotment planning, size and shape

Objectives

a. Subdivision provides for a variety of housing types to meet a variety of housing needs including meeting the needs of the aged and people with a disability.

b. The allotment size and shape is adequate to contain the particular housing type, open space and car parking (with the required amenity).

c. The allotment size and shape sets up a regular subdivision pattern related to the particular dwelling type, the street hierarchy and the block and street pattern.

d. The allotment size and shape allows for buildings to align with the street system.

e. Where there are special conditions relating to landscape, topography, heritage, retention of existing buildings, that unique sized and shaped allotments are created.

Performance criteria

P1 Subdivision makes provision for dwelling houses and multi dwelling housing such as:

- detached housing;

- semi detached/zero lot line houses; and
- terrace houses.

P2 Individual allotments permit sufficient area commensurate with the dwelling type to allow for useable outdoor open space and solar access as required elsewhere in this Part.

P3 The allotments and the location of the buildings are organised to set up regular patterns of buildings and space.

P4 The allotments enable a range of housing types and spatial distribution.

P5 The irregular shaped and sized allotments provide the opportunity for specific design solutions.

P6 The allotments are predominantly rectangular.

P7 The allotments which provide the higher density are located around the open space system.

P8 The allotments are located so that the dwellings relate to the street hierarchy.

Development controls

D1 A street hierarchy shall be defined and related to housing types.

D2 Level changes along a street block shall be made incrementally with minimal cut and fill.

D3 Vehicular access ways at the rear of properties shall take advantage of level changes to increase the size of rear yard areas, and minimise cut and fill, and reflect the topography.

D4 Housing types shall be built to a height of up to 3 storeys where it is necessary to define and balance the spatial system.

D5 Minimum lot frontages for each of the dwelling types are set out in Table 5 below.

Table 5 – Minimum subdivision standards for individual dwelling types

	Detached	Semi detached/zero lot line houses	Terrace houses & town houses
Minimum frontage width at building line (m)	12 *	7.5	6

* may be reduced to 10m if the dwelling has a garage that is accessed from the rear of the property

D6 Strata titling of studio accommodation shall be considered where the following outcomes are provided:

- Both the primary residence and the studio have individual frontage to a public road.
- A minimum of 1 covered off-street car parking space is provided for the studio in addition to car parking required for the principal residence.
- The studio accommodation has a minimum habitable floor area of 45sqm.
- The studio accommodation has a balcony or private courtyard (designed to eliminate overlooking) of minimum 8sqm and a minimum depth of 2m.

- The allotment on which the studio accommodation is located has a minimum width of 10m and a maximum area of 55sqm.
- The privacy of the principal residence's rear yard and adjoining allotments is not compromised.

Refer to Figures 3 and 4 - Subdivision and allotment planning controls diagrams below and on the following page.

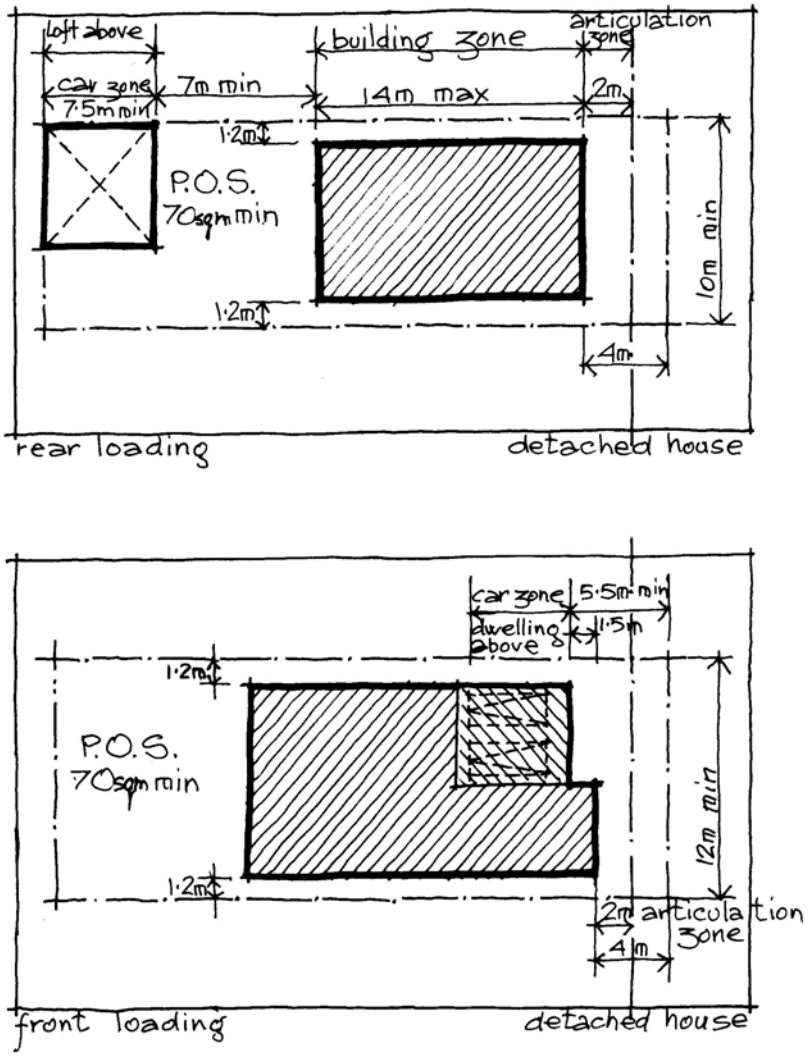

Figure 3 - Subdivision and allotment planning control diagram – Front loading and rear loading

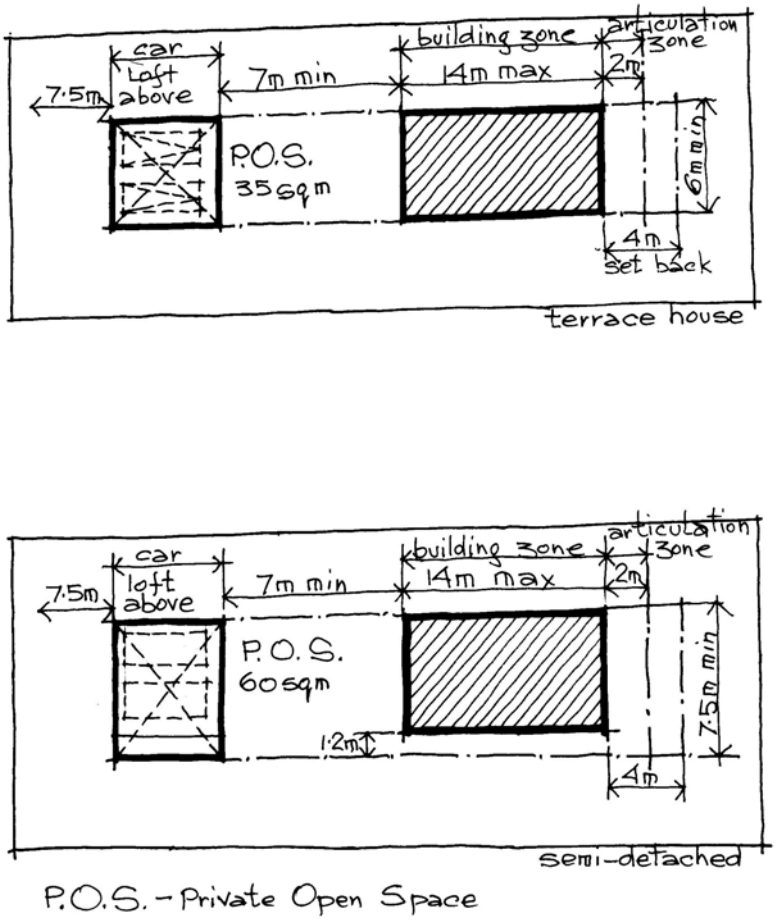

Figure 4 – Subdivision and allotment planning control diagram – Multi dwellings

7.4 Dwelling design and form

Objectives

a. Dwellings form a series of neighbourhoods, each having a distinctive character arising from the predominance of a particular dwelling type related to the street hierarchy, topography, heritage features and open space.

b. Housing variation caters for a socio-economically diverse community.

c. To ensure dwellings and garages are designed with regard to site conditions and minimise impact on landform.

d. To ensure dwelling and garage design has regard to the amenity of adjoining development and surrounding properties.

e. To ensure that dwellings built in the vicinity of heritage or retained buildings are designed so as not to detract from the significance or character of the heritage building or group of heritage buildings.

Performance criteria

P1 Dwellings have a high level of internal and external amenity.

P2 Denser housing forms are located around open space and on wide verges.

P3 Dwelling groups are not composed of different dwelling types (e.g., terrace dwellings are to stand alone as one group).

P4 Dwellings in the vicinity of heritage and/or retained buildings are to be sensitive to and compatible with such buildings and be designed so as to not detract from the significance or character of the heritage/retained building(s).

P5 Taller or raised housing forms are located where land slopes away from an open space or across the width of the street.

P6 Where land slopes along the street, dwellings follow the slope of the land.

P7 Floor to ceiling heights enable good light penetration and cross ventilation.

P8 Groupings of similar types of dwellings create areas of a particular identity in the built form and streetscape.

P9 Dwelling design and types reinforce corners, the street, and open space hierarchy.

P10 Dwellings and garages are designed with regard to the site conditions and minimise the impact on landform.

P11 There is a range of dwelling types.

P12 To ensure the majority of garages for dwellings are located off the primary street frontage and are accessed by a rear lane.

Development controls

D1 A minimum of 20% of the total number of dwellings shall be detached dwellings.

D2 The building height controls and floor to ceiling controls applicable to buildings are set out in the Table 6, below.

Table 6 – Floor to ceiling heights

	Levels	Minimum	Maximum
Dwellings	Ground floor	2.7m	3.0m
	1st and 2nd floor	2.4m	2.7m

D3 Groupings shall comprise denser forms around parks, open space and wide verges.

D4 The maximum building depth of any second or third storey components of dwellings shall be 14m.

D5 Stairs, verandahs, entry features, courtyard walls, balconies, carports and porticos may encroach within the primary building line by not more than 2m provided the design, materials, colour and construction match the main dwelling.

D6 Dwellings shall be predominantly two (2) storeys with some component of single storey. Three (3) storey dwellings shall be considered if they are on sites where it can be demonstrated that it enhances the streetscape and/or legibility.

D7 The floor level of any dwelling shall be a minimum of 500mm above the 1% AEP level of any adjacent drainage easement or water course or OSD facility.

D8 Garage door openings fronting a public road shall be not be more than 5.0m wide or 50% of the frontage width of the allotment measured at the building alignment, whichever is the greater.

D9 Garage door fronts shall be setback a minimum of 5.5m from the street boundary and 1.5m back from the front dwelling façade.

D10 A minimum of 30% of dwellings shall have garage access from the rear of the allotment.

D11 Rear access shall be organised to optimise the street character and to limit the number of garage doors facing the street frontage.

D12 Garages, particularly doors, carports and parking areas shall be detailed to reduce their visual impact and add interest at ground level. The materials used in the garage shall complement those of the house.

D13 Garage and carport design shall be in the same application as the dwelling even if it is to be constructed at a later date.

D14 Carports shall be designed so that secondary elements do not dominate the dwelling façade.

D15 Pitched roofs to carports shall not permitted unless compliance with the streetscape objectives can be demonstrated and the carport structure does not dominate the dwelling façade.

D16 Carports shall be a maximum of 3.5m in width.

D17 Carports shall be designed as open pergola type structures. This may include a flat roof and shall not be screened on the sides or front.

D18 Carport structures shall be setback a minimum of 2m from a primary street front boundary.

D19 Carport structures shall not exceed 3.5m in height including all elements.

7.5 Density of dwellings

The overall dwelling density was determined by the Land and Environment Court on 7 July 2004 when consent orders were issued in respect of development application number 572/02 for the staged development of the site. Condition number 67 stipulates that no more than 750 dwellings shall be yielded which is inclusive of the further stages of the development.

Objective

a. To ensure that the amount of development over the whole site is to enable a successful resolution between the new development, the heritage buildings and the public domain including open space.

Performance criteria

P1 The highest density housing forms are located around the open spaces.

P2 Density is optimised while allowing for:

- adequate open space;

- appropriate curtilage for heritage and retained buildings;
- appropriate curtilage for landscape of exceptional and high value;
- a street and block system which suits the building typologies and enables the reading of the landscape setting; and
- minimum intrusion on the topography.

7.6 Site coverage

Objective

a. Site coverage enables the proposed building type, adequate open space and the required car parking.

Performance criteria

P1 Site coverage varies to suit the dwelling type i.e. terrace houses require greater site coverage than detached houses.

P2 Development achieves:

- A clear physical (bulk) relationship between each building type and its allotment size with regard to creating neighbourhoods of some homogeneity.
- Adequate separation between dwellings particularly at the rear of the site.

Development controls

D1 The maximum site coverage for residential development as a percentage of the total site area for each dwelling type shall be as per Table 7 below:

Table 7 – Maximum site coverage

	Detached	Semi detached / zero lot line houses	Terrace houses & town houses
Maximum site coverage	55%	60%	70%

7.7 Composition within street blocks and along streets

Objective

a. To ensure that the organisation of the dwellings within the street block relate to the street and open space hierarchy and desired future character of the precinct.

Performance criteria

P1 Overall the composition within the residential street blocks is arranged so that:

- the street hierarchy is reinforced;
- the characteristics of the topography and landscaping are revealed;
- there is a setting for the dwellings;
- there is a public realm of high quality;
- view corridors are reinforced;
- views and vistas between dwellings are provided where appropriate;

- competing requirements for rear access, building type, streetscape and street hierarchy are balanced;
- the composition of lanes within street blocks sets up the response required for the housing to the street;
- the number of any particular housing type within a block responds to the street composition;
- building types on opposite sides of the street are of a similar type so that precincts and streets have a consistent character;
- for parks and vegetated areas that slope from one side to the other, housing fronting the low side of that slope is to be generally higher than the housing on the high side. Thus better defining the spatial volume of the park and street;
- vehicular access ways at the rear of properties can be open (permitted security gates) at both end; and
- rear vehicular access ways, streets and dwellings are located as closely as possible to the natural contours.

Development controls

D1 Dwellings shall be organised so that:

- denser dwelling forms are to be located around open space and wide streets;
- high house forms are located on the main entrance park way;
- the spacing between different types of dwellings is to be regular and related to topography, length of street block and potential view corridors; and
- the qualities of the topography and spatial organisation are balanced by the built form.

See Figure 5 on the following page.

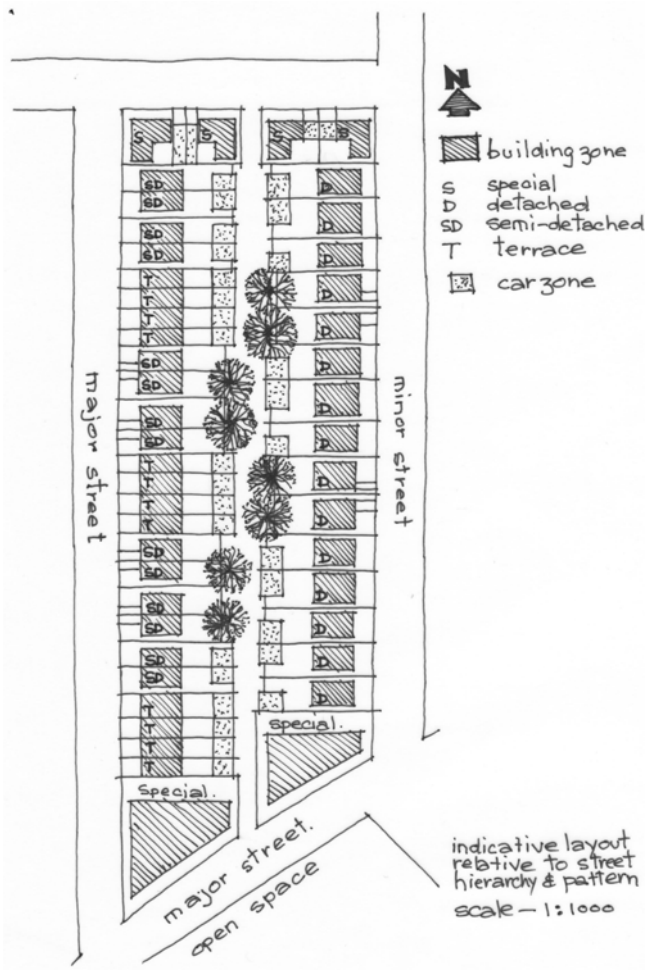

Figure 5 – Composition within street blocks.

7.8 Architectural expression

Objective

a. To ensure that dwellings relate well to one another and contribute to the quality of each precinct and the overall quality of the development.

Performance criteria

P1 The architectural expression of dwellings ensures that:

- attached housing is to have clearly defined party walls which enable buildings to adjust to the topography without large benching;
- roof forms in attached housing are to reflect the stepped changes at ground level;
- a high standard of architectural design of both individual dwellings and groups of dwellings;
- special design responds to unusual block shapes such as corner lots, non rectangular lots, and heritage buildings;
- special urban design features are reinforced such as the alignment of roads which curve towards a spatial gateway or landscape focus;
- building entries are clear and legible;

- windows, facades and rooms are well proportioned;
- materials and detailing are appropriately used;
- roof forms are used which relate to the definition of space and do not create big buildings such as hip roofs on runs up terrace houses are not appropriate;
- attention to both the building base and roof is required;
- roof forms in attached housing reflect the stepped changes at ground level;
- windows to main rooms are directed to the front and rear
- the head height of windows relate to the height of the ceiling; and
- there is variety but continuity between dwellings.

Development controls

D1 Design of dwellings shall consider the following:

- Articulation of building facade using:
  - material and detailing;
  - legible building entrances;
  - balcony and other elements; and
  - well proportioned openings, window, type and size.
- Corner buildings shall be articulated to reinforce the corner condition by addressing both street frontages.
- Building elements such as balconies, verandahs, pergolas, sun shading, porches and other elements shall be used to articulate the facade.
- Windows to living areas shall be directed either to the street or rear private open space (and vehicular access ways) to provide surveillance to the street and other open space areas.
- Modulation of the facade shall be integral to the design of the building, its setting and not arbitrary.
- Level changes along a street block shall be made incremental with minimal cut and fill.
- Vehicular access ways to the rear of properties shall take advantage of level changes to increase the area of the rear yard area, minimise cut and fill and reflect the topography. Refer to Figure 6 and 7 below.

D2 Windows and doors, particularly those that face the street, shall be provided in a balanced manner and respond to the orientation and internal uses.

D3 Roofs shall be pitched between 20 and 40 degrees with well resolved junctions. Refer to Figure 6 and 7 below.

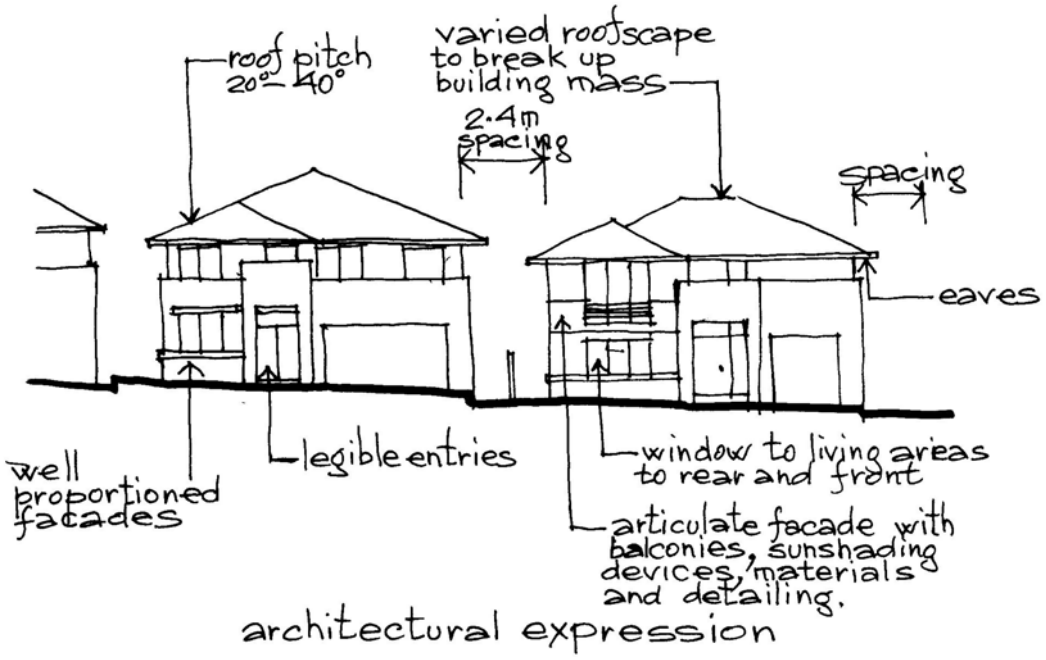

Figure 6 – Forms of architectural expression

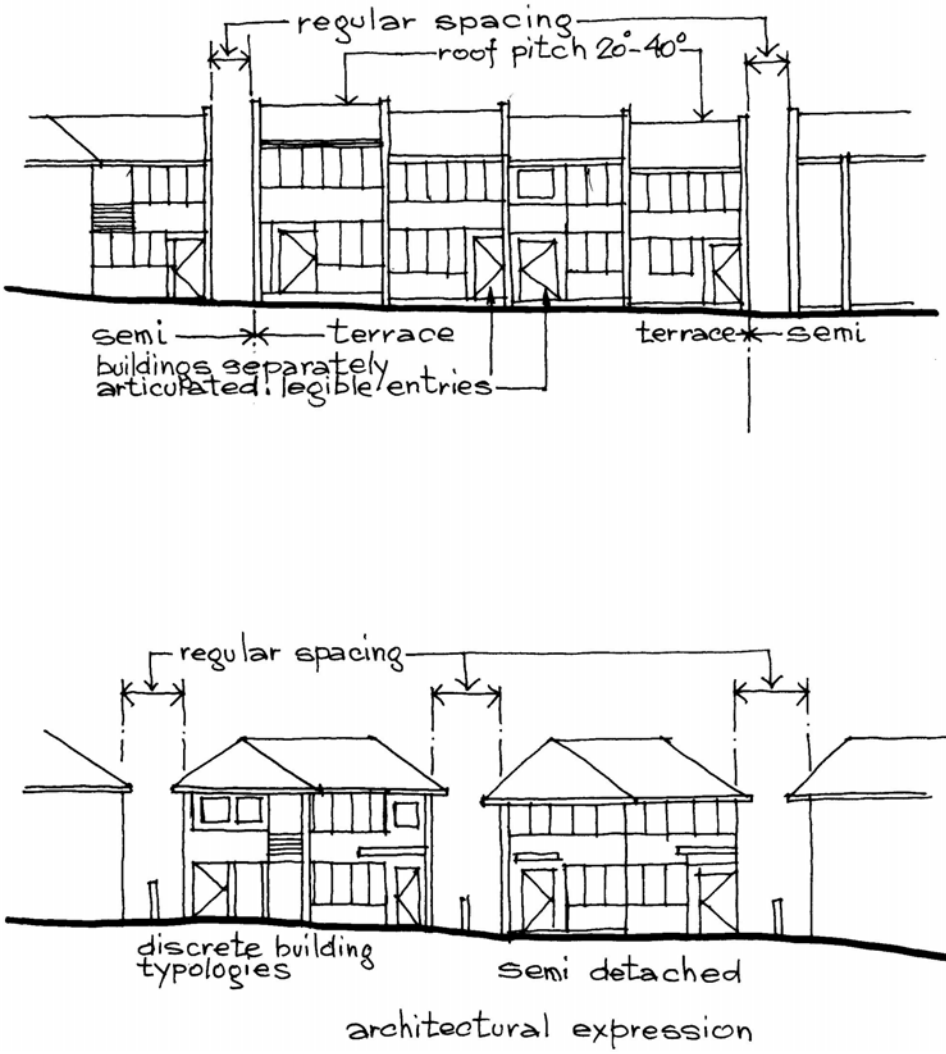

Figure 7 – Forms of architectural expression

7.9 Adaptable housing

Objective

a. To ensure a sufficient proportion of dwellings include accessible layouts and features to accommodate changing environments of residents.

Performance criteria

P1 Development allows for dwelling adaptation that meet the changing needs of people's lifestyle.

Development controls

D1 A minimum of 10% of the total number of dwellings shall be constructed so as to be adaptable for use by aged or disabled occupants in accordance with the relevant provisions of the Building Code of Australia and Australian Standards.

D2 Refer to the requirements for adaptable housing in section 9.0 of the Multi Dwelling Housing Part of this DCP.

7.10 Building materials

Objectives

a. To ensure that materials are durable and have a long life.

b. To ensure that materials have low embodied energy.

c. To ensure that materials contribute to the design of the buildings in terms of aesthetics and comfort.

Performance criteria

P1 Materials are to:

- create a high quality finish which is robust over time;
- be appropriate to the scale and detailing of the building;
- relate well to one another;
- respond to the heritage buildings on the site; and
- provide thermally responsive dwellings.

Walls

Development controls

D1 Exterior walls shall be predominantly masonry and/or timber. Lightweight materials especially timber can be used to add interest and texture to the building and to break up larger expanses of wall.

D2 Bolder brighter shades for areas of detail shall be appropriate provided that these are in keeping with the overall colour scheme of the house and do not detract from the general harmony of the street.

Roofs

Development controls

D1 Single colour tile roofs are preferred. Pre-finished metal sheeting may be used on concealed roofs or "lean to" construction.

D2 Colours shall reinforce the character of the precinct.

Windows

Development controls

D1 Windows may be constructed of timber or pre-finished aluminium and must be in a dark colour.

7.11 Solar amenity

Objective

a. To ensure that housing design is energy efficient, assists in developing ecologically sustainable residential communities and leads to a reduction in the household use of fossil fuels.

Performance criteria

P1 The design of buildings minimises household energy needs, utilises passive solar design principles and ensures adequate solar access.

P2 Shading to western walls is to be provided where not overshadowed by adjoining walls or vegetation.

P3 Roof insulation is incorporated in to all residential development.

P4 All dwellings have high levels of light penetration.

P5 Cross ventilation is provided.

P6 Buildings are to be designed with windows that are located, sized and/or shaded (including the use of eaves) to facilitate thermal performance and minimise the use of artificial light during daylight hours.

P7 The design of residential dwellings is to demonstrate passive design principles including:

- window placement;
- building orientation;
- shading;
- insulation;
- ventilation; and
- sensitive landscaping.

Development controls

D1 The use of materials shall minimise energy use over their whole lifecycle.

D2 All residential buildings, where not affected by external noise sources, shall be able to be operated in a naturally ventilated mode and achieve comfortable internal conditions.

D3 Vegetation shall be used to cool the ambient temperature within the development. Selective use of trees shall include consideration of deciduous trees to provide shading in summer and allow passive heat in winter.

D4 Buildings shall be designed to allow passive heating in winter. Selective shading shall be applied so that the high angles of sunlight in summer do not penetrate the buildings.

D5 Distances between buildings shall be designed to allow natural light to dwelling living spaces.

7.12 Privacy and overshadowing

Objectives

a. To ensure the design of buildings and position of windows respects the privacy of adjoining residents.

b. Buildings are sited and designed to ensure provision of daylight to habitable rooms in adjacent dwellings and neighbouring open space including the private open space associated with dwellings.

Performance criteria

P1 Buildings are to be designed to ensure appropriate levels of privacy.

P2 Developments are to include site planning, building design and landscaping that minimises the overshadowing of adjoining properties.

Development controls

D1 Windows to living areas shall face predominantly to the street and to the rear.

D2 Windows to living areas that face directly on to windows, balconies or private open space of adjoining properties shall be appropriately screened and/or have reasonable separation. A distance of 9m between openings of separate dwellings is required unless other mitigating measures are adopted.

D3 First floor balconies shall not be permitted where directly overlooking living areas of adjacent dwellings unless suitable screening is provided.

D4 At least 50% of the ground level private open space shall receive not less than 3 hours of sunlight between 9am and 3pm on June 21 for a minimum of 80% of all dwellings.

D5 At least one internal living area shall have access to a minimum of 3 hours of direct sunlight between the hours of 9am and 3pm on June 21. This shall be achieved for a minimum of 80% of all dwellings.

8.0 Waste controls

Applicants must refer to the waste requirements held in the Waste Part of this DCP.

9.0 Parking and loading controls

Applicants must refer the parking requirements held in the Parking and Loading Part of this DCP.

10.0 Access and mobility controls

Applicants must refer the controls held within the Access and Mobility Part of this DCP.

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1A and 1B Queen Street, Auburn

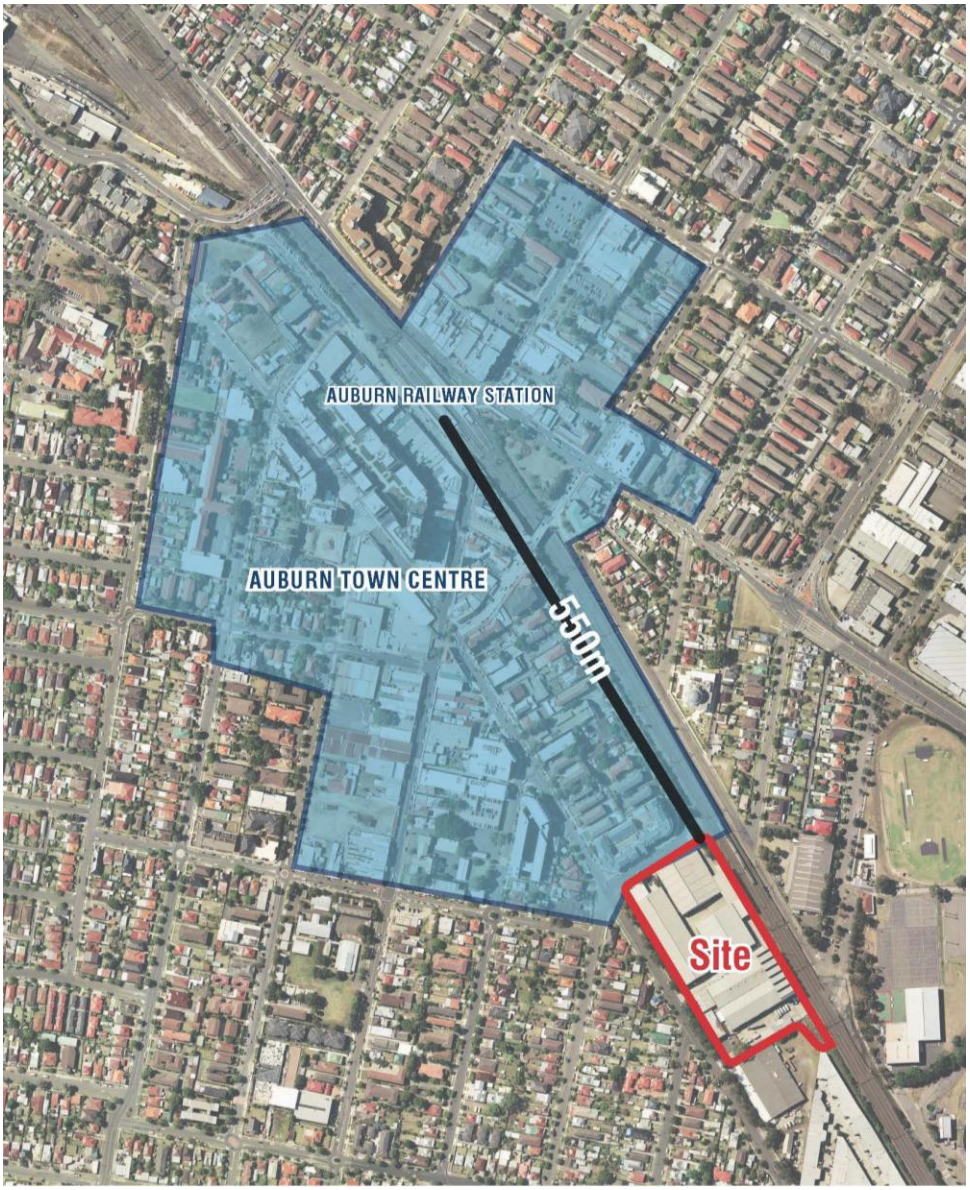
Contents

1.0 Introduction

1.1 Land to which this Part applies

This Part applies to land zoned R4 High Density Residential known as 1A and 1B Queen Street (Queen Street Site). The site is outlined in red in Figure 1 below.

Figure 1: Area to which this Part applies



1.2 Purpose of this Part

The purpose of this part is to provide provisions to guide redevelopment of the site for residential purposes.

1.3 DCP Inconsistencies

In the case of any inconsistency between the controls in other parts of the DCP and the controls in this Part, the controls in this part prevail to the extent of the inconsistency.

1.4 Structure of this Part

This Part is structured as follows:

- Section 2.0 identifies the site vision and objectives
- Section 3.0 describes the development principles.

2.0 Site vision and objectives

2.1 Site vision

The vision for the Queen Street site is to create a high quality residential development that has a scale and form that is compatible with surrounding land uses and takes advantage of the site's proximity to existing facilities, services and public transport infrastructure.

2.2 Site objectives

The objectives for the Queen Street site are as follows:

a. To provide new housing opportunities within walking distance of the town centre, rail station and other public transport opportunities.

b. To ensure development is of a scale and character that is consistent with that planned for the neighbouring locality.

c. To ensure that a range of housing types are provided across the site.

2.3 Design objectives

The future development is to:

a. Provide an overall built form that is varied and visually interesting.

b. Be of a scale that provides logical transitions to the planned future scale of development in the area surrounding the site, particularly to the town centre, adjoining residential zones and the rail corridor.

c. Provide visual interest through building articulation, variation in building form, building material palettes/textures when viewed from all external locations including the rail line.

d. Incorporate building envelopes which are compatible with the scale of existing and future neighbouring development.

e. Provide sufficient communal open space to satisfy the needs of residents.

3.0 Development principles

This section sets out the requirements that generally apply to the overall urban design and structure planning for the site.

3.1 Connections and Access

Objective

To improve the site's connections to Auburn railway station by extending and improving pedestrian and cycle connections within the site.

Development controls

D1 Provision for access and through site links should be generally consistent with the strategy shown in Figure 2.

D2 The Queen Street frontage is to complement surrounding existing and proposed development

D3 In providing vehicular access, preference is to be given to Queen Street and to ensuring sufficient space for truck movements

D4 Provide through site connectivity including pedestrian and cycle access through the public open space of the development

3.2 Open space

Objectives

a. To provide high quality public spaces that make a positive contribution to the visual quality of the development.

b. To provide communal spaces that allow opportunities for amenity, outlook and visual separation for residents.

c. To maximise the size of public open space areas to enhance useability and flexibility of the space.

Development controls

D1 Open space provisions for the development should be generally consistent with the strategy shown in Figure 2.

D2 Public open space of at least 300 square metres in total, accessible to the public and legible from Queen Street, Louisa Street and/or Marion Street frontages is to be provided.

D3 The public open space should be focussed in one or two large, useable open spaces.

D4 Development should allow for the creation of open space areas that provide sufficient separation between buildings to enable appropriate

levels of visual and acoustic privacy to be achieved and act as shared landscaped areas for use by residents.

D5 Open spaces should be well designed areas that include:

- a space that is legible as public space, rather than a space only for the use of residents,
- both soft and hard surfaces, (and therefore cannot all be considered deep soil),
- seating (formal and informal) for individual and group use,
- trees and other landscaping,
- ideally provision for suitable recreation activities in a space designed for flexible use,
- public art in the main space.

D6 Communal open space and deep soil zones are to comply with the relevant provisions of SEPP65 and the Apartment Design Guide.

D7 Deep soil planting areas should enhance site amenity and the streetscape along the rail corridor and all adjoining streets.

D8 The provision of communal space on roof top levels is supported.

D9 The associated owners corporation will own and maintain public and communal open space and associated infrastructure servicing the proposed development.

Figure 2: Access and open space strategy

Source: AJ&C, September 2016 (as amended by Council July 2017)

3.3 Building form

Objectives

a. To encourage buildings with a scale and form that is compatible with those planned in neighbouring areas.

b. To provide a transition in height and density from the site to surrounding residential areas, the railway line and the town centre.

c. To ensure that built form defines and activates the site's open spaces and complements the surrounding land use context.

d. Building forms should address street frontages along Marion Street and Queen Street and corner buildings shall address both streets.

Development controls

D1 Development within the site should be generally consistent with the built form strategy shown in Figure 3.

D2 Buildings are to reinforce the edges of public spaces and connections on the site.

D3 Development is to include a variety of residential dwelling types.

D4 Ground floor dwellings are to have direct street address where fronting a public street edge.

Building envelopes

D5 Lower scale housing forms such as townhouses / terraces are to be provided along Queen Street to provide an active address to this street and a scale that responds to neighbouring development.

D6 The following minimum setbacks shall apply to the site:

a. Front setback from Queen Street shall be 6m

b. Building setback from the rail corridor shall be 6m

c. Setback from Marion Street shall be 4m

d. The setbacks at the corner of Queen and Marion Streets should apply to the final property boundary after any land dedication for the roundabout.

Note: the setback areas are to be unencumbered by balconies

D7 Building separation is to comply with the relevant provisions of SEPP 65 and the Apartment Design Guide.

D8 Building heights are shown in metres in the Auburn Local Environmental Plan 2010 Height of Buildings Map and site specific clauses are included within Auburn Local Environmental Plan 2010.

D9 Appropriate building articulation, façade treatment and modulation is to be provided.

a. Buildings are to achieve visual interest through variations in massing, articulation and composition of building elements including fenestration, material use, entrances, balconies, balustrades and planters.

b. Development is to achieve a varied silhouette when viewed from the rail corridor.

c. Design elements and façade treatments should aim to minimise glare affecting passing pedestrians, vehicles and trains.

D10 Vertical and horizontal articulation should be substantial, to enable the buildings to be read as separate buildings and should include:

a. Vertical recesses

b. Separate façade components with distinct architectural detailing

c. DCP enforced building setbacks and height controls.

Figure 3: Built form strategy

Source: AJ&C, September 2016

3.4 Acoustic Amenity

Objectives

a. Achieving occupant amenity by responding appropriately to noise emitters

Development controls

D1 An acoustic assessment prepared by a suitably qualified acoustic consultant is to be submitted with any development application for the site. The assessment should address, at minimum:

a. Impacts on acoustic privacy of proposed residential uses from any surrounding noise sources, such as road and rail traffic and industrial uses; and

b. The impact of the development on the surrounding area, through mechanical services, earthworks, excavation and construction phases of development.

c. Design of buildings shall comply with the internal noise levels in the SEPP Infrastructure Clause 102 (3).

Local Centres

Contents

1.0 Introduction

1.1 Development to which this Part applies

This Part applies to development permitted within the following zones under *Auburn LEP 2010*:

- B4 Mixed Use;
- B2 Local Centre; and
- B1 Neighbourhood Centre.

These zones apply to Council's local centres hierarchy, which includes town centres, small villages and neighbourhood centres.

1.2 Purpose of this Part

The purpose of this Part is to:

- promote vibrant, attractive and sustainable local centres;
- to ensure development within local centres has a high level of amenity, quality, architectural and design excellence;
- contribute to the overall streetscape;
- minimise the impact on the environment; and
- optimise use of the land.

1.3 Structure of this Part

This Part is structured as follows:

- Sections 2.0 to 13.0 contain controls which apply to all local centre development. These deal with matters such as built form subdivision, public domain, mixed use development, access and car parking and more.
- Sections 14.0 to 16.0 contain specific additional controls applying to the Auburn Town Centre, Lidcombe Town Centre and Newington Small Village.

2.0 Built form

Objectives

a. To provide richness of detail and architectural interest, especially to visually prominent parts of buildings such as lower storeys and street facades.

b. To establish the scale, dimensions, form and separation of buildings appropriate for local centre locations.

c. To encourage mixed use development with residential components that achieve active street fronts with good physical and visual connection between buildings and the street, and maintain residential amenity.

d. To achieve active street frontages with good physical and visual connections between buildings and the street.

e. To ensure consistency in the main street frontages of buildings.

f. To ensure building depth and bulk appropriate to the environmental setting and landform.

g. To ensure building separation is adequate to protect amenity, daylight penetration and privacy between adjoining developments.

h. To ensure that the form, scale, design and nature of development enhances the streetscape and visual quality of commercial areas.

i. To ensure that the built form and density of a new development respects the scale, density and desired future character of the area.

j. To ensure development appropriately supports the centres hierarchy.

Development controls

D1 To allow for their adaptive use, mixed use buildings are to incorporate the following flexible design requirements:

- the number of internal apartment structural walls are to be minimised; and
- ceiling heights for the ground floor is to be a minimum of 3.6 metres.

D2 Residential components are to be provided with direct access to street level with entrances clearly distinguishable from entries to commercial premises.

D3 Secure entries are to be provided to all entrances to private areas, including car parks and internal courtyards.

D4 Car parking provided for the residential component of the development is to be clearly delineated and provided separate to general customer parking.

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.

D6 Vehicular circulation areas must be legible and must differentiate between the commercial service requirements, such as loading areas, and residential access.

D7 Mechanical plant is to be located on the roof or visually and acoustically isolated from residential uses.

2.1 Number of storeys

Performance criteria

P1 To ensure an acceptable level of amenity and future flexibility is provided for new commercial and residential developments.

Development controls

D1 The minimum finished floor level (FFL) to finished ceiling level (FCL) shall be as follows:

- 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.

2.2 Articulation and design

Performance criteria

P2 The bulk, scale and intensity of development is consistent with the scale of surrounding existing and planned developments.

P3 Existing horizontal or vertical rhythms in a streetscape are complemented by new facades. Visual interest in a building is achieved by: articulation of facade into horizontal divisions of base, middle and top; balcony and fenestration details; and proportion, spacing and modelling of the surface through detail and relief.

P4 New facades complement the predominant horizontal and vertical proportions in the street and are compatible with surrounding buildings.

P5 Ensure infill development is well articulated, makes a positive contribution to the streetscape and responds to local urban character.

P6 Retain the use of awnings as visually dominant and coordinating townscape features.

P7 Ensure new development maintains a pedestrian scale, and provides weather protection at street level

Development controls

D1 Buildings shall incorporate:

- 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.

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.

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.

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.

D5 Street awnings which appear as horizontal elements along the façade of the building shall be provided as part of all new development.

D6 Where development has two (2) street frontages the streetscape should be addressed by both facades.

2.3 Materials

Performance criteria

P1 Materials enhance the quality and character of the business precinct.

P2 The use of face brick (smooth faced) is encouraged.

P3 The use of cement render on building facades is discouraged due to high ongoing maintenance issues.

Development controls

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%.

2.4 Roofs

Performance criteria

P1 Roof design is integrated into the overall building design.

Development controls

D1 Design of the roof shall achieve the following:

- 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.

D2 Roof forms shall not be designed to add to the perceived height and bulk of the building.

D3 Where outdoor recreation areas are proposed on flat roofs, shade structures and wind screens shall be provided.

2.5 Balconies

Performance criteria

P1 Balconies contribute positively to the amenity of residents and the visual quality of the local centre.

Development controls

D1 Opaque glazing and/or masonry for balconies is encouraged.

D2 Clear glazing for balconies is prohibited.

D3 Verandahs and balconies shall not be enclosed.

D4 Balconies and terraces shall be oriented to overlook public spaces.

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.

D6 Screens, louvres or similar devices shall be provided on balconies so as to screen any drying of laundry.

2.6 Interface with schools, places of public worship, and public precincts

Development controls

D1 Where a site adjoins a school, place of public worship or public open space:

- 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.

D2 The potential for overlooking of playing areas of schools shall be minimised by siting, orientation or screening.

D3 Fencing along boundaries shared with public open space shall have a minimum transparency of 50%.

D4 Sight lines from adjacent development to public open space shall be maintained and/or enhanced. Direct, secure private access to public open space is encouraged, where possible.

3.0 Streetscape and urban form

Objectives

a. To ensure development integrates well with the locality and respects the streetscape, built form and character of the area.

b. To encourage innovative development which is both functional and attractive in its context.

3.1 Streetscape

Performance criteria

P1 New and infill development respects the integrity of the existing streetscape and is sympathetic in terms of scale, form, height, shopfront character, parapet, verandah design, and colours and materials, in a manner which interprets the traditional architecture, albeit in modern forms and materials.

P2 New development conserves and enhances the existing character of the street with particular reference to architectural themes.

P3 To ensure that a diversity of active street frontages is provided which are compatible with the scale, character and architectural treatment of Auburn's local area.

P4 To maintain the surviving examples of original whole shop frontages where the shop frontages contribute to the local character.

P5 To encourage new or replacement shop fronts to be compatible with the architectural style or period of the building to which they belong and the overall character of the local centre.

Development controls

D1 Applicants shall demonstrate how new development addresses the streetscape and surrounding built environment.

D2 New shopfronts shall be constructed in materials which match or complement materials used in the existing building.

D3 Development shall provide direct access between the footpath and the shop.

D4 Development shall avoid the excessive use of security bars.

D5 Block-out roller shutters are not permitted.

D6 Signage shall be minimised and coordinated to contribute to a more harmonious and pleasant character for the locality.

3.2 Setbacks

Performance criteria

P1 The setback of new buildings is generally consistent with the setback of adjoining buildings.

P2 The built edge of development at the street frontage contributes to a sense of enclosure and scale within the centre.

P3 Building design minimises building bulk within streetscape through use of setbacks, architectural features, and variations in materials and colour palette.

Development controls

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).

4.0 Mixed use developments

Objectives

a. To encourage sustainable development by permitting services and employment-generating uses in conjunction with residential uses.

b. To provide affordable residential development within close proximity to transport, employment and services.

c. To enhance the vitality and safety of commercial centres by encouraging further residential development.

d. To achieve a lively and active street frontage by encouraging the integration of appropriate retail and commercial uses with urban housing.

e. To manage the bulk, scale and traffic generation of mixed use developments.

f. To ensure that mixed use developments are designed having adequate regard for the amenity of occupants and surrounding development.

4.1 Building design

Performance criteria

P1 Mixed use developments are designed to architecturally express the different functions of the building while sympathetically integrating into the local centre streetscape.

P2 Ensure key landmark corner sites are developed to ensure distinctive and unique design of buildings that will form gateways and entrance statements to commercial centres.

Development controls

D1 The architecture of ground level uses shall reflect the commercial/retail function of the centre.

D2 Buildings shall achieve a quality living environment that sympathetically integrates into the character of the commercial precinct.

D3 Commercial and retail servicing, loading and parking facilities shall be separated from residential access and servicing and parking.

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.

4.2 Active street frontages

Performance criteria

P1 Active frontage uses are defined as one of a combination of the following at street level:

- front entry to shopfront;
- shop front;
- café or restaurant if accompanied by an entry from the street;
- active office uses, such as reception, if visible from the street; and
- public building if accompanied by an entry.

Development controls

D1 Retail outlets and restaurants are located at the street frontage on the ground level.

D2 A separate and defined entry shall be provided for each use within a mixed use development.

D3 Only open grill or transparent security (at least 70% visually transparent) shutters are permitted to retail frontages.

4.3 Awnings

Performance criteria

P1 Street frontage awnings are to be provided in all areas with active frontage

Development controls

D1 Awning dimensions shall generally be:

- 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 parole, 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.

D2 Awning design must match building facades, be complementary to those of adjoining buildings and maintain continuity.

D3 Awnings shall wrap around corners for a minimum 6m from where a building is sited on a street corner.

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.

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.

D6 Soft down lighting is preferred over up lighting to minimise light pollution.

D7 Any under awning sign is to maintain a minimum clearance of 2.8m from the level of the pavement.

D8 All residential buildings are to be provided with awnings or other weather protection at their main entrance area.

4.4 Arcades

Performance criteria

P1 Provide safe and convenient connections to enhance the pedestrian network and to provide linkages between shopping areas, public spaces and car parking.

P2 Encourage the use of parking at the rear of a development site by providing good access to the front of the site.

P3 Encourage activity within arcades.

Development controls

D1 Arcades shall:

- Accommodate active uses such as shops, commercial uses, public uses, residential lobbies, cafes or restaurants;
- Be obvious and direct thoroughfares for pedestrians;
- Provide for adequate clearance to ensure pedestrian movement is not obstructed;
- Have access to natural light for all or part of their length and at the openings at each end, where practicable;
- Have signage at the entry indicating public accessibility and to where the arcade leads; and
- Have clear sight lines and no opportunities for concealment.

D2 Where arcades or internalised shopping malls are proposed, those shops at the entrance must have direct pedestrian access to the street.

4.5 Amenity

Performance criteria

P1 The amenity provided for residents of a mixed use development is similar to that expected in residential zones in terms of visual and acoustic privacy, solar amenity and views.

Development controls

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.

4.6 Residential flat building component of mixed use developments

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.

5.0 Privacy and security

Objectives

a. To provide personal and property security for residents and visitors and enhance perceptions of community safety.

b. To ensure that new development achieves adequate visual and acoustic privacy levels for neighbours and residents.

c. To create a balance of uses that are safe and easily accessible.

d. To ensure there is adequate lighting and signage to provide a safe environment.

e. To enhance the architectural character of buildings at night, improve safety and enliven the town centre at night.

Performance criteria

P1 Private open spaces and living areas of adjacent dwellings are protected from overlooking.

P2 Site layout and design of buildings, including height of front fences and use of security lighting, minimises the potential for crime, vandalism and fear.

Development controls

D1 Views onto adjoining private open space shall be obscured by:

- 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.

D2 Site layout and building design shall ensure that windows do not provide direct and close views into windows, balconies or private open spaces of adjoining dwellings.

D3 Shared pedestrian entries to buildings shall be lockable.

D4 Buildings adjacent to streets or public spaces shall be designed to allow casual surveillance over the public area.

D5 Pedestrian walkways and car parking shall be direct, clearly defined, visible and provided with adequate lighting, particularly those used at night.

D6 Landscaping and site features shall not block sight lines and are to be minimised.

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.

D8 Adequate lighting shall be provided to minimise shadows and concealment spaces.

D9 All entrances and exits shall be made clearly visible.

D10 Buildings shall be arranged to overlook public areas and streets to maximise surveillance.

D11 Development shall be consistent with Council's Policy on Crime Prevention Through Environmental Design.

5.1 Lighting

Performance criteria

P1 Lighting is provided to highlight the architectural features of a building and enhance the identity and safety of the public domain but does not floodlight the facade.

P2 The use of integrated lighting systems in retail shops is both functional and decorative.

P3 Lighting is sufficient for its purpose and used to make bold design statements.

P4 Lighting does not interfere with amenity of residents or safety of motorists.

Development controls

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.

D2 Lighting systems shall incorporate specific display lighting to reinforce merchandise and provide a contrast against the street lighting generally.

D3 Surface mounted fluorescent fixtures shall not be considered in any part of the retail areas of the premises.

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.

D5 Lighting shall not interfere with the amenity of residents or affect the safety of motorists.

D6 Excessive lighting shall not be permitted. Light spill onto the street into the public domain shall be minimised.

5.2 Shutters and grilles

Performance criteria

P1 Security shutters, grilles and screens allow the viewing of shopfront windows and light to spill out onto the footpath.

P2 Shutters, grilles and screens are to be made from durable, graffiti-resistant materials and compatible with the building style.

Development controls

D1 Windows and doors of existing shopfronts shall not be filled in with solid materials.

D2 Security shutters, grilles and screens shall:

- be at least 70% visually permeable (transparent);
- not encroach or project over Council's footpaths; and
- be made from durable, graffiti-resistant materials.

D3 Solid, external roller shutters shall not be permitted.

5.3 Noise

Performance criteria

P1 New developments within major arterial roads or railway lines are designed to mitigate noise and vibration impacts.

P2 All uses in the local centres must minimise noise impacts on adjoining residential areas caused by loading/unloading, late night operations, use of plant and equipment and entertainment activities.

Development controls

D1 New development shall comply with the provisions of the relevant acts, regulations, environmental planning instruments, Australian Standards and guidelines produced by the NSW Department of Environment, Climate Change and Water, the NSW Roads and Traffic Authority and the NSW Department of Planning as applicable for noise, vibration and quality assurance. This includes:

- 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.

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.

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.

5.4 Wind Mitigation

Performance Criteria

P1 New developments satisfy nominated wind standards and maintain comfortable conditions for pedestrians.

Development Controls

D1 Site design for tall buildings (towers) shall:

- set tower buildings back from lower structures built at the street frontage to protect pedestrians from strong wind downdrafts at the base of the tower;
- ensure that tower buildings are well spaced from each other to allow breezes to penetrate local centres;
- consider the shape, location and height of buildings to satisfy wind criteria for public safety and comfort at ground level; and
- ensure useability of open terraces and balconies.

D2 A Wind Effects Report is to be submitted with the DA for all buildings greater than 35m in height.

D3 For buildings over 48m in height, results of a wind tunnel test are to be included in the report.

6.0 Access and car parking

In addition to this section, applicants shall consult the Parking and Loading Part of this DCP for other access, parking and loading requirements for all development within local centres.

6.1 Access, loading and car parking requirements

Development controls

D1 Car parking rates shall be provided in accordance with the Parking and Loading Part of this DCP.

6.2 Creation of new streets and laneways

Performance criteria

P1 All new proposed roads are designed to convey the primary function of the street, including:

- Safe and efficient movement of vehicles and pedestrians;
- Provision for parked vehicles and landscaping, where appropriate;
- Location, construction and maintenance of public utilities; and
- Movement of service and delivery vehicles.

Development controls

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.

D2 On site car parking shall be provided below ground or located within the building and well screened.

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.

D4 New public laneways created within large blocks shall maximise pedestrian and vehicle connections within local centres.

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.

D6 New streets shall be dedicated to Council. The area of any land dedicated to Council shall be included in the site area for the purpose of calculating the floor space ratio.

7.0 Landscaping

Objectives

a. To create attractive buildings, public spaces and walkways.

b. To improve visual quality and contribute to a more positive local centre experience.

c. To reduce impacts on climate change at the local level and improve the natural environmental features and local ecology of the local centre.

d. To improve the amenity of business and commercial precincts through preserving and retaining existing mature trees where practical.

e. To support landscape design that incorporates the planting of endemic landscape species wherever possible.

f. To ensure that new street furniture is coordinated with existing street furniture and does not create clutter and obstacles in public spaces.

g. To ensure that public areas respond to the needs of people with sensory and other disabilities.

Performance criteria

P1 Landscaping forms an integral part of the overall design concept.

P2 Landscape reinforces the architectural character of the street and positively contributes to maintaining a consistent and memorable character.

P3 Landscaped areas are used to soften the impact of buildings and car parking areas as well as for screening purposes.

P4 Landscaped areas are provided for passive and recreational use of workers.

P5 Enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings.

P6 Encourage the planting of low water consumption plants and trees.

Development controls

D1 Development shall incorporate landscaping in the form of planter boxes to soften the upper level of buildings.

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 car parks.

D3 In open parking areas, one (1) shade tree per ten (10) spaces shall be planted within the parking area.

D4 Fencing shall be integrated as part of the landscaping theme so as to minimise visual impacts and to provide associated site security.

D5 Paving and other hard surfaces shall be consistent with architectural elements.

7.1 Street trees

D1 Street trees shall be planted at a rate of one (1) tree per lineal metre of street frontage, even in cases where a site has more than one street frontage, excluding frontage to laneways.

D2 Street tree planning shall be consistent with Council's Street Tree Masterplan or relevant Public Domain Plan or Infrastructure Manual.

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.

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.

D5 Driveways and services shall be located to preserve significant trees.

D6 At the time of planting, street trees shall have a minimum container size of 200 litres and a minimum height of 3.5m, subject to species availability.

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.

8.0 Energy efficiency and water conservation

Objectives

a. To achieve energy efficient commercial and retail developments.

b. To encourage site planning and building design which optimises site conditions to achieve energy efficiency.

c. To minimise overshadowing of the public domain including streets and open space.

d. To give greater protection to the natural environment by reducing greenhouse gas emissions.

e. To encourage the installation of energy efficient and water conserving appliances.

f. To reduce the consumption of non-renewable energy sources for the purposes of heating, water, lighting and temperature control.

g. To minimise potable water mains demand of non-residential development by implementing water efficiency measures.

8.1 Energy efficiency

Performance criteria

P1 Internal building layouts are designed to minimise use of fossil fuel for heating and cooling and to encourage use of renewable energy in their running. Building materials and insulation assist thermal performance.

Development controls

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.

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 400m^2 in area) shall investigate the viability of utilising renewable energy resources for all lighting on site. A statement shall be included with the development application addressing these requirements.

8.2 Water conservation

Performance criteria

P1 Water efficiency is increased by appropriate building design, site layout, internal design and water conserving appliances.

Development controls

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, firefighting 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, firefighting and other suitable purposes.

D3 Development shall install all water using fixtures that meet the WELS (Water Efficiency Labelling Scheme) rated industry standards.

8.3 Stormwater drainage

Applicants shall consult the Stormwater Drainage Part of this DCP for requirements for stormwater management.

8.4 Rainwater tanks

Performance criteria

P1 Adequate measures are incorporated into new development to encourage the collection and reuse of stormwater and reduce stormwater runoff.

Development controls

D1 Rainwater tanks shall be installed as part of all new development in accordance with the following:

- 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;

- 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.

8.5 Ventilation

Performance criteria

P1 Natural ventilation is incorporated into the building design.

Development controls

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.

8.6 Solar amenity

Performance criteria

P1 New buildings are designed to protect solar amenity for the public domain and residents.

Development controls

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:

- public places or open space;
- 50% of private open space areas;
- 40% of school playground areas; or
- windows of adjoining residences.

D2 Lighter colours in building materials and exterior treatments shall be used on the western facades of buildings.

9.0 Ancillary site facilities

9.1 Provision for goods and mail deliveries

Performance criteria

P1 New development incorporates adequate provision in its design for the delivery of goods and mail to both business and residential occupants.

Development controls

D1 Provision shall be made on-site for courier car parking spaces in a convenient and appropriately signposted location, preferably with access off the principal street frontage, for developments incorporating greater than 3,000m^2 of gross leasable floor area devoted to commercial premises.

D2 Provision of mailboxes for residential units shall be incorporated within the foyer area of the entrance to the residential component of the mixed use developments.

10.0 Other relevant controls

10.1 Waste

D1 Applicants shall consult the Waste Part of this DCP for requirements for disposal.

10.2 Access and amenity

D1 Applicants shall consult the relevant provisions within the Access and Mobility Part of this DCP.

11.0 Public domain

Objectives

a. To ensure private development contributes to a safe, attractive and useable urban environment within the local centres of the Auburn local government area.

b. To ensure the public domain forms an integrated part of the urban fabric of commercial centres.

c. To encourage both night and day pedestrian activity in the commercial centres.

d. To ensure private development contributes to a positive pedestrian environment.

e. To ensure that outdoor dining areas do not interfere with pedestrian amenity.

f. To encourage public art in new development.

Development controls

D1 Any works within the public domain or which present to the public domain shall be consistent with Council's Public Domain Manual and/or the Town Centre Infrastructure Manual and Council's Policy on Crime Prevention Through Environmental Design.

D2 New buildings shall contribute to the public domain through the provision of awnings, sheltered building entries, verandahs and canopies, safe pedestrian linkages to car parks, landscaping, and open space, where appropriate.

D3 Outdoor dining on footpaths shall be limited. Refer to Council's relevant Public Domain Plan, Outdoor Dining Policy and Public Art Policy.

12.0 Subdivision

Objectives

a. To ensure development sites are of a reasonable size to efficiently accommodate architecturally proportioned buildings and adequate car parking, loading facilities, etc.

b. To provide lots which are of sufficient size to satisfy user requirements and to facilitate development of the land while having regard to site opportunities and constraints.

12.1 Size and dimensions

Performance criteria

P1 The size and dimension of proposed lots contribute to the orderly development of the commercial centres.

Development controls

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.

12.2 Utility services

Performance criteria

P1 All essential public utility services are provided to the development to the satisfaction of relevant authorities.

Development controls

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.

13.0 Residential Interface

Objectives:

a. To ensure that commercial development does not have adverse impacts on the amenity of adjoining and nearby residential zones.

b. To ensure that commercial buildings are appropriately setback from nearby residential zones.

c. To ensure that heavy vehicles associated with commercial development do not adversely impact upon the residential amenity.

Development controls

D1 Buildings adjoining residential zones and/or open space shall be setback a minimum of 3 metres 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 tenancy shall provide ventilation facilities to ensure that no odour is emitted in a manner that adversely impacts upon any residential zones.

D4 External lighting shall be positioned to avoid light spillage to adjoining residential zones.

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.

14.0 Auburn Town Centre

14.1 Development to which this section applies

This section applies to the Auburn Town Centre which is zoned B4 Mixed Use under *Auburn LEP 2010*. Refer to Figure 1. 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.

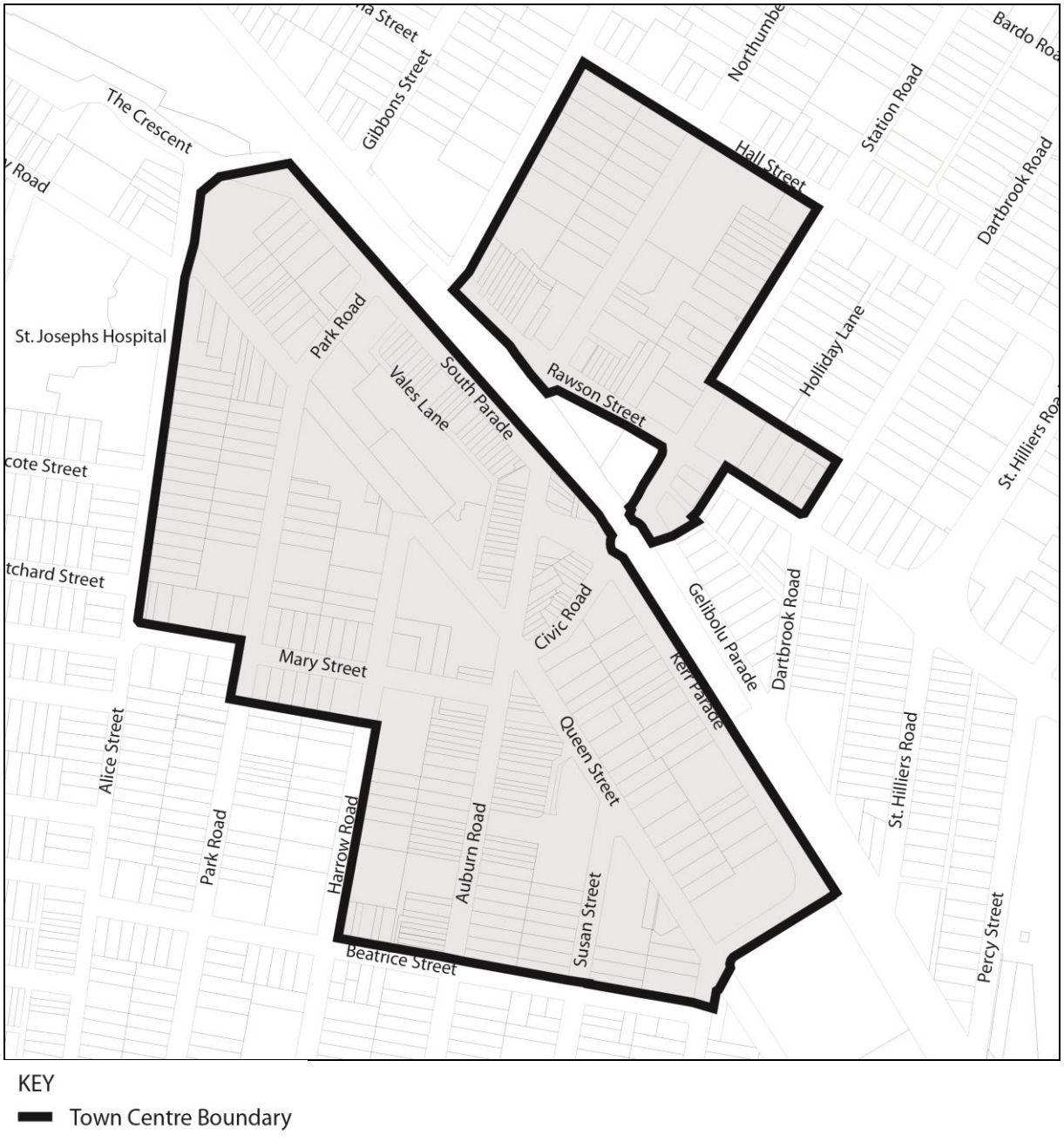


Figure 1 - Land to which this section applies.

14.2 Setbacks

Performance Criteria

P1 The built edge of development fronting the street contributes to a sense of enclosure, scale and appropriate transition within the town centre.

Development controls

D1 Setbacks within the town centre shall be consistent with Figure 2.

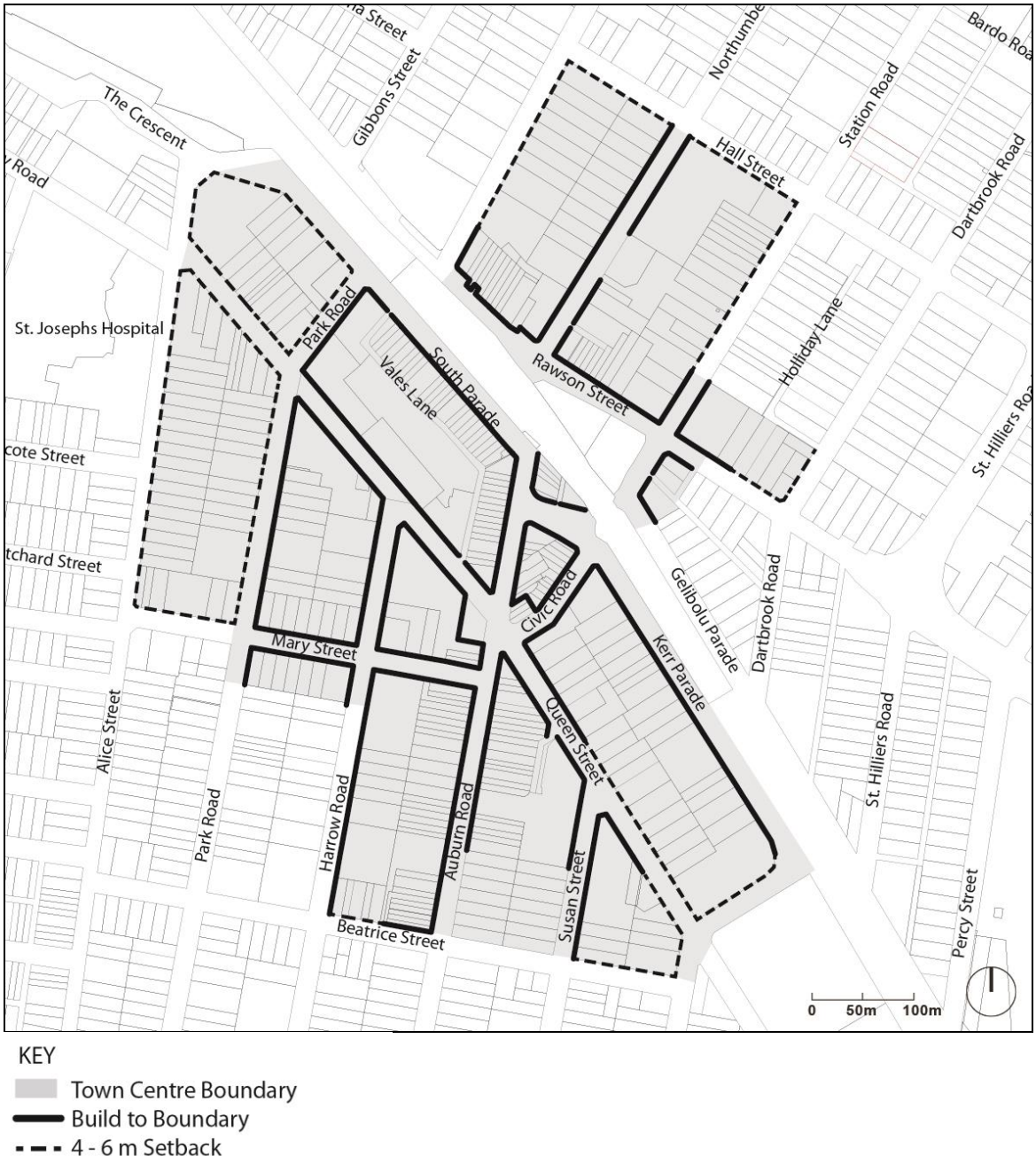


Figure 2 – Building setbacks within the Auburn Town Centre.

14.3 Active frontages

Development controls

D1 As a minimum, buildings shall provide active street frontages consistent with Figure 3.

Figure 3 – Active street frontages within the Auburn Town Centre.

14.4 Laneways

Development controls

D1 Redevelopment within the Auburn Town Centre shall make provision for the creation of new laneways as shown in Figure 4.

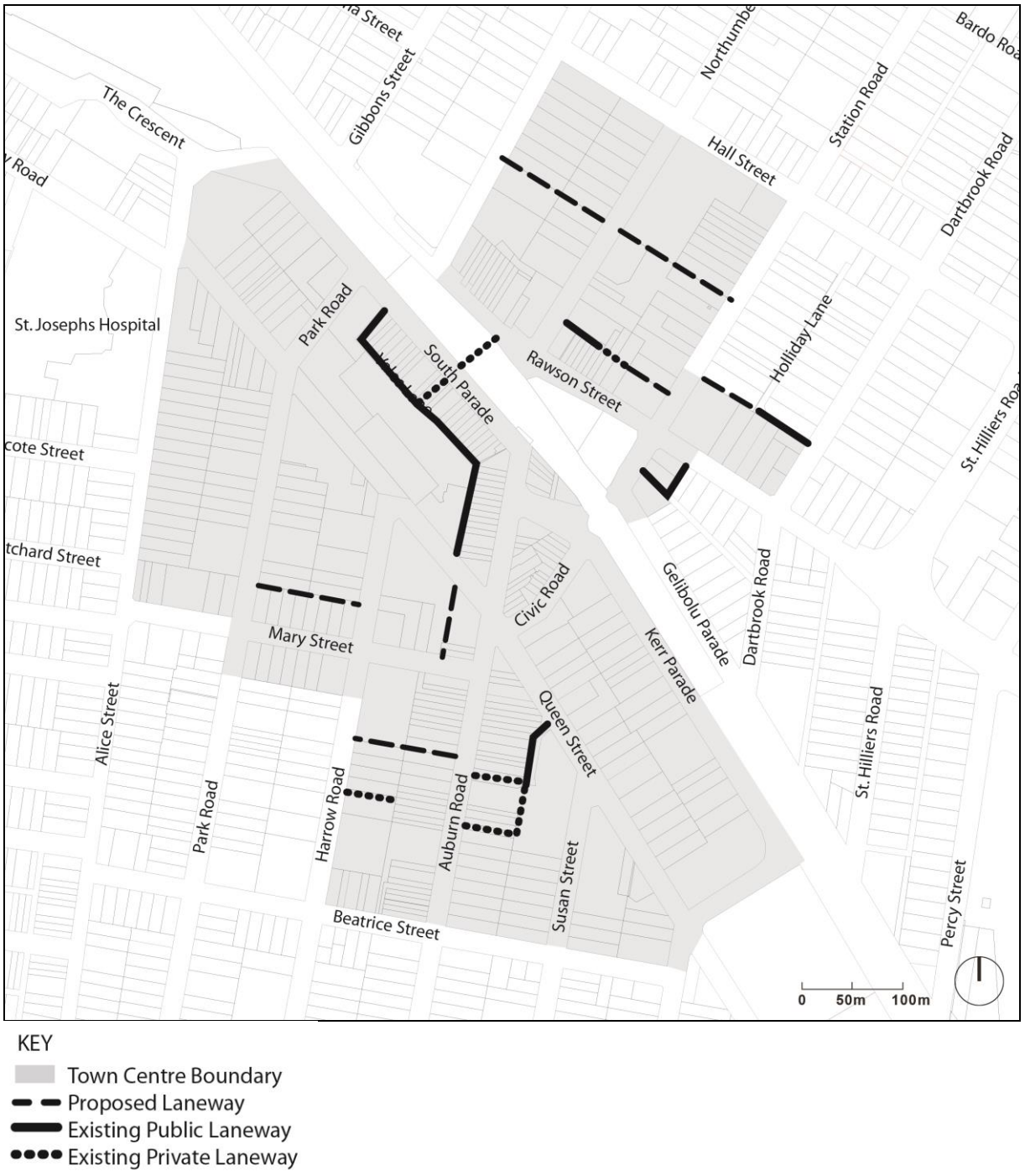


Figure 4 – Location of laneways proposed within the Auburn Town Centre.

14.5 Key Site –Five Ways

The Five Ways site within the Auburn Town Centre has been identified as having potential for intensification of mixed use development, including commercial and residential uses. The site is bounded by Auburn Road to the east, Queen Street to the north, Harrow Road to the west and Mary Street to the south.

The development controls for this site apply in addition to the development controls presented in previous sections of this Part.

Objectives

a. To ensure architectural design recognises:
   - the strategic significance of the site within the Auburn Town Centre; and
   - the visual prominence of the site from public areas including the future Five Ways open space and along Auburn Road.

b. To reinforce Auburn Road as the main street of the southern section of the Auburn Town Centre.

c. To ensure the new Five Ways open space will become a focal point of the town centre.

d. To extend the active frontage along Queen Street, Harrow Road and Mary Street.

e. To ensure development is sensitive in scale and character to the town centre.

f. To improve pedestrian access and circulation within the town centre.

g. To minimise overshadowing impact to the surrounding public domain.

Development controls

D1 Development should be in accordance to Figure 5.

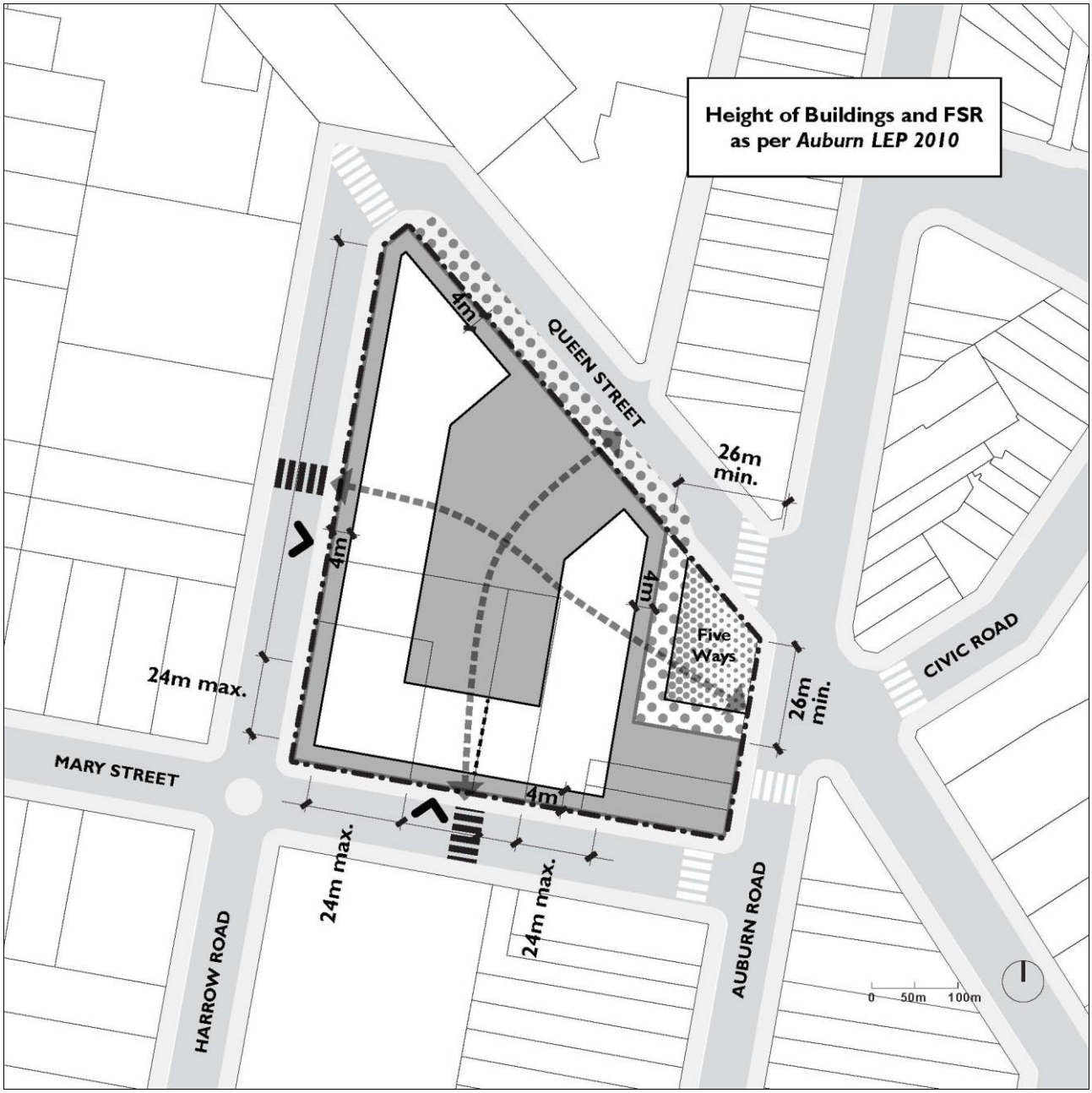
D2 An open space area shall be provided on the north-east corner of the site at the intersection of Auburn Road and Queen Street with a minimum width of 26m, including a 6m reservation as a pedestrian plaza to accommodate circulation and outdoor dining area.

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.

D4 The preferred vehicular access to the site shall be via Harrow Road with secondary access via Mary Street and Queen Street.

D5 Outdoor dining shall be encouraged within the Five Ways open space and along Auburn Road and Queen Street.

D6 For residential uses, the maximum building dimensions, inclusive of balconies and building articulation but excluding architectural features, is 24m x 60m.



KEY

- Site Boundary
- Indicative Building Envelope
- Indicative Building Podium
- Potential for Outdoor Dining
- Public Open Space
- Existing Pedestrian Crossing
- Proposed Pedestrian Crossing
- Indicative Through-Site Link
- Indicative Location for Vehicular Access

Figure 5 – Five Ways site - indicative development layout

15.0 Lidcombe Town Centre

15.1 Development to which this section applies

This section applies to the Lidcombe Town Centre which is zoned B4 Mixed Use, RE1 Public Recreation and RE2 Private Recreation under the *Auburn LEP 2010*. Refer to Figure 6. 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.

Figure 6 – The Lidcombe Town Centre.

15.2 Setbacks

Performance criteria

P1 The built edge of development fronting the street contributes to a sense of enclosure, scale and appropriate transition within the town centre.

Development controls

D1 Setbacks within the town centre shall be consistent with Figure 7.

Figure 7 – Building setbacks within the Lidcombe Town Centre.

15.3 Active Frontages

Development controls

D1 As a minimum, buildings shall provide active street frontages consistent with Figure 8.

Figure 8 – Active street frontages within the Lidcombe Town Centre.

15.4 Laneways

Development controls

D1 Redevelopment within the Lidcombe Town Centre shall make provision for the creation of new laneways as shown in Figure 9.

Figure 9 – Location of laneways proposed within the Lidcombe Town Centre.

15.5 Key Sites

Several sites within the Lidcombe Town Centre have been identified as having the greatest potential for intensification with commercial, residential and mixed use development, as shown in Figure 10. Each site has an inherent capacity to contribute to the transformation of the urban form into one which will generate more activity and lead the development of the town centre. The development controls for these sites apply in addition to the development controls presented in previous sections of this Part.

KEY

Key Sites

1. Dooleys
2. Mary Street North
3. Mary Street South
4. Tooheys Lane
5. Bridge Street
6. Railway Street
7. Marsden Street

Figure 10 – Key sites within the Lidcombe Town Centre

15.6 Site 1 – Dooleys

Objectives

a. To ensure architectural design recognises:
   - the strategic significance of the site within the Lidcombe Town Centre; and
   - the visual prominence of the site from public areas including the train station and the approach towards the site from the northern end of John Street.

b. To reinforce John Street as the main street of the northern area of the Lidcombe Town Centre.

c. To ensure development is sensitive in scale and character to the heritage item within the site.

d. To provide an appropriate transition to the residential area to the north of the site.

e. To improve pedestrian access and circulation within the town centre.

Development controls

D1 Development shall be design in accordance to Figure 11.

D2 Development shall be designed to address Olympic Drive.

D3 Development shall provide a new pedestrian through-site link, shared way or street between Church Street to Board Street, with a minimum width of 12m.

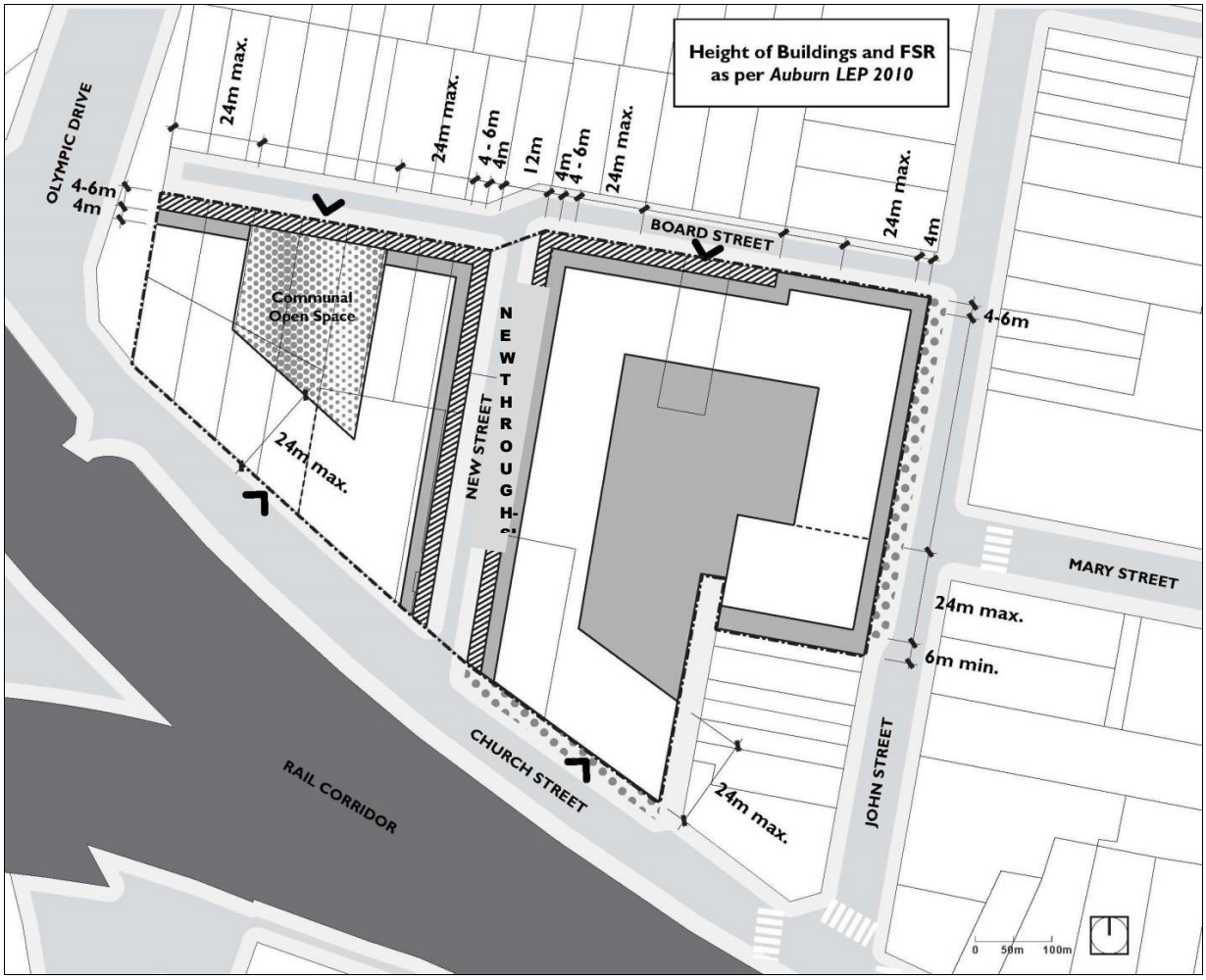
D4 Through-site linkages shall be provided for pedestrians and vehicles within the site to improve circulation and access to the town centre. The linkages shall enable connection between Church Street and Board Street and John Street and Board Street.

D5 The preferred access to the site shall be via Church Street with secondary access via Board Street.

D6 Outdoor dining shall be encouraged along John Street and Church Street.

D7 For residential uses, the maximum building dimensions, inclusive of balconies and building articulation but excluding architectural features, is 24m x 60m.

D8 Levels above the podium are to be setback for a minimum of 4-6m from the boundary of adjoining commercial or residential uses.



KEY

- Site Boundary
- Indicative Building Envelope
- Indicative Building Podium
- Potential for Outdoor Dining
- Public Open Space
- Existing Pedestrian Crossing
- Landscape Setback
- Indicative Location for Vehicular Access

Figure 11 – Dooleys site - indicative development layout

15.7 Site 2 – Mary Street North

Objectives

a. To ensure architectural design recognises:

- the strategic significance of the site within the Lidcombe Town Centre; and
- the visual prominence of the site from public areas, including the approach towards the site from the northern end of John Street.

b. To provide a transition in scale from the proposed taller buildings on John Street to the adjacent residential zone.

c. To provide development that is sensitive in scale and character to the heritage item within the site.

d. To enhance the public domain and increase accessibility to public open space.

e. To improve pedestrian access and circulation within the town centre.

Development controls

D1 Public open space shall be provided at the intersection of John and Mary Streets, or within close proximity to this intersection.

D2 Retail frontages shall be provided at street level on John Street.

D3 Outdoor dining is encouraged along John Street.

15.8 Site 3 – Mary Street South

Objectives

a. To ensure architectural design recognises the strategic significance of the site within the Lidcombe Town Centre and the visual prominence of the site from public areas, particularly the Lidcombe train station.

b. To protect the amenity of the adjacent school and ensure appropriate transitions in scale from the proposed taller buildings on John Street.

c. To encourage development that is sensitive in scale and character to the heritage items within the site.

d. To enhance the public domain and increase accessibility to public open space.

Development controls

D1 Public open space shall be provided at the intersection of John and Mary Streets, or within close proximity to this intersection.

D2 Through-site linkages shall be provided for pedestrians within the site to improve circulation and access to the town centre. The linkages shall enable connection between Church Street and Mary Street.

D3 Outdoor dining is encouraged along John Street and Church Street.

15.9 Site 4 – Tooheys Lane

Objectives

a. To encourage a mix of uses within the retail core.

b. To reinforce Joseph Street as the main street of the southern area of the Lidcombe Town Centre.

c. To improve the amenity and safety of Tooheys Lane.

d. To ensure development is sensitive in scale and character to the heritage item within the site.

e. To improve access to the Lidcombe Town Centre by the upgrading and widening of Tooheys Lane.

Development controls

D1 Outdoor dining shall be encouraged along Joseph Street and Bridge Street.

D2 The preferred primary access to the site shall be provided via Bridge Street.

D3 Consultation with Council shall be undertaken to investigate opportunities to integrate the upgrading and widening of Tooheys Lane as part of the site's redevelopment.

15.10 Site 5 – Bridge Street

Objectives

a. To encourage a mix of commercial, entertainment and residential uses in the retail core.

b. To continue the main street character of Joseph Street and connect to the existing retail shops area on the southern end of the Lidcombe Town Centre.

c. To encourage development that responds to the heritage significance of Remembrance Park.

d. To improve pedestrian access and circulation within the town centre.

Development controls

D1 Building separation distances shall be determined by having regard to the *State Environmental Planning No. 65 – Design Quality of Residential Flat Development* and accompanying Residential Flat Design Code.

D2 On the Olympic Drive frontage, development shall be designed to:

- address Olympic Drive; and
- provide an appropriately landscaped setback with a minimum depth of 6m. A double row of street trees shall be planted along the property boundary.

D3 Preferred primary access to the site shall be provided via Vaughan Street with a secondary access via Bridge Street.

D4 Through-site linkages shall be provided for pedestrians within the site to improve circulation and access to the town centre. The linkages shall enable connection between Vaughan Street and Bridge Street and Olympic drive and Bridge Street.

D5 New development shall maintain and enhance pedestrian linkages and view corridors to Remembrance Park.

D6 Outdoor dining shall be encouraged along Joseph Street and Bridge Street.

15.11 Site 6 – Railway Street

Objectives

a. To encourage a mix of uses within the retail core.

b. To reinforce Joseph Street as the main street of the southern area of the Lidcombe Town Centre.

c. To ensure architectural design recognises the strategic significance of the site within the Lidcombe Town Centre and the visual prominence of the site from public areas, particularly the Lidcombe train station.

d. To ensure development is sensitive in scale and character to the heritage items within the site.

e. To improve pedestrian access and circulation within the town centre.

f. To improve the amenity and safety of Taylor Street.

Development controls

D1 The lane between Taylor Street and Railway Street shall be retained to provide access to parking and loading areas and for waste removal.

D2 Outdoor dining shall be encouraged along Joseph Street and Railway Street.

D3 Through-site linkages shall be provided for pedestrians within the site to improve circulation and access to the town centre and Remembrance Park. The linkages shall enable connection between the lane and Joseph Street and/or the lane and Railway Street.

15.12 Site 7 – Marsden Street

Objectives

a. To ensure architectural design recognises:
   - the strategic significance of the site within the Lidcombe Town Centre; and
   - the visual prominence of the site from public areas including Lidcombe train station and Railway Street / Church Street railway bridge.

b. To provide an appropriate transition to the industrial area to the east of the site.

c. To improve pedestrian access and circulation within the town centre, by upgrading and widening Davey and Raphael Street to improve their amenity and safety.

d. To ensure development is sensitive in scale and character to all public open space in the precinct, including Friends Park and the Jewish Reserve.

e. To enhance the public domain, and increase accessibility and safety to public open space.

Development controls

D1 Development shall be designed to address Railway, Mark, James, Marsden, Davey and Raphael Streets.

D2 Vehicular access to new developments shall not be permitted to or from Davey Street, to permit the pedestrianisation of the street.

D3 Development along Davey Streets shall dedicate to Council sufficient land of a minimum width of 2m to provide a pedestrian footpath on the south side of the street.

D4 Development along Raphael Streets shall dedicate to Council sufficient land of a minimum width of 2.5m to provide a pedestrian footpath and widened carriageway on the west side of the street.

D5 New buildings are to be setback a minimum of 4m from all open space uses and the new boundaries of Davey Street and Raphael Street created after the dedication described in control D2 and D3 above.

D6 New buildings to the north of the central open spaces shall be designed to minimise the loss of solar access to the open spaces.

D7 Outdoor dining and active uses shall be encouraged facing onto the proposed park on the corner of Railway and Mark Streets, to provide casual surveillance of the park and improve safety.

D8 Development adjacent to the existing and proposed public open spaces shall be designed to provide overlooking and casual surveillance of the park spaces to improve safety.

Note - The site specific provisions listed on the following pages are in addition to those provisions as given in Item 15.12 Site 7 - Marsden Street that currently and will continue to apply to this Site.

Site 7a – 4-12 Railway Street, Lidcombe

Note: References to Friend Park/the park means both the existing Friend Park (as at 2018) and the extension to the east.

Objectives

f. To ensure adequate solar access to the Park for the amenity and enjoyment of this place by users throughout the year and for the health of the environment..

g. To improve the amenity for users of the Park by minimising sun reflection, provide visual interest, and by softening the appearance, of the building walls that face the Park.

h. To protect the amenity of the Park through provision of a landscaped (vegetated) transition that will provide privacy, a visual and noise interruption, and improve the interface and visual outcomes, between the Site (buildings) and the Park.

i. To encourage the 'greening' of the site and improved amenity for Park users through vegetation planting of the buildings' external walls facing the Park and of the rooftop of the building/s in the southern portion of the Site.

j. To enhance local biodiversity through the planting of diverse native plant species.

k. To ensure 3 hours of direct sunlight to a minimum of 50% of Friends Park between 11.00am and 3.00pm on 21 June.

l. To ensure building mass is arranged to maximise solar access to Friend Park.

Development controls

D9 The maximum height of the building in the south-western corner of the site is not to exceed 3 Storeys.

D10. Building setbacks, build to lines, and street wall heights

A. Setbacks and Built-to Lines

Minimum setbacks and built-to lines must be provided as follows:

i. Zero setbacks/build-to lines to Railway Street.

ii. A 0m setback, for the full wall height, is to be provided for the building/s located on the western boundary of the site.

B. Street Wall Height

i. A maximum two storey street wall height is to be maintained along Railway Street and Raphael Street with upper level setbacks.

C. Upper Level Setbacks.

i. The building above the street wall is to provide a minimum 2m setback along Railway Street.

ii. The third storey of the building in the south-western corner of the site is to have a minimum 4m setback from the southern edge of the building below.

iii. The residential component along Railway Street, Raphael Street, southern and western boundaries must comply with the building separation recommendations in the NSW Government - Planning & Environment's Apartment Design Guidelines (ADG).

D11. Buildings are to be designed to minimise the loss of solar access to Friend Park.

D12. To utilise roof space for developing roof gardens (green roof) for those building/s on the southern portion of the Site. Where possible incorporate exterior green walls into the building/s for those walls facing the Park.

D13. The land within the rear setback (ie the land between the building and the Park) is to include landscaping and deep soil planting. This landscaped rear setback is to have a minimum width of 6m measured from the rear property boundary. The rear setback area is to be landscaped using native species of trees (minimum pot size 200L) and/or large shrubs (minimum 2m height when mature) which are robust and drought tolerant.

D14. To use variation in appropriate materials and neutral/subdued colours for those building walls facing the Park.

16.0 Newington Small Village

16.1 Development to which this section applies

This section applies to Newington Small Village which is zoned B2 Local Centre under the *Auburn LEP 2010* as shown in Figure 12. The development controls for these sites 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.

16.2 Site planning

Development controls

D1 Site coverage

A maximum site coverage of 80% shall be permitted on site.

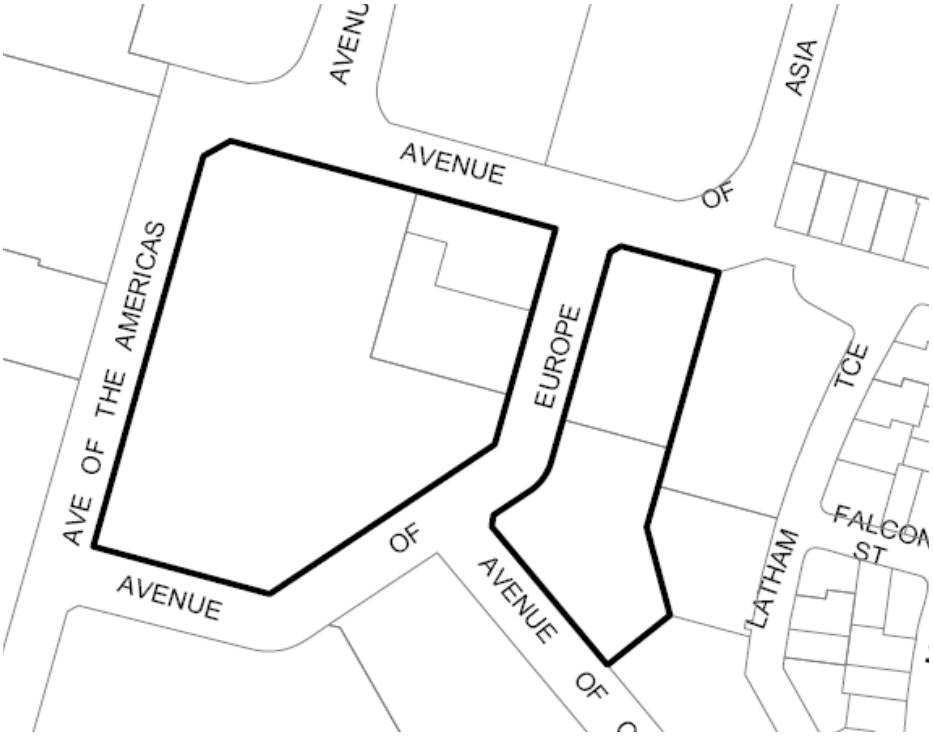


Figure 12 – Newington Small Village.

D2 Setbacks

The following setbacks shall apply:

- Setback from residential areas shall be 3-6m.
- Setback from Newington Business Park shall be 1m.
- Setback to retail front shall be 3.5m.

D3 Loading areas

Loading areas shall be screened from public roads and public access areas.

16.3 Urban form

Development controls

D1 Active and defined frontages

Entrances and windows shall be located on the ground floor of the building to face the public domain and created visual surveillance.

Buildings on street corners or the interface with public space shall emphasise the corner by appropriate architectural treatment.

D2 Materials

All building materials used shall be durable, low maintenance and of high quality.

D3 Pedestrian amenity

Public pedestrian networks within sites shall provide solar, wind and rain protection using a colonnade, an awning or other appropriate shading devices.

16.4 Architectural elements

Development controls

D1 Awnings and colonnades

Awnings/colonnades in buildings shall be designed to a height of 3.5m.

D2 Signage

Signage shall be located below the awning height of a building.

Industrial Areas

Contents

1.0 Introduction

1.1 Development to which this Part applies

This Part applies to land zoned IN1 General Industrial, IN2 Light Industrial, B6 Enterprise Corridor and B7 Business Park under the *Auburn LEP 2010*. In the case of the Carter Street Precinct, only Sections 8.0 and 9.0 apply.

1.2 Structure of this Part

This Part is structured as follows:

- Section 2.0 addresses built form;
- Section 3.0 addresses streetscape and urban character;
- Section 4.0 addresses landscaping;
- Section 5.0 addresses access and car parking;
- Section 6.0 addresses stormwater drainage;
- Section 7.0 addresses energy efficiency and water conservation;
- Section 8.0 addresses operational restrictions;
- Section 9.0 addresses subdivision; and
- Section 10.0 addresses Newington Business Park provisions.

2.0 Built form

Objectives

a. To ensure that the form, scale, design and nature of development maintains and enhances the streetscape and visual quality of industrial areas.

b. To ensure that the scale of any new industrial development is compatible with surrounding industrial buildings.

c. To ensure the intensity of development recognises the environmental constraints of the site and its locality.

Performance criteria

P1 The built form of proposed development is consistent with the existing character of the locality.

Development controls

D1 Buildings shall be designed to:

- introduce variations in unit design within building groups.
- introduce solid surfaces, preferably masonry, incorporate horizontal and vertical modulation including windows in appropriate proportions and configurations.
- include an appropriate variety of materials and façade treatments so as to create visual interest on a high quality design outcome.

D2 On corner sites, the building reinforces the corner by massing and facade orientation.

D3 Number of storeys – B6 Enterprise Corridor

Development for hotel and motel accommodation and office premises on land zoned B6 Enterprise Corridor on Silverwater Road shall be a maximum of three (3) storeys.

Development for hotel and motel accommodation and office premises on land zoned B6 Enterprise Corridor on Parramatta Road shall be a maximum of six (6) storeys.

3.0 Streetscape and urban character

Objectives

a. To ensure that all new development is compatible with the existing and intended future character of the locality in which it is located.

b. To promote industrial development which is both functional and attractive in the context of its local environment through appropriate design.

c. To encourage innovative industrial design which adds to and enhances the quality of the existing industrial areas of the Auburn local government area whilst recognising the design attributes of traditional industrial development.

3.1 Streetscape

Performance criteria

P1 The appearance of the development is consistent with the streetscape of the locality.

P2 Development conserves and enhances the visual character of the street particularly in relation to architectural themes, landscape themes and fencing styles.

Development controls

D1 Fencing along street boundaries with a height greater than 1m shall be located at a minimum setback applicable to buildings (refer to setback controls overleaf) and with landscaping in the area available between the fence and the property boundary.

D2 Facades of new industrial buildings shall adopt a contemporary appearance.

D3 Facades of proposed infill development located in established industrial areas shall reflect the style and architecture of adjoining buildings.

D4 Architectural features shall be included in the design of new buildings to provide for more visually interesting industrial areas, including:

- elements which punctuate the skyline;
- distinctive parapets or roof forms;
- visually interesting facades;
- architectural emphasis on the built form; and
- a variety of window patterns.

3.2 Front setbacks

D1 New buildings within industrial areas shall have a minimum front setback of:

- 4.5m from other roads, and
- 0m from laneways.

In the case of a corner allotment, the setback to the secondary road shall be 3m.

D2 Front setback areas shall not be used for car parking, storage or display of goods.

3.3 Side and rear setbacks

Performance criteria

P1 Developments are separated to minimise operational constraints imposed by one industrial use upon an adjacent industrial use.

P2 New development facilitates foreshore access to Duck River.

Development controls

D1 Buildings may be built on a nil side or rear setback except where a setback is required to screen buildings from:

- public places;
- adjoining residential properties;
- other sensitive land uses;
- where rear access is required; or
- where land adjoins the M4 Motorway.

In such circumstances a 4.5m landscape setback is required.

D2 Where a site adjoins a residential zone, side and rear setbacks of 3m shall be required.

D3 Development adjacent to Duck River shall provide a 5m easement for public access within the foreshore building line area along Duck River. This easement shall be established under a Section 88B instrument and shall be registered with the NSW Land and Property Management Authority.

4.0 Landscaping

Objectives

a. To improve the visual quality and amenity of industrial development through effective landscape treatment of individual sites and to achieve a pleasant working environment.

b. To ensure a high standard of environmental quality of individual sites whilst enhancing the general streetscape and amenity of the area.

c. To ensure that the location and design of driveways, parking and servicing areas are efficient, safe, convenient and suitably landscaped.

Performance criteria

P1 Landscaping forms an integral part of the overall design concept.

P2 Landscaped areas soften the impact of buildings and car parking areas as well as for screening purposes.

P3 Landscaped areas provide for passive/recreational use of workers of industrial areas.

P4 Landscape reinforces the architectural character of the street and positively contributes to maintaining a consistent and memorable character.

Development controls

D1 All areas not built-upon shall be landscaped to soften the impact of buildings and car parking areas.

D2 Storage areas and other potentially unsightly areas shall be screened from adjacent properties.

D3 Landscaping within setback areas shall be of a similar scale to buildings. All landscaped areas shall be separated from vehicular areas by means of a kerb or other effective physical barriers.

D4 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.

D5 In open parking areas, 1 shade tree per 10 spaces shall be planted within the parking area.

D6 A minimum of 15% of the site shall be provided and maintained as soft landscaping, with lawns, trees, shrubs, for aesthetic purposes and the enjoyment of workers of the site.

D7 Fencing shall be integrated as part of the landscaping theme so as to minimise visual impacts and to provide associated site security.

D8 Landscaping shall promote safety and surveillance of the street.

Note: Applicants shall refer to Council's Policy on Crime Prevention Through Environmental Design (CPTED).

D9 Landscaping shall allow sufficient line of sight for pedestrians, cyclist and vehicles.

D10 Paving and other hard surfaces shall be consistent with architectural elements.

5.0 Access and car parking

Objectives

a. To ensure that all car parking demands generated by any particular industrial development are accommodated on the development site.

b. To ensure that the provision of off-street car parking facilities do not detract from the visual character, particularly the streetscape of an industrial area.

c. To ensure that road access facilities are commensurate with the scale and extent of the proposed development and compatible with the surrounding traffic network.

5.1 Access and car parking requirements

Applicants shall refer to the Parking and Loading Part for parking and access requirements.

5.2 Service areas

Performance criteria

P1 Garbage collection is carried out wholly within the site. Suitable collection points within the site are provided at convenient locations.

Development controls

D1 In the design of industrial developments, consideration shall be given to the design of garbage storage areas, and other waste provisions held in the Waste Part of this DCP.

6.0 Stormwater drainage

Applicants shall consult the Stormwater Drainage Part of this DCP for stormwater drainage requirements.

7.0 Energy efficiency and water conservation

Objectives

a. To encourage a high standard of environmental design within new and existing industrial areas.

b. To minimise energy use in buildings while creating a comfortable working environment.

c. To give greater protection to the natural environment by reducing the amount of greenhouse gas emissions.

d. To reduce the consumption of non-renewable energy sources for the purposes of heating water, lighting and temperature control.

e. To minimise potable water mains demand of non residential development by implementing water efficiency measures.

7.1 General requirements

Performance criteria

P1 Buildings permit maximum solar access in winter and minimise the heating of buildings during summer.

P2 Natural lighting is relied upon to reduce the requirement for artificial lighting.

P3 Buildings employ thermal mass and insulation techniques to reduce energy consumption.

P4 Energy use is minimised by appropriate building design, site layout, internal design and energy efficient appliances, fixtures and fittings.

P5 Use of solar hot water heaters and renewable energy sources is considered within non-residential development.

Development controls

D1 Buildings shall be oriented towards the north so that they make best use of solar access to lower heating and cooling costs.

D2 Building elevation treatments shall control solar access into the building by the use of appropriate shading devices and methods.

D3 The amount of exposed glazing to the eastern and western facades of buildings shall be minimised.

D4 Building design shall minimise reliance on existing energy supplies through the use of renewable energy sources including incorporation of photovoltaic cells, wind turbines, battery storage and solar hot water wherever practicable.

D5 Lighter reflective colours shall be used on external walls of the building to reduce heat gain in summer especially for building facades facing east, west and north.

D6 High thermal mass materials shall be used wherever possible.

D7 Roofs and walls shall be well insulated in office components of buildings to reduce winter heat loss and summer heat gain.

D8 Low energy lighting shall be used.

D9 Energy efficient appliances, fittings and fixtures shall be used.

D10 Any hot water heaters to be installed, as far as practicable, shall be solar, and to the extent where this is not practicable, shall be greenhouse gas friendly systems that achieve a minimum 3.5 Hot Water Greenhouse Score.

7.2 Ventilation

Performance criteria

P1 To encourage the design of development to utilise natural breezes for cooling and fresh air during summer and to avoid unfavourable winter winds.

Development controls

D1 Where applicable, cross ventilation shall be maximised by use of high-level ventilators. Where practical or appropriate sky lights and/or wind powered ventilators shall be installed.

7.3 Water conservation

Performance criteria

P1 Water use and consumption is reduced.

P2 Water efficiency is increased by appropriate building design, site layout, internal design and water conserving appliances.

Development controls

D1 New buildings shall provide water efficient fixtures to reduce the demand for (mains) water and wastewater discharge.

D2 New developments shall connect to recycled 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 industrial purposes.

D3 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 industrial purposes.

D4 Development shall install all water using fixtures to meet the WELS (Water Efficiency Labelling Scheme) rated industry standards.

7.4 Rainwater tanks

Performance criteria

P1 Collection and reuse of stormwater is encouraged.

P2 Stormwater runoff is reduced.

Development controls

D1 Rainwater tanks installed above ground or underground shall meet the relevant Australian Standards.

D2 Above ground rainwater tanks shall be constructed, treated or finished in a non-reflective material that blends in with the overall tones and colours of the subject site and surrounding developments.

D3 Above ground rainwater tanks installed shall not be visible from a primary road frontage and shall not be visually dominant.

D4 The overflow from industrial rainwater tanks shall discharge to the site stormwater disposal system. For details refer to the Stormwater Drainage Part of this DCP.

8.0 Operational restrictions

Objectives

a. To ensure that industrial development operates in a manner compatible with adjoining land uses, particularly residential areas.

b. To ensure noise, air and water discharges, waste storage and removal, working hours and storage of dangerous goods and hazardous chemicals will not have a detrimental effect on environmental amenity.

8.1 Hours of operation

Performance criteria

P1 The hours of operation are managed to ensure residential amenity is protected.

Development controls

D1 Where an industrial site is located adjacent to or within 200m of a residential zoned area or where in the opinion of Council truck movements associated with the industry will intrude on residential streets, hours of operation shall generally be restricted to 7:00am to 6:00pm Monday to Saturday.

Note: Where an extension to these hours is required due to the nature of the activities to be undertaken, a detailed submission shall be lodged with Council demonstrating how environmental impacts can be minimised to acceptable levels if the extended hours of operation are approved.

8.2 Noise

Performance criteria

P1 Development minimises the possibility of noise to the occupants of adjoining or neighbouring dwellings. The use of premises, any plant, equipment and building services associated with a premise does not create an offensive noise or add significantly to the background noise level of a locality.

P2 Where practicable, sources of noise such as garbage collection, machinery, parking areas and air conditioning plants are sited away from adjoining properties and, where necessary screened by walls or other acoustical treatment.

Development controls

D1 All development applications for potential noise generating industries adjacent to residential zoned land shall be accompanied by relevant documentation from a qualified acoustic engineer. The documentation shall also comply with the relevant Acts, Regulations, Australian Standards and guidelines by the NSW Department of Environment, Climate Change and Water (DECCW) below, as applicable for noise, vibration and quality assurance.

- NSW Industrial Noise Policy
- Interim Construction Noise Guideline
- Noise from Rail Infrastructure Projects
- Environmental Criteria for Road Traffic Noise.

8.3 Storage yards

Performance criteria

P1 Unsightly storage yards are not established within industrial areas of the Auburn local government area.

Development controls

D1 Storage yards, junk yards or waste depots shall be screened by suitable fencing to a height of 2.5m and setback 4.5m from any street alignment and will require:

- suitable site sealing;
- runoff and silt trap controls; and
- dense screen landscaping between the street alignment and the fence.

8.4 Air pollution

Performance criteria

P1 Any machinery or processes used should not result in air pollution emissions that have a detrimental impact on the environment.

Development controls

D1 Details of any equipment, processes and air pollution control or monitoring equipment shall be submitted to Council with a development application.

D2 All spray painting shall be carried out in a spray booth constructed and ventilated in accordance with the relevant Australian Standards.

8.5 Water pollution

Performance criteria

P1 Development incorporates discharge systems designed to minimise the discharge of pollutants into the waste water and stormwater system.

Development controls

D1 For industrial developments such as mechanical repair workshops and garages, pollution control monitoring equipment, e.g. retention pits, traps, or bunding shall be used to the satisfaction of Council to control the discharge of pollutants into the stormwater system.

8.6 Dangerous goods and hazardous materials

Performance criteria

P1 Development incorporates measures needed to protect the community from dangerous or hazardous goods storage and hazardous processes or uses.

Development controls

D1 For development proposals which can potentially pose a risk to the locality or discharge pollutants, applicants shall demonstrate that consideration has been given to:

- application guidelines published by the Department of Planning relating to hazardous and offensive development; and
- whether any public authority should be consulted concerning any environmental and land use safety requirement.

D2 Any premises with storage tanks for oil or dangerous goods outside the building shall submit an emergency spill contingency plan to Council. The DECCW and Work Cover Authority may need to be consulted.

9.0 Subdivision

Objectives

a. To ensure that development sites are of a reasonable size to accommodate buildings and adequate car parking, manoeuvring and landscaping and minimise access points to major roads.

b. To encourage the redevelopment of industrial land through lot consolidation.

c. To provide lots of sufficient size to satisfy user requirements and to facilitate development of the land having regard to site opportunities and constraints.

9.1 Lot sizes and access

Performance criteria

P1 Proposed lots are of a sufficient area and dimension to allow for the siting of buildings including provision of adequate car parking, landscaping, access and other potential site activity and where possible reduce driveways to main roads.

Development controls

D1 The minimum average width shall be 30m.

Direct access onto state roads shall not be granted unless presently provided or if an alternative vehicular access point is unavailable.

D2 New lots shall remove or reduce vehicular driveways and access points to main or arterial roads where alternatives are available.

9.2 Utility services

Performance criteria

P1 All proposed allotments are able to be connected to appropriate public utility services including water, sewerage, power and telecommunications in an orderly, efficient and economic manner.

Development controls

D1 Any application for strata subdivision shall demonstrate that each lot is serviced for parking and loading and shall not exceed the requirements of the Parking and Loading Part of this DCP.

Note: The applicant shall demonstrate that each proposed lot 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.

10.0 Newington Business Park provisions

10.1 Land to which this section applies

This section contains specific provisions for the Newington Business Park which is zoned B7 Business Park under *Auburn LEP 2010* as per Figure 1 below. This section applies in addition to the provisions held in sections 2.0 to 9.0 of this Part. Where there is any inconsistency between this section and sections 2.0 to 9.0, the provisions in this section prevail to the extent of the inconsistency.

Figure 1 – Newington Business Park (shown in black).

10.2 Ecologically sustainable development requirements

Development controls

D1 Stairwells shall be positioned to create a stack effect to enhance natural ventilation and remove warm summer air from upper floors.

D2 Plant types shall be selected so as not to overshadow potential location of rooftop solar collectors.

D3 Refer to section 7.0 of this Part for other development controls for energy efficiency and water conservation.

10.3 Landscaping

Development controls

D4 Plant species that are drought tolerant or will require minimal watering once established shall be used.

D5 Water-conserving landscape practices shall be applied where possible, including soil amendment, mulch, irrigation zoning, limited turf areas, planting in relation to micro-climate, water scheduling and selection of plants with water needs that match site rainfall and drainage conditions.

D3 No imported topsoil shall be used. Stockpile and rehabilitate existing topsoil on site.

D4 Landscape plant species used in the public domain shall be predominantly native, including local indigenous species.

D5 Native ground covers and grasses shall be used in lieu of turf where practicable.

10.4 Urban design

Performance criteria

P1 The exposure of active zones are maximised to ensure an active streetscape.

P2 The impact of large building mass and service areas are reduced.

Development controls

D1 Where appropriate, street corners and main entry points shall be emphasised by appropriate architectural treatment.

D2 Setbacks shall be designed to provide for a street edge defined by built form and landscape treatment, with minimum setbacks to active façade zones, and increased setbacks to solid walls.

D3 Streetscapes shall be treated as active zones. Where possible, entry and office facades shall be orientated to the street. Other façade zones, such as setback solid walls, shall be treated with landscape areas to provide shade and amenity as well as visual interest to the streetscape.

D4 Where buildings are setback to allow for car parking at entry zones, street edges shall be designed with permeable landscape buffers to permit street address/exposure, whilst maintaining defined edges.

D5 Site coverage

The total site coverage shall not exceed 60% of the area of the allotment.

D6 Building setbacks

Holker Street: 4m minimum

Main access street (linking Holker Street and Village Centre Boulevard): 5m minimum

Village Centre Boulevard and other streets:
1m minimum to active façade zones (ie. office, showroom, etc.)
2m minimum to other façade zones

Awnings, sunshading etc, shall be excluded from setbacks listed above.

D7 Service areas

Service areas generally shall not detract from the character of the public street.

Loading docks and access points to service areas shall be via the side or rear of the building or be appropriately treated by building or landscape means.

D8 Landscape

10% of the site area shall be soft landscaping.

D9 Architectural Elements

Building facades and/or landscape treatment shall create a defined edge to the Newington Small Village boulevard and primary public streets.

Identification signs shall be integrated with the building design or within the landscape zone not higher than 2.4m above ground. All signage shall be permitted to be illuminated as per the relevant Australian Standards.

Regency Green Industrial Estate

Contents

1.0 Introduction

1.1 Land to which this Part applies

This Part applies to land zoned IN1 General Industrial known as the Regency Green Industrial Estate as shown in Figure 1. This site is formerly known as part of the RAAF Stores Depot.

Figure 1 – Area to which this Part applies.

1.2 Purpose of this Part

The purpose of this Part is to create a quality industrial business estate comprising a range of allotment sizes supported by a functional and high quality public domain (as per the Former RAAF Stores Depot Public Domain Plan).

1.3 Structure of this Part

This Part is structured as follows:

- Section 2.0 contains the controls for the built form;

- Section 3.0 addresses open space and landscaping;
- Section 4.0 contains the controls for business identification signs;
- Section 5.0 addresses lighting, privacy and security;
- Section 6.0 addresses ecologically sustainable development principles; and
- Section 7.0 addresses stormwater management.

1.4 Objectives of this Part

a. To ensure the economic development and use of the industrial zoned land that forms part of the former Regents Park RAAF Stores Depot site;

b. To enhance and reinforce the existing industrial development in the surrounding area and within the Regency Green Industrial Estate;

c. To enhance employment opportunities in the area;

d. To ensure a high standard of industrial development on the site and to encourage this high standard in future development in surrounding industrial areas;

e. To ensure development responds to its context and is aesthetically and environmentally compatible with the existing built environment and the public domain;

f. To ensure development contributes to improvements to the public domain;

g. To encourage design that will enhance the existing character of the locality;

h. To ensure development adheres to principles of ecologically sustainable development; and

i. To ensure that redevelopment is integrated with surrounding development.

1.5 Staged development

On 23 June 2004 development consent DA-608/2003 was granted by Council (see Council report 260/04 – CCLO2-04) for the staged development of part of the former RAAF Stores Depot (Lots 102 and 103 DP 1048829). Stage 1 included subdivision of the site into 41 industrial lots, civil works including roads, drainage and provision of public open space, site re-grading, removal of trees, and landscaping.

The Stage 1 development consent also approved a master plan (Regency Green Industrial Estate Draft Master Plan, prepared by Woods Bagot, dated May 2004). In addition, condition 2(c) of the development consent required that the industrial development and associated drainage and any ancillary works within each allotment intended for industrial use, be the subject of further development consent pursuant to the provisions of Section 80(5) of the *EP&A Act 1979*.

Note: The relevant provisions within the Regency Green Industrial Estate Draft Master Plan have been incorporated in this Part.

2.0 Built form

Objectives

a. To ensure that the distribution of floor space is such that the scale of buildings reinforces the desired streetscape character.

b. To ensure that the built form and scale of development maintains and enhances the amenity and visual quality of the locality, the public domain and adjoining areas.

2.1 Site coverage and setbacks

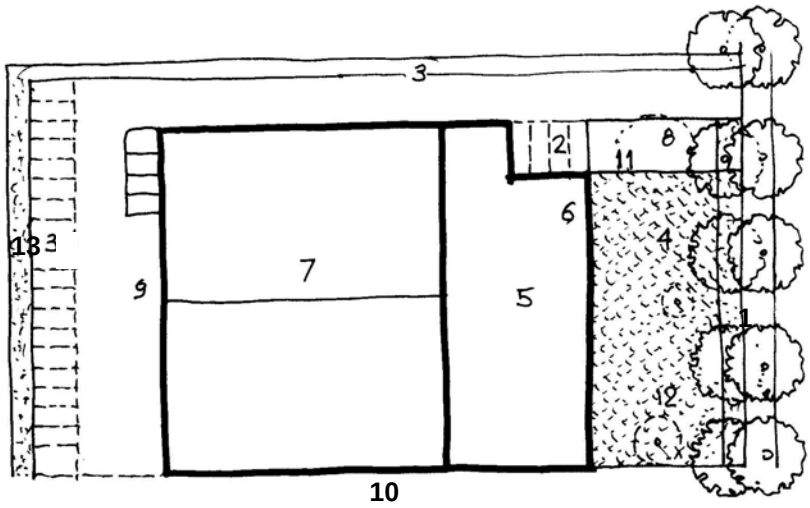
Development controls

D1 The total ground floor area of all buildings shall not exceed 70% of the area of the allotment. Where an industrial building comprises more than one (1) unit, the total ground floor area shall not exceed 60% of the area of the allotment.

D2 New buildings along the street frontage shall be setback a minimum of 3m. The setback zone shall not be used for car parking, storage or display of goods.

D3 In the case of an allotment with side boundaries angled to the road alignment, the setback line shall be perpendicular to the side boundary and the setback shall be 3m at its closest point.

D4 Lots to the south of where Building 40 (as shown in Figure 4) was located shall have a 20m front setback in order to retain the existing trees as shown (refer to Figure 3 below).



1. 3m soft landscape setback zone with landscaping as required to match verge on opposite side of the road.
2. 20% or 3 car parking spaces to the front of the site.
3. 2m soft landscaped deep soil zone setback to one boundary, zero setback to other side. 2m to both sides of not using one zero side setback.
4. Consolidated open space area built to front boundary incorporating existing trees to be retained.
5. Office component to the front of the site.
6. Minimum 50% of building built to 20m front setback line.
7. Warehouse component to the rear of the site.
8. Retain existing trees where possible.
9. Servicing, loading and car parking to the rear of the site.
10. Zero side setback.
11. Pedestrian path to building from public footpath along street.
12. Front setback 20m to allow retention of existing trees to be retained.
13. 3-4m rear setback/vegetation corridor as required.

Figure 3 – Typical boulevard allotment plan with 20m setback for existing trees.

D5 A minimum of 50% of the front facade of the building shall be built to the minimum specified front setback to ensure a strong reading of the street address. A 2m articulation zone shall be allowed.

D6 No setback shall be required from internal laneways or minor access driveways.

D7 Side boundaries shall have a landscaped deep soil zone of at least 2m where the building is not built to either boundary. Where one side setback is zero the other side shall have a 4m deep soil zone.

D8 Rear boundaries shall have a landscaped deep soil zone of 3m unless the lot does not back onto another within the development in this case the deep soil zone will be 4m. This zone shall be planted in accordance with the revegetation plan as shown in Figure 4.

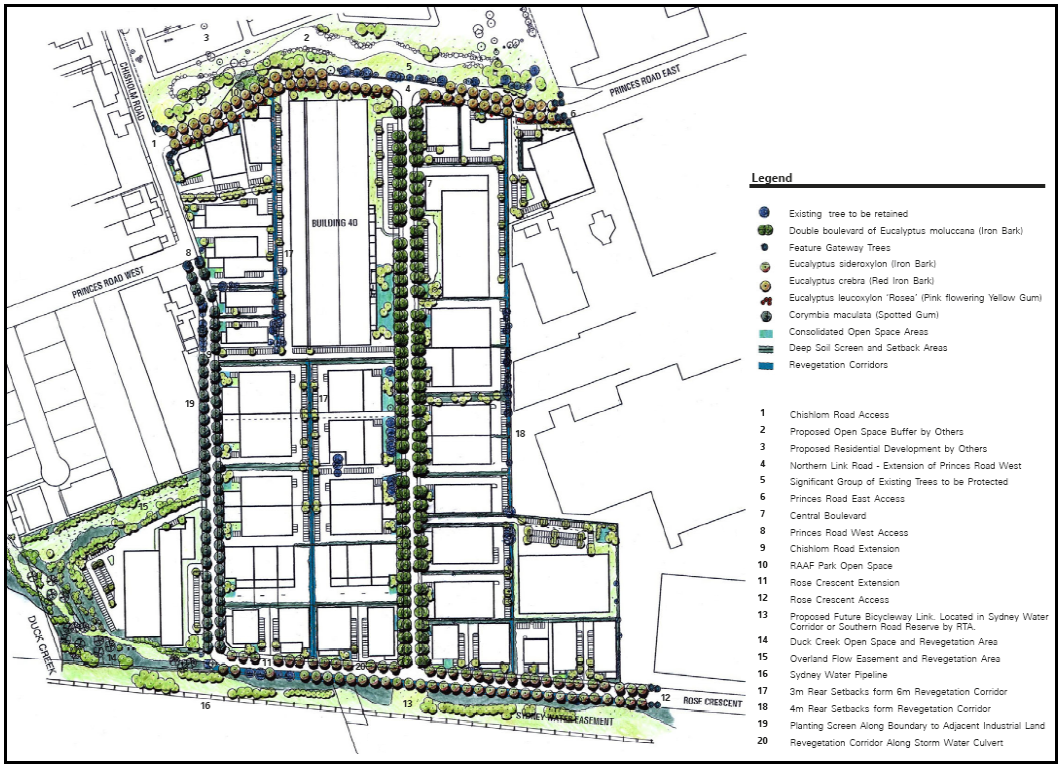


Figure 4 – Revegetation plan.

D9 Allotments bounding Duck River shall have a 30m setback from the mean high water line. Refer to Figure 5 below.

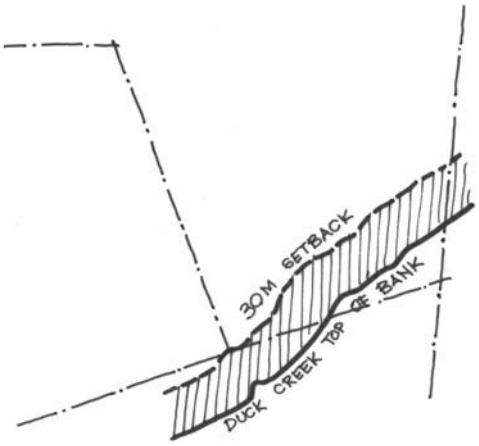


Figure 5 – Setback from Duck Creek (Duck River).

D10 Lots shall use a zero side setback to one boundary except where access is required.

D11 Landscaping with appropriate native species shall be provided to setbacks and alongside vehicle access driveways. Refer to Table 1- Regents Park plants list.

D12 Components of the buildings which incorporate ancillary offices, showrooms and customer service areas shall be located along the allotment frontage and shall be of a high standard of architectural design.

2.2 Allotment size and configuration

Performance criteria

P1 Development creates or maintains an overall variety of allotment sizes to facilitate a wide range of industrial, warehousing and related activities.

P2 Allotment sizes and configuration enable the efficient siting of buildings and associated activities.

Development controls

D1 The average minimum site width shall be 30m. Refer to Figure 6 below.

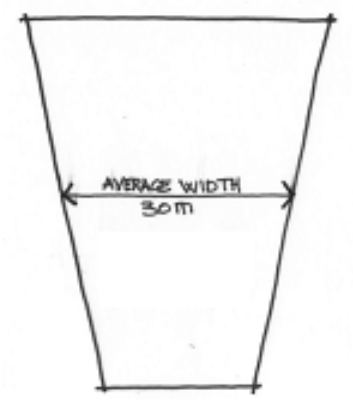
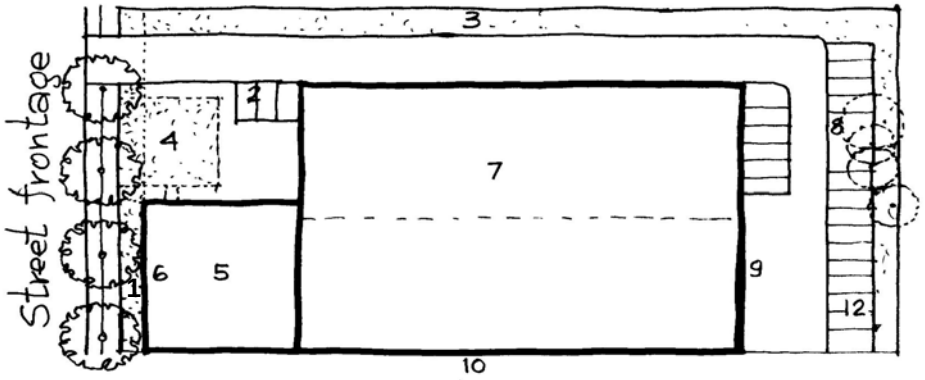


Figure 6 – Average site width.

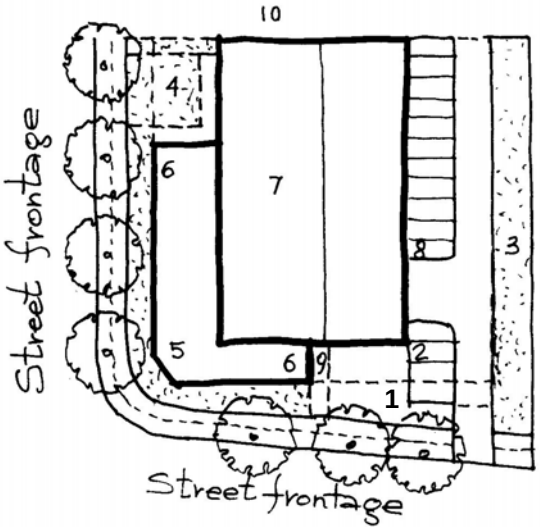
D2 Battle-axe allotments accessed by narrow frontages shall not be permitted.

D3 Allotments use opportunities for shared access. Refer to Figures 7 to 9 showing allotment plans for mid-block, corner blocks and multi-unit sites.



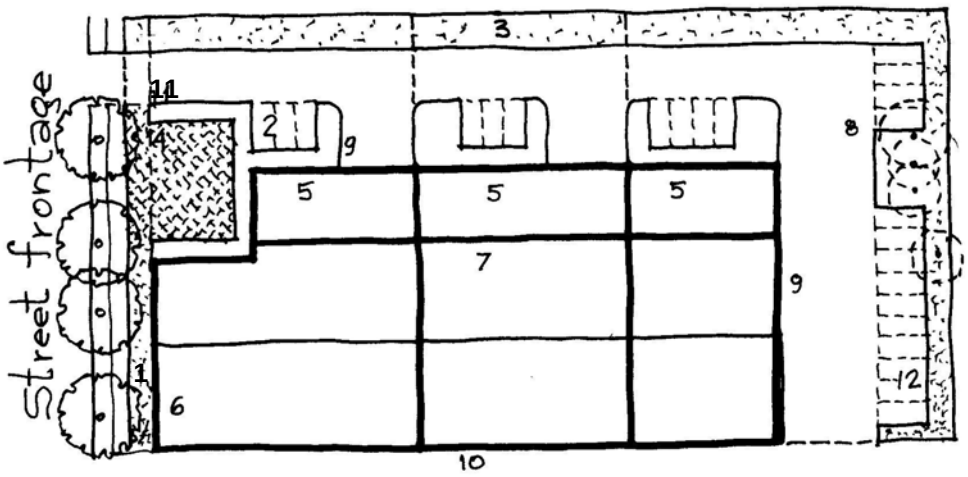
1. 3m soft landscape setback zone with landscaping as required to match verge on opposite side of the road.
2. 20% or 3 car parking spaces to the front of the site.
3. 4m soft landscaped deep soil zone setback to one boundary where zero setback to other side. Otherwise 2m to each side.
4. Consolidated open space area built to front boundary.
5. Office component to the front of the site.
6. Minimum 50% of building built to 3m front setback line.
7. Warehouse component to the rear of the site.
8. Retain existing trees where possible.
9. Servicing, loading and car parking to the rear of the site.
10. Zero side setback.
11. Pedestrian path to building from public footpath along street.
12. 3-4m rear setback/vegetation corridor as required.

Figure 7 - Typical mid block allotment plan.



1. 3m soft landscape setback zone with landscaping as required to match verge on opposite side of the road.
2. 20% or 3 car parking spaces to the front of the site.
3. 4m soft landscaped deep soil zone setback to one boundary where zero setback to other side. Otherwise 2m to each side.
4. Consolidated open space area built to front boundary.
5. Office component to the front of the site.
6. Minimum 50% of building built to 3m front setback line.
7. Warehouse component to the rear of the site.
8. Servicing, loading and car parking to the rear of the site.
9. Pedestrian path to building from public footpath along street.
10. Zero side setback

Figure 8 - Typical corner block allotment plan.



1. 3m soft landscape setback zone with landscaping as required to match verge on opposite side of the road.
2. 20% or 3 car parking spaces to the front of the site.
3. 4m soft landscaped deep soil zone setback to one boundary where zero setback to other side. Otherwise 2m to each side.
4. Consolidated open space area built to front boundary.
5. Office component to the front of the site.
6. Minimum 50% of building built to 3m front setback line.
7. Warehouse component to the rear of the site.
8. Retain existing trees where possible.
9. Servicing, loading and car parking to the rear of the site.
10. Zero side setback.
11. Pedestrian path to building from public footpath along street.
12. 3-4m rear setback/vegetation corridor as required.

Figure 9 - Factory unit allotment plan.

2.3 Building height and density

Performance criteria

P1 Building height, scale and mass is similar to adjoining development.

P2 Building form is designed to avoid detrimental effects upon the amenity and visual character of the locality.

Development controls

D1 Building plants/service such as lift motor room, air conditioning equipment and exhausts shall either be concealed from view behind parapet walls or housed within the building envelope entirely.

2.4 Visual quality and building design

Development controls

D1 Loading, storage and external work areas shall be located where the visual quality of the locality is not compromised.

D2 Buildings, fencing and landscape treatment shall be used to screen visually obtrusive activities and car parking.

D3 Building facades to street frontages shall be of a contemporary architectural style. Refer to examples in Figures 10 and 11.

Figure 10 - Examples of appropriate architectural character.

Figure 11 - Examples of inappropriate architectural character.

D4 Design of industrial buildings shall include:

- elements which punctuate the skyline;
- distinctive roof forms;
- facades with visual variety in materials and form;
- architectural emphasis on the built form;
- roof and building form appropriate and indicative of building function;
- window forms to vary based on orientation and internal functions;

- entrance areas to be visually prominent within overall building form, by use of visual cues such as awnings, roof projections, blade walls or variation in materials scale or form; and
- introduce variation in unit design within building group.

Refer to Figure 12.

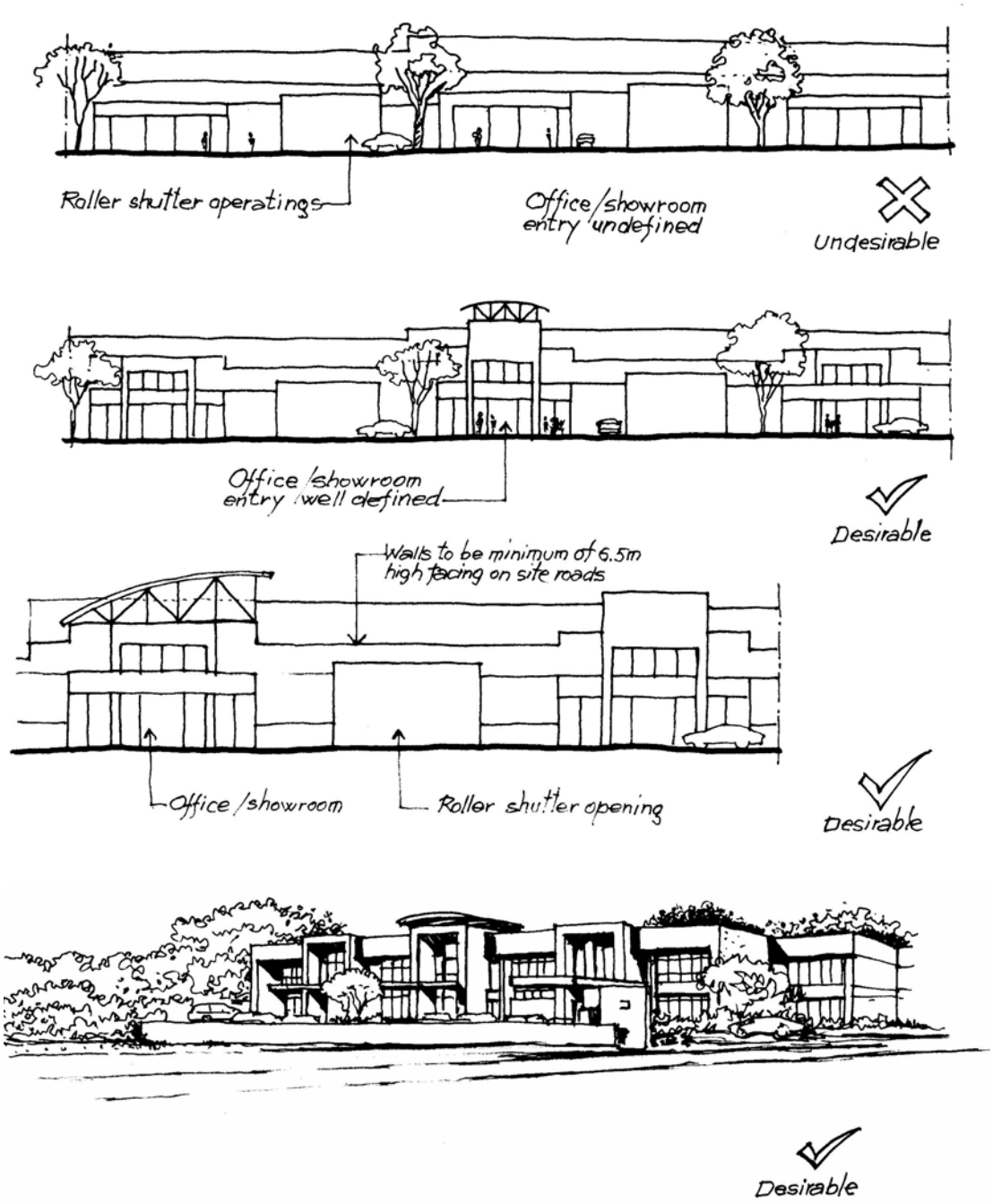


Figure 12 - Building form.

D5 Walls facing side roads shall be a minimum height of 6.5m.

D6 On corner sites, built form shall emphasise the corner by massing and facade orientation. The office component of developments shall be located at the corner and the architectural form shall address the corner of the block by a chamfered footprint to the corner. Refer to Figures 13 to 16.

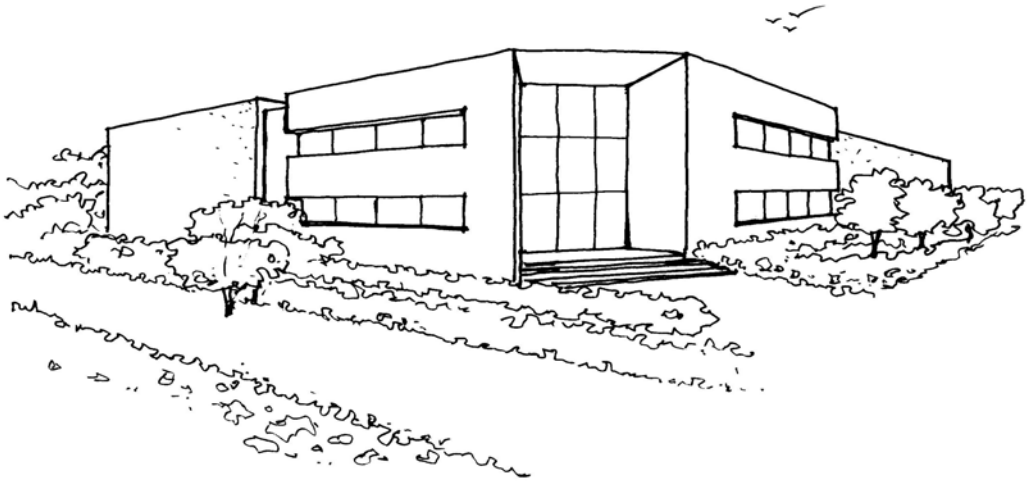
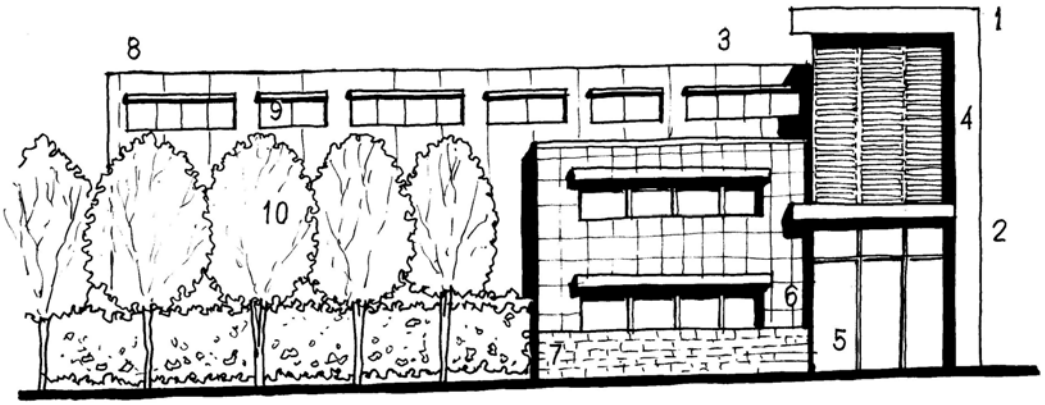
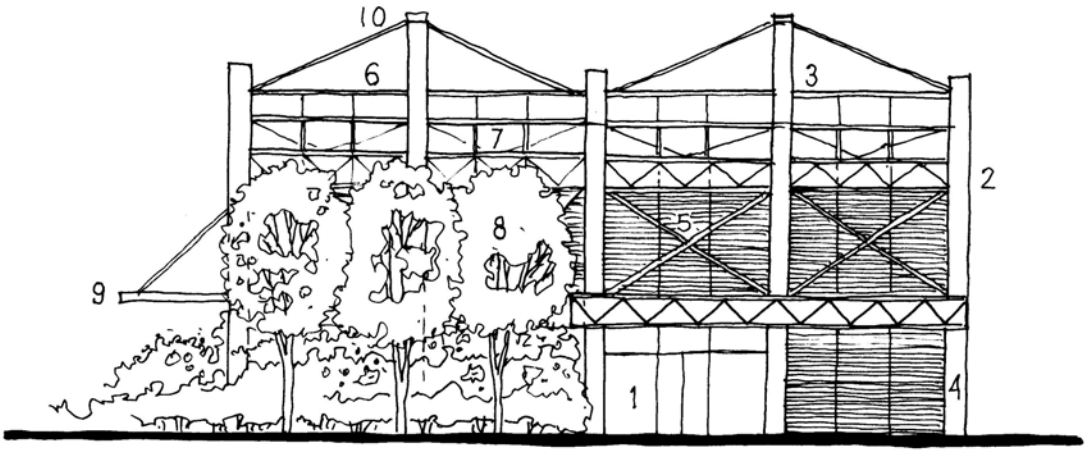


Figure 13 - Example of chamfered corner treatment.



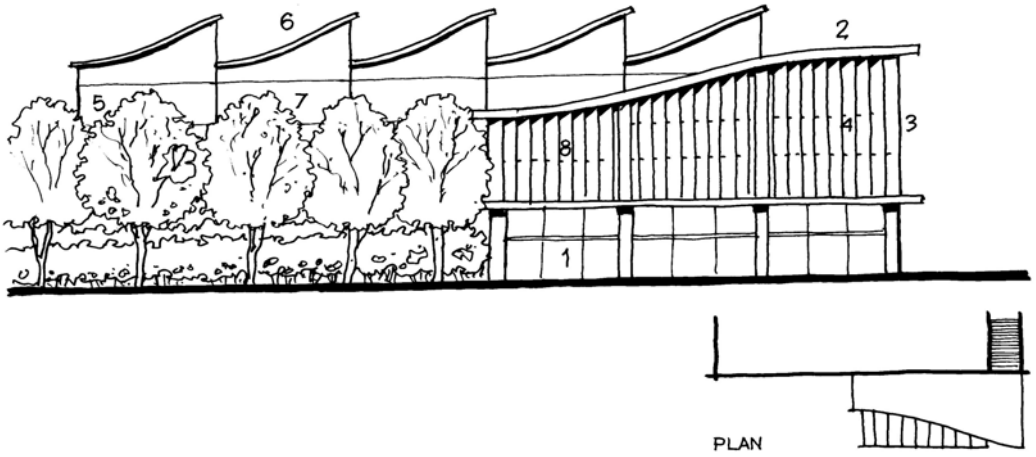
1. Entrance prominently identified by high building form
2. Blade walls articulate frontage and frame entry.
3. Parapet to cover all plant and equipment.
4. External horizontal louvres protect north facing glazing.
5. Entrance further articulated and protected by canopy.
6. Office windows with spandrel to allow placement of desks against external walls. Horizontal sun shading blades to north facing windows.
7. Variety of materials – Glazing, rendered blades, masonry to ground building and pre-finished panelling to office block.
8. Precast concrete warehouse.
9. High level windows for natural light to warehouse.
10. Landscape screen planting to warehouse on street frontage.

Figure 14 - Options for building frontages – boxes and blades.



1. Entrance set back from front setback articulated and protected by canopy.
2. Visible structural elements to articulate building form and illustrate industrial nature of building function.
3. Parapet to cover all plant and equipment.
4. External horizontal louvres protect north facing glazing.
5. Variety of materials – Glazing, concrete columns and steel structure.
6. Metal clad warehouse.
7. High level windows for natural light to warehouse.
8. Landscape screen planting to warehouse on street frontage.
9. Awning for weather protection to side loading.

Figure 15 - Options for building frontages – scaffolding elements, visible structure.



1. Entrance set back from front setback articulated and protected by canopy.
2. Parapet to cover all plant and equipment.
3. External vertical louvres protect west facing glazing.
4. Variety of materials – Glazing, concrete structure and timber louvres.
5. Precast concrete warehouse.
6. Saw-tooth roof form to punctuate skyline and allow natural light penetration into warehouse.
7. Landscape screen planting to warehouse on street frontage.
8. Office building emphasised by curved architectural form and screens loading behind.

Figure 16 - Options for building frontages – curves and roof form.

3.0 Open space and landscaping

3.1 Landscape treatment

Development controls

D1 Large car parking areas shall be broken up using landscape zones. Car parking shall be located so as to integrate with the landscaping and provide a harmonious design for the site.

D2 An area shall be provided for outdoor staff recreation (areas for sitting, eating and barbecues) being appropriate to the needs of the particular premises and incorporating adjacent open space or natural areas.

3.2 Landscape

Performance criteria

P1 Open space areas within allotments are to comprise a high quality of landscape design to maintain the visual amenity and habitat potential of the locality.

P2 Adequate open space areas are provided for the amenity of visitors and workers in the Estate.

Development controls

D1 All industrial allotment frontages shall be separate from the street by a minimum 3m wide landscape softworks buffer. This buffer shall contain trees, gravel, lawn and planting to match the verge on the other side of the street. Entrance and access pavements may cross this buffer.

D2 A row of trees shall be planted within the 3m wide landscape buffer at the front of all the allotments fronting the George Young Street. The trees shall be planted as part of the future development of the individual lots. The trees shall be *Eucalyptus moluccana* (Grey Box), installation size 100 litre and at same spacing as the street trees planted within the road reserve of the Boulevard. These trees shall be planted at 1m within the site boundary and shall create the outer row of the double avenue of street trees along the Boulevard. The area under these trees shall be turfed.

D3 All allotments with a boundary fronting the Princess Road East shall install soft landscaping within the 3m wide landscape softworks buffer. Informal copses of *Eucalyptus leucoxylon* 'Rosea' and entrance feature trees as identified shall be planted within this zone. The area under these trees must be turfed.

D4 All garden beds shall be edged with a 150mm wide concrete strip.

D5 Rear deep soil planting zones shall be mass planted, mulched garden bed in accordance with the revegetation plan prepared for the site where required.

D6 All lots shall allow for a pedestrian access path from the pedestrian footpath on the street to the entrance of the building.

D7 All unbuilt areas of the site not required for loading, carparking, or vehicle access shall be landscaped. The area of soft landscaping in the form of trees shrubs and lawns shall not be less than 15% of the site area including the consolidated open space area.

D8 A consolidated open space area shall be provided on every lot in a distinct area (of proportions of approximately 1:1 to 2:3 or 3:2 width to depth). The area shall be built to the front property line.

D9 The consolidated open space area shall be located to the front of the lot and extend to 1500mm past the building setback line and must be landscaped in such a manner to contribute to the overall public domain character of the site.

D10 The size of the area to be provided shall be determined based on lot area. Refer to Figure 17.

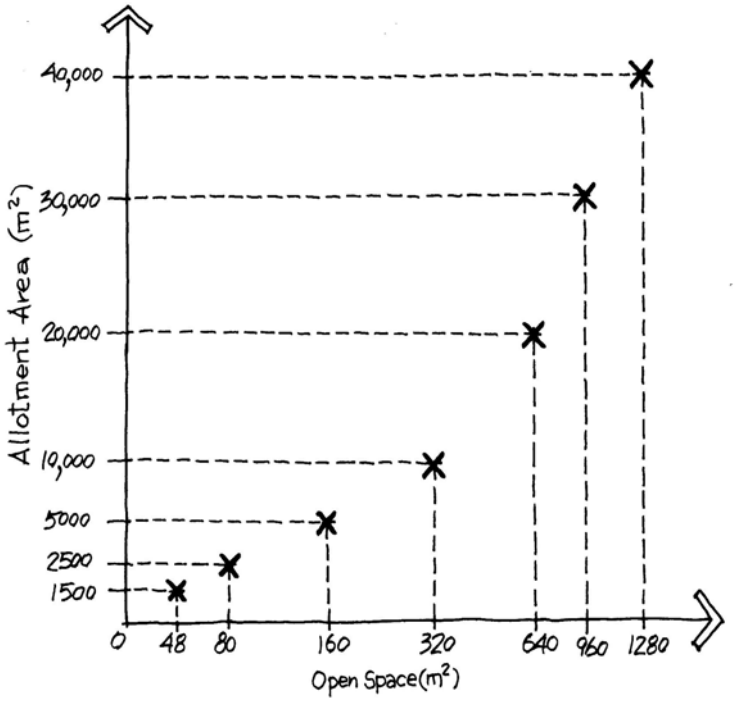


Figure 17 - Consolidated open space area table.

D11 The consolidated open space area shall be defined by the public footpath along the site boundary, the driveway, building or private paths.

D12 The consolidated open space area shall contain street furniture, seating, bins, bikeracks etc, lighting, planting, trees and paved areas (unit paving or gravel). It shall also contain a pergola structure for shade which shall also be built to the front property boundary. Refer to Figure 18.

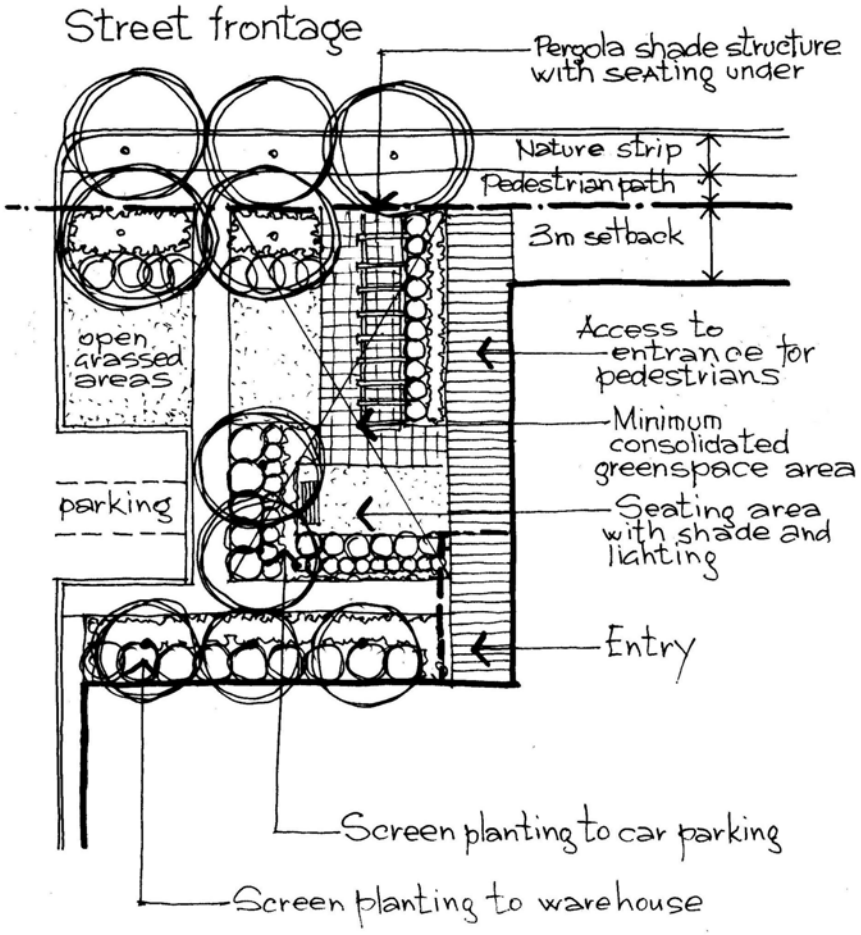


Figure 18 - Example of a consolidated open space area.

D13 All species planted within the front setback and consolidated open space areas are to be selected from the relevant proposed species list in Table 1.

Table 1- Regents Park plant list.

Botanical name	Common name	Mature size (Ht x sp)	Pot size
Focal theme trees			
Angophora floribunda	Rough Barked Apple Gum	20 x 6	Advanced, 100L, 3m Ht
Araucaria cunninghamii	Hoop pine	30 x 6	Advanced, 100L, 3m Ht
Ficus rubiginosa	Port Jackson Fig	20 x 6	Advanced, 100L, 3m Ht
Flindersia australis	Australian Teak	15 x 6	Advanced, 100L, 3m Ht
Jacaranda mimosaefolia	Jacaranda	10 x 5	Advanced, 100L, 3m Ht
Avenue theme trees			
Angophora floribunda	Rough Barked Apple	20 x 10	Advanced, 100L, 3m Ht
Corymbia maculata	Spotted Gum	20 x 8	Advanced, 100L, 3m Ht
Eucalyptus haemostoma	Scribbly Gum	15 x 5	Advanced, 100L, 3m Ht
Eucaplyptus leucoxylon 'Rosea'	Pink Flowering Yellow Gum	12 x 6	Advanced, 100L, 3m Ht
Eucalyptus sideroxylon	Ironbank	30 x 5	Advanced, 100L, 3m Ht
Ficus rubiginosa	Port Jackson Fig	12 x 7	Advanced, 100L, 3m Ht
Jacaranda mimosifolia	Jacaranda	12 x 6	Advanced, 100L, 3m Ht
Lophostemon confertus	Brush Box	12 x 6	Advanced, 100L, 3m Ht
Pyrus ussuriensis 'Red Spire'	Manchurian Pear	10 x 5	Advanced, 100L, 3m Ht
Robinia pseudoacia 'Frisa'	Golden Robinia	10 x 5	Advanced, 100L, 3m Ht
Tilia cordata 'Green Spire'	Small leaved Linden		Advanced, 100L, 3m Ht
Ulmus parvifolia	Chinese Elm	8 x 4	Advanced, 100L, 3m Ht

Botanical name	Common name	Mature size (Ht x sp)	Pot size
Native trees buffer planting			
Acacia decurrens	Black Wattle	15 x 5	250mm Pot, 1.5m Ht
Acacia parramattensis	Sydney Green Wattle	10 x 4	250mm Pot, 1.5m Ht
Allocasuarina littoralis	Black She-oak	10 x 5	250mm Pot, 1.5m Ht
Allocasuarina torulosa	Forest She-oak	20 x 5	250mm Pot, 1.5m Ht
Eucalyptus cerba	Narrow Leafed Red Ironbank	20 x 10	250mm Pot, 1.5m Ht
Eucalyptus eugenoides	Thin-leaved Stringybark	25 x 5	250mm Pot, 1.5m Ht
Eucalyptus tereticornis	Forest Red Gum	40 x 5	250mm Pot, 1.5m Ht
Eucalyptus moluccana	Grey Box	40 x 5	250mm Pot, 1.5m Ht
Syncarpia glomulifera	Turpentine	50 x 5	250mm Pot, 1.5m Ht
Duck Creek open space planting			
Acacia decurrens	Black Wattle	15 x 7	Advanced, 100L, 3m Ht
Acacia parramattensis	Sydney Green Wattle		Advanced, 100L, 3m Ht
Angophora floribunda	Rough Bark Apple Gum	20 x 10	Advanced, 100L, 3m Ht
Banksia integrifolia	Coast Banksia	15 x 5	Advanced, 100L, 3m Ht
Banksia spinuosa	Honey Suckle Banksia	4 x 2	Advanced, 100L, 3m Ht
Casurina glauca	Swamp Oak	20 x 10	Advanced, 100L, 3m Ht
Callistemon salignus	Willow Bottlebrush	9 x 4	Tubestock
Cupaniopsis anacardioides	Tuckeroo		Advanced, 100L, 3m Ht
Eucalyptus eugenoides	Thin leaf Stringy Bark		Advanced, 100L, 3m Ht
Eucalyptus gummifera	Bloodwood		Advanced, 100L, 3m Ht
Eucalyptus haemastoma	Scribbly Gum	20 x 10	Advanced, 100L, 3m Ht
Eucalyptus leucoxylon 'Rosea'	Pink Flowering Yellow Gum	15 x 7	Advanced, 100L, 3m Ht
Eucalyptus robusta	Swamp Mahogany	15 x 7	Advanced, 100L, 3m Ht
Feature shrubs			
Dietes grandiflora	Wild Iris	0.6 x 0.6	200mm pot
Doryantes excelsa	Gymea Lily	1.5 x 0.6	200mm pot
Pennisetum aloepecuroides	Fountain Grass	0.6 x 0.6	200mm port
Plumbago auriculata 'Blue'	Blue Plumbago	1.2 x 1.2	200mm port
Phormium tenax 'Maori' Maiden'	Yellow Leaf Flax	0.6 x 0.6	200mm port
Native shrubs			
Anigozanthus flavidus 'Bush Gem'	Dwarf Kangaroo Paw	0.6 x 0.6	200mm port
Banksia spinulosa	Banksia	1.5 x 1.0	200mm port
Bursaria spinosa	Sweet Bursaria	1.5 x 1.5	200mm port
Callistemon citrinus	Lemon-scented Bottlebrush	2.5 x 2.0	200mm port
Dianella revoluta	Mauve Flax Lily	0.6 x 0.6	200mm port
Dillwynia Juniperina	Prickly Parrot-Pea	1.0 x 1.0	200mm port
Kunzea ambigua	Tick Bush	2.5 x 1.5	200mm port
Lomandra longifolia	Long-leaf Mat Rush	0.8 x 0.8	200mm port
Lomandra multiflora	Spiny Leafed Mat Rush	0.8 x 0.8	200mm port
Poa labillardieri	Native Tussock	0.8 x 0.8	200mm port
Westringia glabra	Westringia	1.2 x 1.0	200mm port
Groundcovers & climbers			
Hardenbergia violacea	Native Sarsparella	0.3 x 1.0	150mm pot
Hibbertia aspera	Rough Guinea Flower	0.3 x 1.0	150mm pot
Kennedia rubicunda	Dusky Coral Pea	0.3 x 1.0	150mm pot
Viola hederacea	Native Violet	0.3 x 0.3	150mm pot
Boulevard front setback planting			
Anigozanthos flavidus	Tall Kangaroo Paw	1 x 1	Tube Stock

Botanical name	Common name	Mature size (Ht x sp)	Pot size
Banksia 'Candlesticks'	*Banksia 'Candlesticks'*	0.4 x 1	150mm pot
Banksia spinulosa	Banksia	1.5 x 1.0	200mm pot
Dietes Bicolour	Wild Iris	0.7 x 0.5	150mm pot
Dianella revoluta	Mauve Flax Lily	0.6 x 0.6	200mm pot
Doryanthus excelsa	Gymea Lilly	1.5 x 0.7	200mm pot
Grevillea 'Moonlight'	*Grevillea 'Moonlight'*	4 x 2	200mm pot
Lomandra longifolia	Long-leaf Mat Rush	0.8 x 0.8	150mm pot
Lomandra multiflora	Spiny Leafed Mat Rush	0.8 x 0.8	150mm pot
Hardenbergia violacea	Native Sarsparella	0.3 x 1.0	150mm pot
Pennisetum alopecuroides	Swamp Foxtail Grass	0.6 x 0.5	Tube Stock
Phormium tenax 'Maori Maiden'	New Zealand Flax '*Maori Maiden*'	1 x 1	200mm pot
Plumbago auriculata	Blue Plumbago	3 x 2	200mm pot
Westringa fructosia	Coastal Rosemary	1.5 x 1	200mm pot
Westringa glabra	Violet westringa	1.5 x 1	200mm pot
Northern Link Road front setback planting			
Anigozanthos flavidus	Tail Kangaroo Paw	1 x 1	Tube Stock
Banksia 'Candlesticks'	*Banksia 'Candlesticks'*	0.4 x 1	150mm pot
Dietes Bicolour	Wild Iris	0.7 x 0.5	200mm pot
Dianella revoluta	Mauve Flax Lily	0.6 x 0.6	200mm pot
Doryanthus excelsa	Gymea Lilly	1.5 x 0.7	200mm pot
Grevillea 'Misty Pink'	*Grevillea 'Misty Pink'*	3 x 2	200mm pot
Grevillea 'Robyn Gordon'	*Grevillea 'Robyn Gordon'*	1.5 x 2	200mm pot
Lomandra longifolia	Long-leaf Mat Rush	0.8 x 0.8	150mm pot
Lomandra multiflora	Spiny Leafed Mat Rush	0.8 x 0.8	150mm pot
Hardenbergia violacea	Native Sarsparella	0.3 x 1.0	150mm pot
Pennisetum 'Burgundy giant'	*Pennisetum 'Burgundy giant'*	1.2 x 0.7	Tube Stock
Phormium tenax 'Dazzler'	New Zealand Flax	1 x 1	200mm pot
Phormium tenax 'Flamingo'	New Zealand Flax	1 x 1	200mm pot
Themeda 'Bush Joey'	*Themeda 'Bush Joey'*	0.4 x 0.4	Tube Stock
Westringa fructosia	Coastal Rosemary	1.5 x 1	200mm pot
Westringa glabra	Violet westringa	1.5 x 1	200mm pot
General front setback planting			
Anigozanthos flavidus	Tall Kangaroo Paw	1 x 1	Tube Stock
Banksia 'Candlesticks'	*Banksia 'Candlesticks'*	0.4 x 1	150mm pot
Dietes Bicolour	Wild Iris	0.7 x 0.5	150mm pot
Dianella revoluta	Mauve Flax Lily	0.6 x 0.6	200mm pot
Doryanthus excelsa	Gymea Lilly	1.5 x 0.7	200mm pot
Grevillea 'Moonlight'	*Grevillea 'Moonlight'*	4 x 2	200mm pot
Lomandra longifolia	Long-leaf Mat Rush	0.8 x 0.8	150mm pot
Lomandra multiflora	Spiny Leafed Mat Rush	0.8 x 0.8	150mm pot
Hardenbergia violacea	Native Sarsparella	0.3 x 1.0	150mm pot
Phormium tenax 'Lime Light'	New Zealand Flax	1 x 1	200mm pot
Plumbago auriculata	Blue Plumbago	3 x 2	200mm pot
Poa labillardieri	Common tussock-grass	0.04 x 0.04	Tube Stock
Westringa Fructosia	Coastal Rosemary	1.5 x 1	200mm pot
Westringa glabra	Violet westringa	1.5 x 1	200mm pot

D14 The consolidated open space area shall be located to achieve best orientation to create a comfortable micro climate.

D15 Public safety through open surveillance of the building frontage shall be achieved at all times.

D16 Landscaped areas shall be separated from vehicle areas by a kerb or other effective physical barrier.

D17 Landscape planting shall be provided on the overland flow easement and the batter slopes of Lot 47 to Lot 51 DP 1081545 in accordance with the following principles:

- Planting shall be 100% native with 70% indigenous to the area.
- Planting of the stormwater easement area shall incorporate riparian species but shall not obstruct the overland flow.
- The area incorporating the banks surrounding the building platform to the boundary with the reserve shall be fully landscaped with mass planting and clear trunked trees which shall not obstruct the visual connection to the reserve.

D18 Fencing shall be integrated into the landscape design theme so as to minimise its visual impact while providing required site security.

D19 Warehouse facades on street frontage shall be screened with a landscape buffer unless they are built to the setback line.

D20 For plant selection, biodiversity, plant supply and specification refer also to the Former RAAF Stores Depot Public Domain Plan.

4.0 Business identification signage

Objectives

a. To provide coordinated signage throughout the public and private domain that is distinctive and aesthetically pleasing.

b. To ensure visual impact of signs on adjoining residential areas is minimised through design and illumination standards.

Performance criteria

P1 Advertising signs and structures are incorporated within the overall design theme of the industrial component of the site. Refer to Figure 19.

P2 Development minimises the visual impact of signs and structures upon adjoining residential areas through design and illumination standards.

Development controls

D1 Signs shall be limited to identifying the user/tenant of the industry by their name, logo or trademark. Illustrative advertising of products or services shall not be allowed.

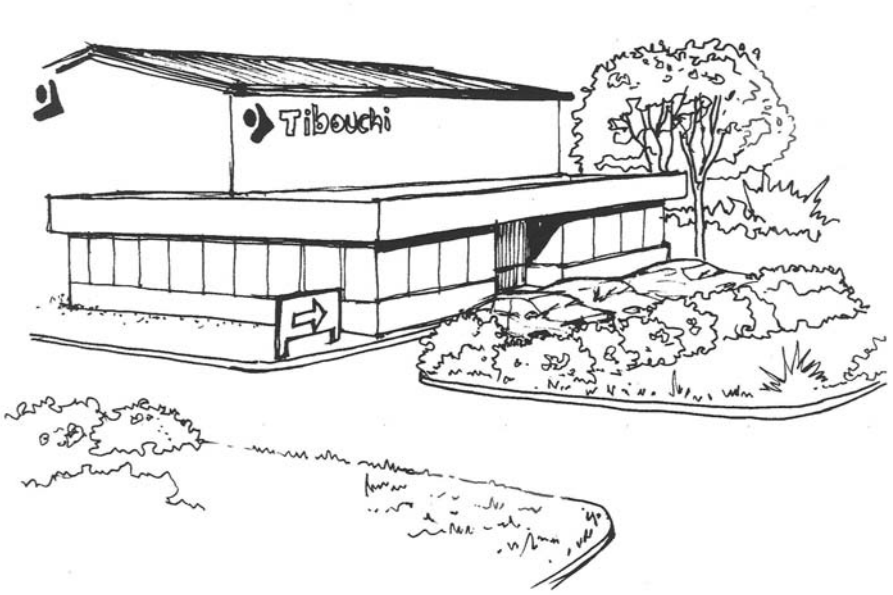


Figure 19 - Distinctive, coordinated signage integrated with development.

D2 Illumination of signs shall not cause nuisance or annoyance to pedestrians, vehicles or adjoining residential properties.

D3 Signs shall be placed so that they do not obscure vehicular sightlines and vehicular control signs.

D4 Non illuminated signs shall use reflective material for typography and directional arrows.

D5 Word spacing shall be regular and excessive variation in length of lines shall be avoided.

D6 Signs shall not be placed above the roof line or parapet.

D7 Identification signs shall be placed perpendicular to approaching traffic, no closer than 3m to any property line.

D8 One identification sign shall be provided. More than one may be used where a site has more than one vehicular entrance, on different sides of the building or where the nature of the site and adjacent roads require more than one sign for adequate identification.

D9 Building identification signage shall be in the form of a single free standing primary signage element. This element shall be setback 2m from the front allotment boundary. Secondary signage may be located on the building facade.

D10 The 2m setback area shall be planted with low ornamental plants and shrubs which do not obscure signage and are consistent with the landscape principles of the site. Refer to Figure 20.

D11 Signage shall be not more than 1.5m in height and shall incorporate a solid base element 600mm high of stone construction. This is illustrated in Figures 20 to 22.

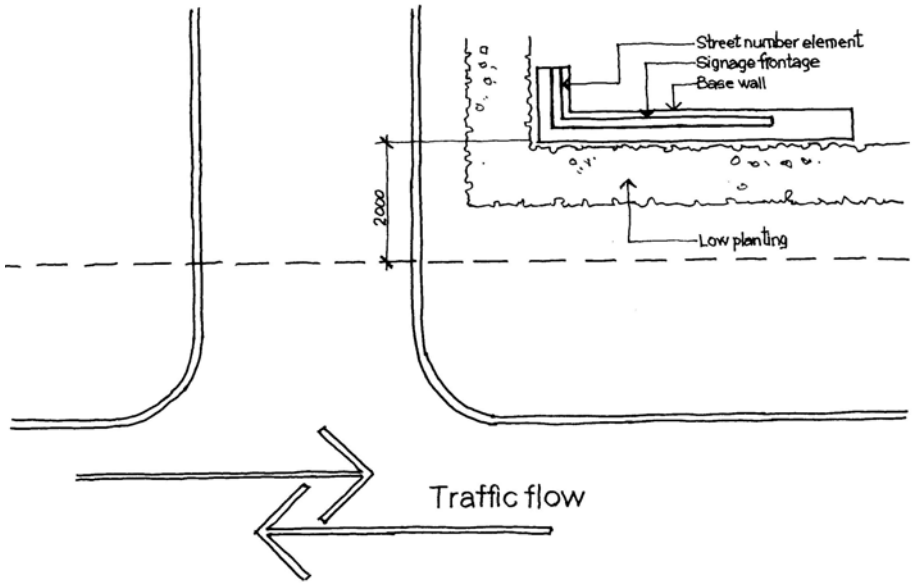


Figure 20 - Signage – plan view.

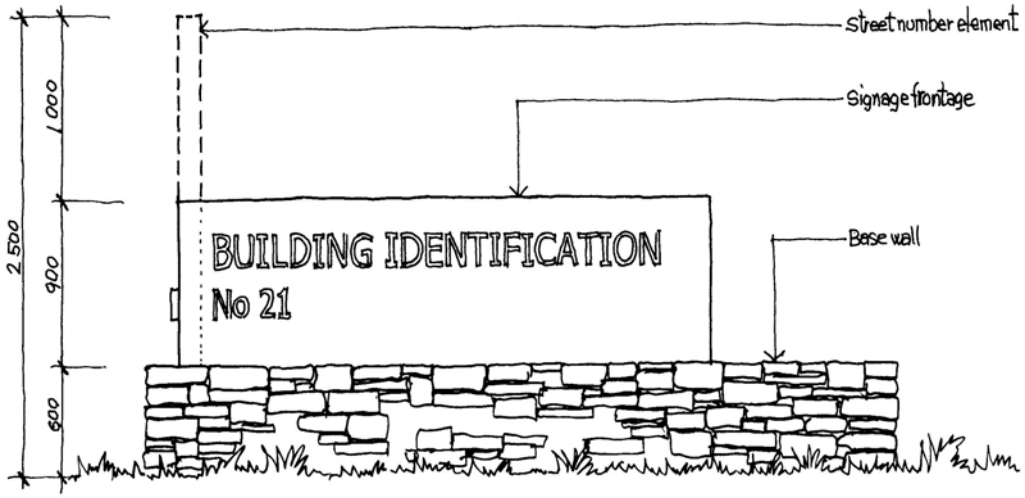


Figure 21 - Signage – elevation.

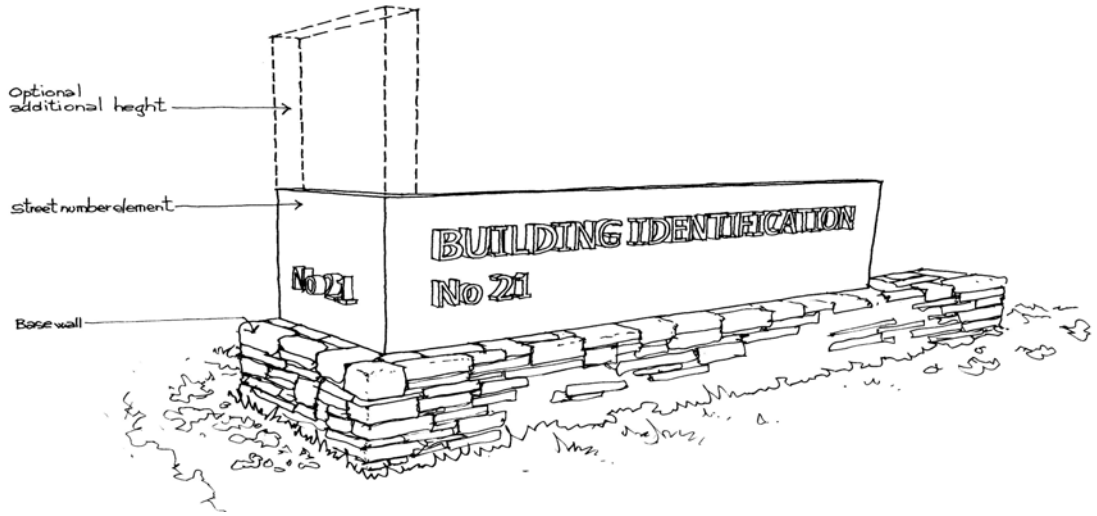


Figure 22 - Signage – sketch.

D12 Signs shall not have a front face area greater than 5m² excluding the base wall face area.

D13 Signs shall be placed parallel to the road alignment. Where the sign is located after the access driveway for approaching traffic an element of the sign shall be perpendicular to the approaching traffic and as a minimum shall indicate the street number and may be up to 2.5m in height. Refer to Figure 21.

D14 Signs on the front facade of the building shall not be greater than 1/3 of the total length of the front facade and not longer than 12m in total length.

D15 Identification signs on a secondary street frontage shall be 50% of the size of those on the primary frontage.

D16 Pylon signs shall not be allowed.

5.0 Lighting, privacy and security

5.1 Lighting

Objectives

a. To provide a functional and coordinated site lighting system which contributes to a safe and visually attractive environment.

b. To ensure lighting does not cause distraction to vehicle drivers on internal or external roads or to the occupants of adjoining properties and residential land.

Performance criteria

P1 The impact of lighting upon adjoining sites, particularly residential areas, is minimised by controlling the intensity, design and location of lighting facilities.

Development controls

D1 Lights shall be placed so as to cause no glare or excessive light spillage on neighbouring sites. External lighting complies with the Australian Standard 4282 (INT) 1995 – Control of the Obtrusive Effects of Outdoor Lighting.

D2 All parking areas and driveways shall be illuminated to a minimum level of between 25 and 50 lux at ground level. The standard adopted for the surrounding roads is 50 lux.

D3 Security lighting fixtures shall not project above the facade of the nearest adjacent building and shall be shielded. Shields shall be painted to match the surface to which they are attached. Security lighting fixtures shall not substituted for parking area or pedestrian path lighting fixtures and shall be restricted to lighting only loading and storage locations or other limited service areas.

D4 Exterior wall mounted flood lights shall be prohibited except for security lighting to the rear of buildings.

D5 Accent illumination shall be provided at key locations, such as building entries and driveways. The tops of footings of all lighting standards shall be a minimum of 100mm below adjacent surface levels.

D6 Buildings shall be externally lit using a system of lighting that accentuates the architectural features.

Figure 23 - Lighting to emphasise building form.

5.2 Fencing

Performance criteria

P1 Fences and walls are designed to ensure that they do not have a detrimental effect on the visual amenity of the public domain.

Development controls

D1 Fencing along street boundaries of a height greater than 1m shall be located behind a landscape buffer with a minimum setback of 3m.

D2 Fencing shall be either transparent or integrated into the building form. It shall be designed to ensure its materials and colours blend into the landscape and allow through visual access. Refer to Figure 24.

D3 Solid fencing shall be designed to read visually as part of the building form and be constructed of the same or complementary materials to the building.

D4 Fences shall not be erected in front of landscaping along street frontages.

Figure 24 – Example of transparent fencing.

5.3 Safety and security

Performance criteria

P1 The design and ongoing development of the site is consistent with the principles of Crime Protection Through Environmental Design (CPTED).

Development controls

D1 Clear sightlines between public and private spaces shall be provided.

D2 Effective lighting for public places shall be provided.

D3 Landscapes and physical locations that channel and group pedestrians into target areas shall be provided.

D4 Access to internal areas or high risk areas shall be restricted.

D5 Design shall incorporate clear transitions and boundaries between public and private space.

D6 Space management strategies shall be undertaken, including activity coordination, site cleanliness, rapid repair of vandalism and graffiti and replacement of burnt out lighting.

6.0 Ecologically sustainable development principles

Objectives

a. To encourage a high standard of environmental design.

b. To minimise energy use in buildings while providing a comfortable working environment.

c. To substantially reduce carbon dioxide emissions compared to similar developments through the design of buildings.

d. To minimise potable water mains demand of non residential development by implementing water efficiency measures.

Performance criteria

P1 Buildings are designed to minimise energy consumed for heating and cooling

P2 Buildings reduce reliance on existing energy supplies through the use of renewable energy technologies.

P3 Water efficiency is increased by appropriate building design, site layout, internal design and water conserving appliances.

Development controls

D1 Buildings shall aim to achieve a north-south orientation.

D2 Air conditioning shall be zoned to enable the most efficient heating and cooling of the building.

D3 Roof and wall insulation shall be used in office components of buildings to reduce winter heat loss summer heat gain.

D4 Cross ventilation shall be maximised by using high level roof ventilators. Where practical and appropriate, skylights and/or wind powered ventilators are to be installed.

D5 Stairwells shall be positioned to create a stack effect to enhance natural ventilation to upper floors.

D6 Windows shall be protected from summer sunlight by eaves and sunshade devices where appropriate.

D7 Buildings shall be finished in lighter colours to increase heat reflectivity.

D8 Low energy lighting shall be used.

D9 Buildings shall use renewable energy technologies, including:

- photovoltaic cells;
- battery storage; and
- natural ventilation.

D10 Water conserving landscape techniques shall be employed; such as drought tolerant species selection, soil additives, irrigation zoning, limited turf areas and planting to reflect micro climates.

D11 The ancillary office component of development shall be to the north of the site.

D12 Roofs shall be designed to maximise penetration of natural light.

D13 Landscaping shall be used to shade exposed walls from summer sun. Deciduous species shall be included where summer shade and winter sun is desirable.

D14 All developments shall reuse grey water wherever appropriate, feasible and practical.

D15 New developments shall connect to recycled 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 industrial purposes.

D16 Where a property is not serviced by a dual reticulation system, development shall include an onsite rainwater harvesting or an onsite reusable water resource for permitted non potable uses such as toilet flushing, irrigation, car washing, fire fighting and other suitable industrial purposes.

D17 Development shall install all water using fixtures to meet the WELS (Water Efficiency Labelling Scheme) rated industry standards.

7.0 Stormwater management

Objectives

a. To take advantage of opportunities for the multiple use of stormwater management areas for recreation and amenity.

b. To avoid stormwater discharge impacts on downstream properties and natural waterways.

c. To protect water quality and minimise gross pollutants leaving the site.

d. To reduce the pressure of new development on existing water supply and drainage infrastructure.

e. To treat and manage stormwater in an equitable manner for all future occupants of the estate.

f. To incorporate highly innovative financially responsible water quality management strategy.

Performance criteria

P1 Stormwater drainage is designed to integrate with landscape concept plans prepared for the site.

P2 Drainage design minimises the environmental impact of stormwater run-off.

P3 Stormwater management systems provide the community with opportunities for the reuse of stormwater.

P4 Lot owners are responsible for management of stormwater on their site in terms of both water quality and quantity.

Development controls

D1 The drainage system has the capacity to accommodate the 1-in-100 year flood event without risk or damage.

D2 The stormwater drainage system shall be integrated with the landscape concept plan.

D3 The maximum permissible site discharge (PSD) and minimum site storage requirement (SSR) shall be in accordance with the Table 2.

Table 2 - Maximum permissible site discharge.

PSD Zone	Description of zone in which the proposed development is located	PSD L/S/ha	SSR M^3/ha
1	Duck River Catchment – generally bounded by Duck River, Park Road, Rose Crescent and the M4 Motorway	80	530

Specific details relating to boundaries are to be confirmed with Council's Drainage Engineer.

D4 Detention storage shall not be located in any natural watercourse or overflow flow path, and functions independently during any events up to and including Council's 100 year ARI event.

D5 On-site detention basins shall be provided with an overflow spillway directed towards the trunk drainage system.

D6 On-site detention storage shall be designed so that run-off is stored underground.

D7 All stormwater quality control structures shall have the capacity to intercept and filter run-off from the one (1) year average recurrence storm event.

D8 Gross pollutant traps and devices shall be located underground with readily available access for maintenance or are screened.

D9 Development shall comply with the Stormwater Drainage Part of this DCP.

D10 Stormwater management shall be undertaken in accordance with the principles contained in the Water Cycle Management Plan prepared by Storm Consulting dated November 2003.

D11 On-site detention for the industrial estate shall be provided for each lot.

D12 Each lot shall provide water quality treatment consisting of oil and grease separation, gross pollutant and nutrient retention.

Sex Services Premises

Contents

1.0 Introduction

1.1 Development to which this Part applies

This Part applies to sex services premises as permitted under *Auburn LEP 2010*.

1.2 Structure of this Part

This Part is structured as follows:

- Section 2.0 addresses design;
- Section 3.0 addresses signage; and
- Section 4.0 addresses crime prevention.

2.0 Design

Objectives

a. To ensure that sex services premises are designed in a manner which is discrete and will not offend, or impinge on, other users of the locality.

b. To minimise potable water mains demand of non residential development by implementing water efficiency measures.

Performance criteria

P1 Sex services premises do not exhibit an inappropriate street presence.

P2 Sex services premises are acceptable from an urban design viewpoint.

Development controls

D1 A single, separate, discrete access shall be provided to any new sex service premises.

D2 A shared access with other uses shall not permitted.

D3 Pedestrian access shall be provided at the front or exposed side of the building (if on a corner site).

D4 A single side or rear lane access for the receipt of clients for the sex services premises shall be permitted only where the required crime prevention safety audit shows that there will be no adverse potential crime impacts arising from such a configuration.

Consideration shall also be given to the screening of the access where the required crime prevention safety audit raises no objection to its inclusion.

D5 Any new development to be used wholly or partly as a sex services premise shall, in addition to requirements in this Part, comply with the relevant provisions in the Industrial Areas and Parking and Loading Parts of this DCP.

2.1 Water conservation

Performance criteria

P1 Water efficiency is increased by appropriate building design, site layout, internal design and water conserving appliances.

Development controls

D1 New developments shall connect to recycled 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.

3.0 Signage

Objective

a. To ensure that signage associated with a sex services premises is discrete, appropriate and does not give rise to adverse impacts on the built environment.

Performance criteria

P1 All signage associated with sex services premises is both discrete and does not otherwise give rise to an offence or cause visual clutter.

Development controls

D1 A maximum of one (1) sign per sex services premise shall be permitted.

D2 The sign shall have maximum dimensions of 300mm x 600mm.

D3 The sign shall not be illuminated.

D4 The sign shall not display words, messages or images which in the opinion of Council are sexually explicit or otherwise offensive.

4.0 Crime prevention

Objective

a. To ensure that potential crime risks associated with the public, the sex services premises employees, owners and patrons are minimised.

Performance criteria

P1 The development proposal complies with the recommendations of a crime risk assessment/crime prevention safety audit.

Development controls

D1 A crime prevention safety audit shall be carried out for all proposed sex services premises by a suitably qualified crime risk/security professional. This will involve conducting the audit of the site with specific reference to the subject development.

Note: A Memorandum of Understanding exists between Auburn City Council and the Local Area Command of the New South Wales Police Service concerning information on brothels within the Auburn Local Government Area. Under the terms of the agreement:

1. The use of information (specific Council staff and Police officers will be nominated to handle the free flow of information between both parties and all the information will be treated with privacy.)

2. Details of sex services premises development applications (Under the agreement details of all brothel applications will be forwarded to the Local Area Command of the Police Service.)

3. Details of complaints which may relate to suspicious or potentially criminal activity (Under the agreement, Council shall provide details of complaints received which relate to potential criminal activity associated with a sex service premises.)

4. Reciprocal arrangements with information obtained by the Police Service (Under the agreement, subject to legislative constraints and privacy conventions, the Police Service would assist the Council with information and will appear as witnesses for Council in relation to sex services premises – legal proceedings.)

Child Care Centres

Contents

1.0 Introduction

1.1 Development to which this Part applies

This Part applies to all land within the Auburn local government area where Council is the consent authority.

1.2 Purpose of this Part

The purpose of this Part is to ensure childcare centres:

- Comply with the maximum number of children and staff sizes set down in the relevant NSW Licensing Regulations;
- Are capable of providing for an appropriate number of children;
- Contain an appropriate number of staff to care for children;
- Are located in areas where there is a need for child care;
- Allocate a percentage of child care places for children aged between 0-2 years of age; and
- Provide long day care and pre-school facilities to meet the needs of the community.

Note: Long day care - A centre based service which is generally open for a minimum of eight hours per day, and provides permanent care (i.e. regular placements) for children from 6 weeks to 6 years of age.

Pre-school - A centre based service which provides short day care on a daily or sessional basis (morning and afternoon sessions) generally for children aged three to six years.

1.3 Structure of this Part

This Part is structured as follows:

- Section 2.0 addresses design;
- Section 3.0 addresses indoor areas and facilities;
- Section 4.0 addresses outdoor areas and facilities; and
- Section 5.0 addresses access and parking.

1.4 Location of child care centres

Performance criteria

P1 Child care centres are located in appropriate areas away from environmentally hazardous areas.

P2 Child care centres are encouraged to be located to ensure users have easy access to public transport and educational facilities.

P3 The location of a proposed centre should have minimal effect on the amenity of the adjoining properties.

Development controls

D1 Child care centres shall be located away from any environmental health hazard or risk.

Note: Any house built prior to 1970 may require testing for lead levels. A qualified Environmental Contamination Auditor may be required to carry a preliminary lead investigation and further action may be required.

D2 Child care centres shall not be located within close proximity to a mobile phone tower(s), antennae, transmission line easements or other similar electromagnetic radiation sources.

D3 Where possible, child care centres shall be located near schools and public transport.

2.0 Design

Objectives

a. To ensure high quality design and construction of child care centres.

b. To encourage child care centres to integrate into the existing environment and ensure that design is unobtrusive in terms of size, bulk, height or colour.

c. To ensure child care centres are designed in a manner which would allow their successful operation, easy access for the parents and children.

d. To minimise the amount of noise emitted from child care centres.

e. To ensure child care centres have a positive visual impact on the locality or neighbourhood where they are situated.

f. To minimise potable water mains demand of non residential development by implementing water efficiency measures.

2.1 Site layout and design

Performance criteria

P1 Site layout and building design achieves reasonable solar access.

P2 The users of child care centres are safe and secure.

Development controls

D1 New buildings shall be orientated to maximise solar access.

D2 New buildings shall be orientated so that the maximum length of the building is facing out onto the playground to ensure staff and children can move easily between the building and the playground.

D3 Developments shall be designed to ensure maximum space is available for outdoor play areas.

Note: Outdoor play area - An outdoor area designed for play. It excludes carparking areas, storage sheds, fixed items which prevent children from using the area or that obstruct views or staff supervising children in the space.

D4 New developments shall be designed so that all people entering or leaving the premises can be seen from the building.

2.2 Visual impact

Performance criteria

P1 The design of child care centres minimises visual impact on adjoining properties.

Development controls

D1 Visual screening in the form of vegetation or fencing over 3m high shall be provided to outdoor play areas where:

- The child care centre or the outside playing areas are within 15m of an adjoining building line.
- The child care centre shares a boundary with residentially zoned land.
- The view from within the child care centre may be offensive, daunting or inappropriate.

2.3 Noise

Performance criteria

P1 Excessive noise and vibration to and from developments is minimised.

Development controls

D1 Acoustic attenuation may be required if the child care centre is likely:

- to be affected by heavy traffic noise,
- is situated on a collector/main road, or
- is located in an industrial zone or receives aircraft noise or in circumstances where childcare centres have the potential to affect the amenity of adjoining properties.

Note: In some circumstances, a report from an acoustic consultant may be required by Council to ensure noise impacts on the child care centre and resulting from the child care centre are minimised.

2.4 Private dwelling used in conjunction with a child care service

Development controls

D1 If a private dwelling is proposed in conjunction with a child care centre, the dwelling shall be designed in accordance with the relevant Parts of this DCP.

D2 A separate private open space area shall be provided for residents in accordance with the relevant Parts of this DCP.

D3 Open space for the residents of the dwelling shall be screened to ensure privacy.

D4 Separate access and parking shall be provided for residents of the dwelling in accordance with the relevant Parts of this DCP.

2.5 Water conservation

Performance criteria

P1 Water efficiency is increased by appropriate building design, site layout, internal design and water conserving appliances.

Development controls

D1 New developments shall connect to recycled water if serviced by 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 in accordance with Sydney Water's industry requirements.

3.0 Indoor areas and facilities

Objectives

a. To ensure that the needs of children, parents and staff are adequately met.

b. To ensure child care centres are appropriately designed and have facilities which maximise early childhood development.

c. To ensure indoor areas are safe.

Note: The key source of development controls is *Children's Services Regulation 2004*.

3.1 Entry areas and foyer

Performance criteria

P1 Adequate space to accommodate the children, parents and staff is provided.

Development controls

D1 Entries to the child care centres shall be located to be accessible from walkways and parking area(s).

D2 A covered area shall be provided at the entry of the building to protect users from weather conditions.

D3 Doorways of an adequate width for access for twin strollers and people with a disability shall be provided and designed in accordance with the relevant Australian Standard.

D4 The entry area shall be enclosed with a childproof fence and gate.

D5 The floor surfaces of the entry and foyer shall be non-slip hard wearing, easy to maintain and shall flow continuously between the indoor and outdoor spaces.

D6 The foyer shall be designed so it is located next to the covered external entry area.

D7 The foyer shall have a sign in/sign out area.

3.2 Pram and stroller areas

Development controls

D1 A designated sheltered and secure storage area for prams and strollers shall be provided.

3.3 Playroom

Development controls

D1 Developments shall have at least 3.25m^2 of unencumbered indoor play space per child in accordance with the *Children's Services Regulation 2004*.

Note: Refer to Clause 30(3) of the *Children's Services Regulation 2004*.

D2 Playroom areas shall be designed to provide the following:

- Direct access to active play areas;
- Direct access to children's toilets;
- An area where children can sleep. This area shall be such that there is easy access to each child and that ease of exit is maintained;
- An area which can be organised into distinct spaces for a variety of activities; and
- Each room shall have at least two (2) windows with sills no higher than 500mm above the floor. Glazing materials shall comply with relevant Australian Standards.

3.4 Storage facilities

Development controls

D1 Storage facilities and areas shall be inaccessible to children if dangerous materials, substances and or equipment are stored within.

D2 A room which facilitates open lockers shall have hanging space for each child's bag, belongings and other personal articles.

3.5 Rest and sleep facilities

Development controls

D1 Sleep or rest areas and facilities shall be:

- Located in a low noise section of the building e.g. away from verandahs;
- In an area that has natural light; and

- Designed to ensure that all children in the area are readily accessible to staff of the service.

3.6 Children's bath/washroom

Development controls

D1 Children's bath or washroom and toilets shall have adequate toilet, washing and bathing facilities that are safe and appropriate to the ages of the children and must comply with the Building Code of Australia (BCA).

D2 The bathroom shall have adequate natural or mechanical ventilation and lighting. Any proposed mechanical ventilation system shall comply with the relevant Australian Standards. Plans and specifications detailing design and calculations shall be submitted to Council for approval prior to installation.

D3 The bath/wash room and toilet areas shall incorporate windows or half glass partitions and or view windows from the playroom at a height of 1.5m.

Note: Glazing materials used shall comply with the relevant Australian Standards.

3.7 Requirements for children under two (2) years of age

Objectives

a. To ensure childcare development addresses the shortage of childcare places in the local area.

b. To ensure that the number of spaces for 0-2 year olds reflects the demographics of the local government area.

Performance criteria

P1 The proposed childcare centre shall cater for all age groups, 0-5 years in accordance with the appropriate ratios under the *Children's Services Regulations 2004* child number requirements.

Development controls

D1 A minimum area of 3.25m^2 of unencumbered indoor play space per child shall be provided in accordance with the *Children's Services Regulation 2004*.

Note: Refer to *Children's Services Regulation 2004* for explanation of unencumbered indoor play space.

D2 The playroom shall be located so it has immediate access to the nappy change area and baby sleep room.

D3 The playroom shall be well ventilated. Any proposed mechanical ventilation system shall comply with the relevant Australian Standards. Plans and specifications detailing design and calculations shall be submitted to Council for approval prior to installation.

3.8 Nappy change facilities

Development controls

D1 Nappy change facilities shall:

- Be designed, located and maintained so as to prevent unsupervised access by children;
- Be separated from food and craft preparation facilities;
- Have facilities for storage of clean nappies;
- Have hand washing facilities for adults in the immediate vicinity; and
- Be well ventilated or have other means of temperature control systems to prevent accumulated smells. Any proposed mechanical ventilation system shall comply with the relevant Australian Standards. Plans and specifications detailing design and calculations shall be submitted to Council for approval prior to installation.

Note: Refer also to the waste control for commercial and industrial development in the Waste Part of this DCP. Applicants are to take special note of provisions for food, restaurants, refrigerated garbage, childcare and medical Waste.

3.9 Bottle preparation area

Development controls

D1 Bottle preparation areas shall be separate from the nappy change area.

3.10 Sleep areas

Development controls

D1 Sleep areas shall:

- Be located in a quiet area;
- Have direct emergency fire access from the cot room. The exit door to the cot room shall be wide enough to push a cot through for emergency evacuation;
- Not be sound proof so as to enable staff to hear babies who are awake;
- Incorporate windows allowing children to view outside; and
- Be well ventilated. Any proposed mechanical ventilation system shall comply with the relevant Australian Standards. Plans and specifications detailing design and calculations shall be submitted to Council for approval prior to installation.

D2 Be designed to ensure that all children in the area are readily accessible to staff of the service.

3.11 Babies' and toddlers' transition area

Development controls

D1 A transition area shall:

- Have a minimum of $2m^2$ per child;
- Have a fixed low divided fence with a gate with child proof catches; and

- Adjoin a play room with direct flow through to the playroom.

Note: Transition area - An indoor or outdoor area which performs an important role in helping extend children's play into the outside areas e.g. covered verandah or terrace.

3.12 Staff and service facilities

Development controls

D1 A room or an area shall be provided that is used only for administration of the services and for private consultation between staff and parents.

D2 A room or an area shall be provided that is used for the respite of staff and is located away from the areas used by children.

D3 Adult toilet and washing facilities shall be provided separate from children's toilets. Provision shall be made for persons with a disability and this shall comply in accordance with the relevant Australian Standards.

D4 Food hygiene/handling practices and fit out of the kitchen shall comply with the requirements of the relevant Acts and Regulations.

D5 A designated area shall be provided that is safe for both food preparation and storage.

D6 The designated area shall be of adequate dimensions so as to accommodate a stove or microwave, sink, refrigerator, food preparation area and suitable disposal facilities.

D7 Facilities for the preparation and storage of food shall be designed and located so as to prevent children from gaining access to any harmful substance, equipment or amenity.

D8 The laundry shall have a minimum area of 10m^2 and shall comply with the BCA.

3.13 Emergency procedures and fire safety

Development controls

D1 Developments shall comply with the BCA.

D2 Emergency and evacuation procedures and the provision of the fire safety equipment shall be in accordance with the BCA and *Children's Services Regulations 2004*.

4.0 Outdoor areas and facilities

Objectives

a. To provide children the opportunity to explore the outdoor environment.

b. To provide a safe and organised outdoor play environment.

c. To ensure effective use of the playground/outdoor play area.

d. To provide a landscape which visually reduces the bulk and scale of the new development, and is compatible with the existing and likely future character of an area.

Performance criteria

P1 Children have the opportunity to explore the outdoor environment.

Development controls

D1 Developments shall have at least 7m^2 of useable outdoor play space per child in accordance with the *Children's Services Regulation 2004*.

Note: Refer to *Children's Services Regulation 2004* for an explanation of usable outdoor area.

4.1 Landscaping

Performance criteria

P1 Landscaping is compatible with the site and locality.

P2 Landscaping provides privacy and a pleasant outlook for outdoor play areas.

Development controls

D1 A landscaped front setback shall be provided which is consistent with the setback controls for the development potential of the zone in which the childcare centre is located, e.g. low density residential, townhouses, residential flat buildings and so on.

D2 Outdoor areas shall be designed to take advantage of existing vegetation and natural features.

D3 Tree and shrub planting shall be provided along the boundaries of the site adjoining residential properties. The screen planting shall reach a minimum mature height of 3m.

D4 Street tree planting shall be required along street frontages within the footpath area.

4.2 Outdoor shading

Performance criteria

P1 Users, especially children, are protected from harsh weather conditions.

Development controls

D1 The outdoor play space must be adequately shaded in accordance with the *Children's Services Regulations 2004*.

D2 Permanent shade cloth shall be provided for sandpits and climbing equipment.

4.3 Outdoor safety

Performance criteria

P1 A safe and organised outdoor play environment is provided.

Development controls

D1 All garden sheds containing play equipment must be padlocked or lockable with a child proof locking device but accessible to children when unlocked.

D2 Child care centres within the vicinity of a swimming pool are discouraged.

D3 Where a pool is existing or proposed with a private dwelling, it shall be securely fenced in accordance with the requirements of the relevant Act.

D4 The playground environment and equipment shall be designed to comply with all relevant Australian Standards and *Children's Services Regulations 2004*.

4.4 Fencing and gates

Development controls

D1 Outdoor areas shall be fenced on all sides with minimum height of 1800mm high.

D2 All gates leading to or from play areas shall be 1800mm high and be equipped with a child proof self-locking mechanism**.**

D3 Child care centres adjacent to or providing access to, any hazards (including water hazards or main roads) shall be isolated from such hazards by a fence at least 1800mm high or by an approved pool fence**.**

5.0 Access and parking

Objectives

a. To ensure child care centres are easily accessible to pedestrians and motor vehicles.

b. To ensure parking and manoeuvring which ensures safe set down and pick up of children.

c. To ensure that off-street parking and pick up and set down areas are located so as not to interfere with traffic flow and safety or endanger pedestrian traffic on or off the site.

d. To minimise conflicts between pedestrian and vehicular traffic.

5.1 Pick up/set down

Development controls

D1 The pick up and set down of children shall occur within the site.

5.2 Parking

Performance criteria

P1 Car park areas shall be sited to ensure so as not to compromise the effective use of the building and playground.

P2 Onsite parking is provided for staff.

Development controls

D1 Basement car parking shall be provided where site conditions permit.

D2 Pathways that link directly to the main entry of the building from the periphery of the car park shall be provided to ensure safe access for children and parents.

D3 Council may reduce the number of spaces required for staff where the following conditions are met:

- The childcare centre allocates a minimum of 25% of its places to 0-2 year olds.
- The proposed variation shall be supported by a traffic and parking analysis prepared by a suitably qualified Traffic Consultant.

Note: For car parking controls relating to child care centre development, applicants must refer to the Parking and Loading Part of this DCP.

5.3 Loading areas

Development controls

D1 A service vehicle area shall have direct access to the building to ensure safe delivery of items, e.g. food and nappy service.

Consideration shall be given to permit the car park to be used for this purpose.

A courier vehicle space with minimum dimensions of 2.6m x 5.4m shall be acceptable in this instance.

Note: For car parking controls relating to child care centre development, applicants must refer to the Parking and Loading Part of this DCP.

5.4 Disabled parking

Performance criteria

P1 To ensure accessible parking is provided to meet the needs of people with a disability.

Development controls

D1 Parking for people with a disability shall be provided at the rate of one (1) space per 10 spaces. If the car parking required is less than 10 then at least one (1) space shall be provided.

D2 A set down/pick up area for people with a disability shall be located as close as possible to an accessible entrance of the child care centre or to a wheelchair access lift.

Note: For car parking controls relating to child care centre development, applicants must refer to the Parking and Loading Part of this DCP.

Advertising & Signage

Contents

1.0 Introduction

1.1 The land to which this Part applies

This Part applies to all land within the Auburn local government area where Council is the consent authority.

1.2 Purpose of this Part

This Part addresses advertising and signage controls.

2.0 Advertising and signage controls

Development Controls

D1 Advertising and signs shall be consistent with *State Environmental Planning Policy No. 64 – Advertising and Signage*.

Note: Refer to the Sex Service Premises, Regency Green Industrial Estate, and Carter Street Precinct Parts of this DCP for additional advertising and signage controls.

3.0 Language of advertising and signage

Performance criteria

P1 To ensure that advertising and signage provides effective communication for the whole community.

Development controls

D1 Advertising and signage shall be displayed in English but may include a translation in another language.

Parking and Loading

Contents

1.0 Introduction

1.1 Development to which this Part applies

This Part applies to land where *Auburn Local Environmental Plan 2010* applies.

1.2 Structure of this Part

This Part is structured as follows:

- Section 2.0 contains general requirements for off-street parking;
- Section 3.0 addresses design of parking facilities;
- Section 4.0 contains the parking controls for residential development including specific controls for:
  - Detached dwellings and dual occupancies
  - Multi dwelling housing
  - Residential flat buildings
  - Newington Residential
  - Former Lidcombe Hospital Site
- Section 5.0 contains the parking controls for commercial development including specific controls for Newington Small Village;
- Section 6.0 contains the parking controls for industrial development including specific controls for:
  - Carter Street Precinct
  - Regency Green Industrial Estate
- Section 7.0 contains controls for loading; and
- Section 8.0 addresses other development parking controls.

2.0 Off-street parking requirements

This section applies to all development.

Objectives

a. To ensure that an acceptable level of parking is provided on-site to minimise adverse impacts on surrounding streets.

b. To provide for the reasonable parking needs of business and industry to support their viability, but discourage unnecessary or excessive parking.

Performance criteria

P1 New development provides adequate off-street parking to service the likely parking demand of that development.

P2 New development does not introduce unnecessary or excessive off-street parking.

P3 Parking provided for development which is not defined in this Part is based on sound and detailed parking assessment.

Development controls

D1 All new development shall provide off-street parking in accordance with the parking requirement tables of the respective developments in this Part.

D2 In circumstances where a land use is not defined by this Part, any development application shall be accompanied by a detailed parking and assessment prepared by a suitably qualified professional which includes, but is not necessarily limited to the following:

- a detailed parking survey of similar establishments located in areas that demonstrate similar traffic and parking demand characteristics;
- other transport facilities included in the development;
- anticipated traffic generation directional distribution and nature of impacts expected;
- an assessment as to whether the precinct is experiencing traffic and on-street parking congestion and the implications that development will have on the existing situation;
- an assessment of existing public transport networks that service the site, particularly in the off-peak, night and weekend periods and initiatives to encourage its usage;
- possible demand for car parking space from adjoining localities;
- occasional need for overflow car parking; and
- requirements of people with a limited mobility, sensory impairment.

3.0 Design of parking facilities

This section applies to all development.

Objectives

a. To promote greater bicycle use, decrease the reliance on private vehicles and encourage alternative, more sustainable modes of transport.

b. To provide convenient and safe access and parking to meet the needs of all residents and visitors.

c. To provide access arrangements which do not impact upon the efficient or safe operation of the surrounding road system.

d. To encourage the integrated design of access and parking facilities to minimise visual and environmental impacts.

3.1 Bicycle parking

Development controls

D1 Bicycle racks in safe and convenient locations are provided throughout all developments with a total gross floor area exceeding 1000m^2 and shall be designed in accordance with AS2890.3 – Bicycle Parking Facilities (see Figure 1 and 2).

The exception being development located in Newington Business Park, Newington Small

village and residential units as part of mixed use development which shall comply with the requirements outlined in Table 1.

Table 1 - Summary table for bicycle parking requirement

Location	Bicycle parking requirements
Newington Business Park	1 bicycle space/1000m^2 (GFA)
Newington Small Village	1 bicycle space per 300m^2 of retail space
Local Centres – mixed use development	1 bicycle storage area for every 5 residential units as part of mixed use development

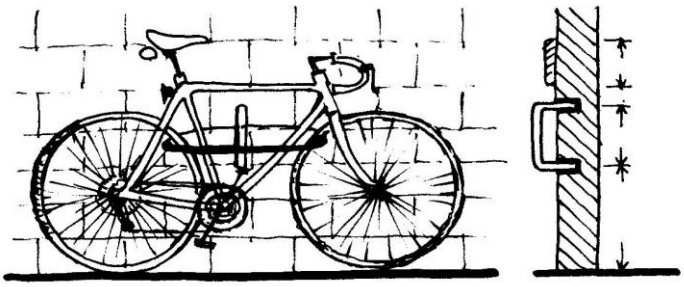


Figure 1 – Wall mounted bracket and rail frame with both wheels secured by single chain.

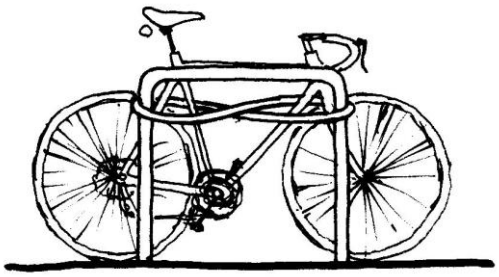


Figure 2 – Floor rail frame secure single chain in figure-of-eight.

3.2 Access driveway and circulation roadway design

Performance criteria

P1 Vehicular movement to and from the site and within the site reduces potential conflict with other vehicles and pedestrians by creating minimal interference with vehicular and pedestrian movements on public roads, as well as within the site being developed.

P2 Access driveways, circulation roadways and open parking areas are suitably landscaped to enhance amenity while providing for security and accessibility to all residents and visitors.

P3 Access driveways and circulation roadways shall not be wider than prescribed for their particular use.

Development controls

D1 Circulation roadways are designed to:

- enable vehicles to enter the parking space in a single turning movement;
- enable vehicles to leave the parking space in no more than two turning movements;
- comply with AS 2890 – Parking Facilities (all parts);
- comply with AS 1428.1 – Design for Access and Mobility; and
- comply with Council's road design specifications and quality assurance requirements.

D2 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.

D3 Landscaping along circular roadways and parking modules shall be provided as required to a minimum standard. Parking areas which provide more than 20 spaces in a single component shall provide one broad canopy tree per 10 spaces.

D4 Access driveways shall be located and designed to minimise loss of on-street parking.

D5 Access driveway shall have a minimum width of 3.0m unless elsewhere specified.

D6 Access driveways shall be located a minimum of 1.2m clear from power poles and drainage pits.

3.3 Sight distance and pedestrian safety

Performance criteria

P1 Clear sight lines are provided to ensure pedestrian safety.

Development controls

D1 Access driveways and circulation roadways shall be designed to comply with sight distance requirements specified in AS 2890 – Parking Facilities.

D2 Obstruction/fences shall be eliminated to provide adequate sight distance.

3.4 General parking design

Performance criteria

P1 Parking facilities are designed in a manner that enhances the visual amenity of the development and provides a safe and convenient parking facility for users and pedestrians.

P2 The site layout enables people with a disability to use one continuously accessible path of travel:

- to the site from the street frontage;
- to individual or main car parking areas; and
- to all buildings, site facilities and communal open space.

Development controls

D1 Visual dominance of car parking areas and access driveways shall be reduced.

D2 All basement/underground car parks shall be designed to enter and leave the site in a forward direction.

D3 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.

D4 All pedestrian paths and ramps shall:

- Have a minimum width of 1000mm;
- Have a non-slip finish;
- Not be steep (ramp grades between 1:20 and 1:14 are preferred);
- Comply with AS 1428.1 – Design for Access and Mobility; and
- Comply with AS 1428.2 – Standards for blind people or people with vision impairment.

4.0 Residential development

Section 4.1 contains general controls for residential development while sections 4.2 to 4.4 contain controls for specific residential development such as detached dwellings and dual occupancies, multiple dwelling housing and residential flat buildings.

Objective

a. To provide convenient and safe access and parking that meets the needs of all residents and visitors.

4.1 General controls

These development provisions apply to all residential development.

4.1.1 Driveways and entrances

Performance criteria

P1 Access driveways reflect the site's function and anticipated volume of use, and provides safe and efficient ingress and egress to individual lots for both pedestrian and vehicle movements.

P2 The driveway gradient is sufficient to allow use by all vehicle types in a safe and convenient manner.

P3 The design of car parking entrances and associated driveways is sympathetic to proposed and adjacent developments, and does not dominate the site or the streetscape.

Development controls

D1 Driveways shall be located and designed to avoid the following:

- being located opposite other existing access driveways with significant vehicle usage;

- restricted sight distances;
- on-street queuing; and
- being located within 6m from a tangent point.

D2 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.

D3 Access driveways of a length exceeding 50m shall incorporate:

- A driveway width that allows for the passing of vehicles in opposite directions, this may be achieved by intermittent passing bays; and
- Turning areas for service vehicles.

D4 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.

D5 For multi dwelling housing, entrances to car parks including the access driveway shall have a minimum clear width of 5.5m wide. (Where there are adjoining walls an additional 300mm on each side of the driveway shall be provided).

The above width may be reduced to 3.6m for developments with less than 20 dwellings. In this case, the driveway shall be 5.5m in width for the first 6m from the property boundary leading into the car park to allow for two passing vehicles entering and exiting the car park. Refer to AS 2890.1 – Off-street car parking for more information on access driveway widths.

Note: Waiting bays shall be provided within the development site.

D6 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.

D7 For detached dwellings and dual occupancy development, driveways shall be a maximum of 3.5m in width at the property boundary.

D8 For detached dwellings and dual occupancy development, the minimum width of vehicle access driveways shall be 1.2m clear of structures such as power poles, service pits and drainage pits.

4.2 Detached dwellings & dual occupancies

4.2.1 Number of parking spaces

Performance criteria

P1 To ensure that minimum car parking requirements are met by the development without encouraging car dependency.

Development controls

D1 Car parking for detached dwellings and dual occupancies shall comply with the requirements in Table 2:

Table 2 - Summary parking requirements – detached dwellings and dual occupancies

Land use	Parking requirements
Dwelling house and dual occupancies	Maximum of 2 spaces per dwelling A minimum of one covered space per dwelling shall be provided

D2 Stacked parking for a maximum of 2 car parking spaces, may be provided only for use by the same dwelling.

4.2.2 Design of parking spaces

D1 Manoeuvring areas to the parking bays shall be designed in accordance with AS 2890– Parking Facilities requirements.

D2 Parking spaces can be enclosed if they have a minimum internal width of 3m clear of columns.

Note: Single garage internal dimension is 3m x 5.5m.

Double garage with a single door (having a double width) internal dimension is 5.4m x 5.5m.

Minimum width of a single door (having a double width) for a double garage is 4.8m.

Double garage with two separate doors (each single width) internal dimension [(5.4 + centre separation width) x 5.5].

Minimum width of a single width garage door is 2.4m.

Maximum width of a single width garage door is 3.5m.

4.3 Multi dwelling housing

4.3.1 Number of parking spaces

Performance criteria

P1 Sufficient car parking spaces should be provided to meet the likely use and needs of proposed developments.

Development controls

D1 Car parking for multi dwelling housing shall comply with the requirements in Table 3:

Table 3 - Summary of parking requirements – multi dwelling housing

No. of bedrooms in dwelling:	Car parking spaces per dwelling:
1 bedroom dwelling	1.0 parking space
2 bedroom dwelling	1.2 parking space
3 bedroom dwelling	1.5 parking space
4 bedroom dwelling	2.0 parking space
Visitor spaces	0.2 parking space
	A minimum of one covered space (preferably a garage) per dwelling shall be provided.
	Note: Resident and visitor car parking calculations are to be rounded up separately.

D2 Stacked parking for a maximum of 2 car parking spaces, may be provided only for use by the same dwelling.

D3 Parking spaces may be enclosed if they have a minimum internal width of 3m clear of columns and meet the relevant Australian Standards and Building Code of Australia (BCA) requirements.

4.3.2 Design of parking spaces

Performance criteria

P1 The design of parking areas and structures reflects functional requirements.

Development controls

D1 All multi dwelling housing sites 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.

D2 Underground car parking shall be naturally ventilated where possible and shall be less than 1m above existing ground level.

D3 Basement areas shall be used for storage and car parking only.

4.4 Residential flat buildings

4.4.1 Number of parking spaces

Performance criteria

P1 Sufficient car parking spaces shall be provided to meet the likely use and needs of proposed developments.

Development controls

D1 Car parking for residential flat buildings shall comply with the requirements in Table 4:

Table 4 - Summary of parking requirements – residential flat buildings

No. of Bedrooms in Dwelling:	Car Parking Spaces per dwelling:
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
	Note: Resident and visitor car parking calculations are to be rounded up separately.

D2 Stacked parking for a maximum of 2 car parking spaces may be provided only for use by the same dwelling.

D3 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.

4.4.2 Design of parking spaces

Performance criteria

P1 The design of parking areas and structures reflects functional requirements.

Development controls

D1 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.

D2 Underground car parking shall be naturally ventilated where possible and shall be less than 1m above existing ground level.

D3 Basement areas shall be used for storage and car parking only.

4.5 Other forms of residential accommodation

For seniors housing parking requirements, refer to *State Environmental Planning Policy (Housing for Seniors or People with Disability) 2004*.

4.6 Former Lidcombe Hospital Site

This section (section 4.6) applies to the Former Lidcombe Hospital Site. This area is illustrated in Figure 1 in the Former Lidcombe Hospital Site Part of this DCP.

4.6.1 Car parking and vehicular access

Objectives

a. To maintain high amenity of the residential neighbourhoods by ensuring that adequate provision is made for resident and visitor parking.

b. To ensure that there is sufficient and convenient vehicle parking provided for the needs of residents, visitors, occupants of non residential buildings, emergency and service vehicles so as not to be a hazard to vehicle movements on the road network.

Performance criteria

P1 Car parking caters for residents and visitors without compromising the setting and amenity of the residential environment.

P2 Car parking is located so that it is not dominant in the overall development.

P3 Car parking spaces and garages are adequate in size and have adequate access.

P4 Driveways/garages with street frontage are located so that they form a regular rhythm which is part of the overall street design.

P5 The location and design of driveways to streets and parking minimises footpath crossings and overall impact to footpaths.

Development controls

D1 On site car parking for different applicable dwelling types shall comply with the requirements in Table 5:

Table 5 - Summary of parking requirements

	Detached dwellings	Semi detached/ Zero lot line houses	Terrace houses
Maximum car parking	2 covered	2 (1 covered)	2 (1 covered)
Garage	Front or side or rear	Front or side or rear	Rear
Minimum car parking	1 covered and 1 open	1 covered and 1 open	1 covered

D2 Studios above garages with frontage to rear vehicular access ways shall be attached in groups.

D3 Studio accommodation shall not be placed over garages directly facing each other in a lane unless a 7.5m separation for privacy is achieved.

D4 Carports and garages shall be constructed of materials to complement the colour and finishes of the main dwelling.

D5 Where possible, garages for dwellings shall be located off the primary street frontage and accessed by a rear lane.

D6 Multi dwelling housing shall have basement parking accessed from rear lanes.

D7 Small discrete car parking areas to the rear of buildings may be permitted within the heritage core.

D8 Access driveway crossings for single garages shall be shall be minimum 3.0m wide across the public verge to the property boundary. For double garages, the width across the public verge shall not exceed 3.5m.

4.7 Newington residential part

This area is illustrated in Figure 1 within the Newington Part of this DCP.

4.7.1 Single lot housing

D1 Maximum of 2 car parking spaces on site shall be either tandem or adjacent spaces, covered or uncovered. Drive through single garages permitted.

D2 Refer to section 4.1 of this Part for additional general residential parking and loading controls and section 4.2 for detached dwelling and dual occupancy parking and loading controls.

4.7.2 Residential flat buildings and multi unit dwellings

D1 The following parking controls shall apply;

- 1 visitor space per 7 units.
- 1 space per 1 bedroom unit.
- 1.2 spaces per 2 bedroom unit.
- 1.5 spaces per 3 bedroom unit.

Minimum one resident space per unit in semi-basement.

Note: Refer to section 4.1 of this Part for additional general residential parking and loading controls and section 4.4 for residential flat building parking and loading controls.

5.0 Commercial development

Section 5.1 contains general controls for commercial development while section 5.2 contains specific controls for Newington Small Village.

5.1 General controls – business areas

Objectives

a. To provide sufficient vehicular access and car parking on-site to meet user demands.

b. To ensure the design of access, parking and servicing areas is efficient, safe, convenient, discrete and suitably landscaped.

c. To ensure traffic generation of proposed development is compatible with the surrounding road network.

d. To minimise potential conflicts between vehicular movements and pedestrians

5.1.1 General parking design

Performance criteria

P1 Car parking areas are designed to be efficient and appropriately located with regard to the design of the development.

P2 Sufficient car parking is provided on-site for the type of development proposed.

Development controls

D1 Car parking shall be provided at the rear of the development or be fully underground.

D2 The design of any parking area shall be integrated into the overall site and building design and be integrated with neighbouring properties.

D3 Special consideration may be given to restaurants, cafes and function centres and the like which operate outside normal business hours where it can be demonstrated the car parking provided for retail and commercial uses operating during normal business hours will be available for parking demand outside these hours.

D4 Council may accept a monetary contribution in lieu of on-site car parking where a contributions plan is in place under Section 94 of the *Environmental Planning and Assessment Act 1979*, or other relevant legislation.

5.1.2 Access and driveway design

Performance criteria

P1 Vehicular movement to and from the site should be designed to reduce potential conflict with traffic and pedestrians.

P2 Development avoids congestion, delay or hazards to traffic movement on adjoining streets.

P3 Driveway gradients are sufficient to allow use by all vehicle types, in a safe and convenient manner.

Development controls

D1 Car park entries and driveways shall be kept to a minimum and shall not be located on primary or core retail streets.

D2 Driveways shall be designed to allow vehicles to enter and leave in a forward direction.

D3 Vehicular access shall be designed to avoid conflicts with pedestrians.

D4 Adequate area shall be provided on site and driveways designed to enable all vehicles including large trucks to enter and leave the site in a forward direction.

D5 Driveways shall be located and designed so as to avoid the following:

- being located opposite other existing access ways with significant vehicle usage;
- restricting sight distances;
- on-street queuing;
- an intersection controlled by traffic signals within 25m on the approach side;
- a signalled intersection of any major roads within 90m;
- an intersection controlled by a stop or give way sign within 12m on the approach side;
- the approach side of any intersection within 10m;
- a property boundary on the departure side of any intersection within 10m; and
- the commencement of a median island within 6m.

D6 The maximum grade of manoeuvring areas and all access roadways shall comply with AS 2890 – Parking Facilities.

D7 Where sites front on to main or arterial roads, driveways shall be minimised or located on side or rear road frontages where available.

D8 Driveways servicing car parking shall comply with AS 2890 – Parking Facilities or similar designs for car turning paths unless otherwise advised by Council's Engineering Department.

D9 The maximum gradient for a driveway shall be 20% (with appropriate transitions). However, in extreme circumstances, gradients up to 25% (with appropriate transitions) will be considered.

5.1.3 Access driveway design

Performance criteria

P1 The width of an access driveway reflects its function and anticipated volume of use, and provides safe and efficient ingress and egress to individual lots for both pedestrian and vehicle movements, unless otherwise specified in other Parts of this DCP.

Development controls

D1 Access driveways with a length exceeding 50m shall incorporate:

- a driveway width, that allows for the passing of vehicles in opposite directions. This can be achieved by intermittent passing bays; and
- turning areas for service vehicles.

5.1.4 Number of car parking spaces

Development controls

D1 Car parking for commercial development shall comply with the requirements in Table 6:

Table 6 - Summary of parking requirements

Land use	Parking requirements	
Hotel or motel accommodation	1 space for each unit + 1 space per 2 employees if a restaurant is included, then add the greater of 15 spaces per 100m² GFA of the restaurant/function room, or 1 space per 3 seats	
Pubs	1 space per 3.5m² of licensed floor area (includes bar, lounge, garden area and gaming rooms)	
Business (excluding medical centres and health consulting rooms) and office premises	1 space per 40m² GFA 1 bicycle space per 10 employees	
Retail premises (other – not specified in this table) including shops	1 space per 40m² GFA 1 bicycle space per 10 employees	
Retail premises – shopping centres	**GLFA (m²)**	**Spaces per 100m² GLFA**
	0-10,000	6.1
	10,000-20,000	5.6
	20,000-30,000	4.3
	Over 30,000	4.1
Service stations	Requirements are additive: 6 spaces per work bay 5 spaces per 100m² GFA of convenience store (if restaurant present, then greater of 15 spaces per 100m² GFA, or 1 space per 3 seats)	
Vehicle repair stations	Whichever is the greater of: 3 spaces per 100m² GFA, or 3 spaces per work bay	
Markets	2.5 spaces per stall (customers only)	
Bulky goods retail	Comparisons should be drawn with similar development	
Industrial retail outlet	1 space per 40 m²	
Vehicle sales or hire premises	0.75 spaces per 100 m² site area + 6 spaces per work bay (for vehicle servicing facilities)	
Auction rooms	1 space per 20m² GFA	
Restaurant	1 space per 40m² GFA	

Land use	Parking requirements
	1 bicycle space per 10 employees
Take away food and drink premises	Drive-in take-away food outlets – developments with no on-site seating: 12 spaces per 100m² GFA Drive-in take-away food outlets – developments with on-site seating 12 spaces per 100m² GFA plus greater of: 1 space per 5 seats (internal and external), or 1 space per 2 seats (internal) Drive-in take-away food outlets – developments with on-site seating and drive-through facilities: greater of: 1 space per 2 seats (internal), or 1 space per 3 seats (internal and external) plus queuing area for 5 to 12 cars
Function centre	Whichever is the greater of: 15 spaces per 100m² GFA, or 1 space per 3 seats
Registered clubs	1 space per 5.0m² of public or licensed floor area (includes bar, lounges, dining and gaming areas)
Medical centres Health consulting rooms	3 spaces per surgery
Child care centres	1 space per 35m² or 1 space per four (4) children whichever is the greater + drop-off and pick-up facility
Newington Small Village	Minimum of 1 car space per 38m² GFA Bicycle parking shall be one (1) per 300m² of retail space.
Hospitals	1 space per 2 beds

5.1.5 Number of car parking spaces

Development controls

D1 Development in the B4 Mixed Use and B2 Local Centre zones within 1000 metres of a railway station in Town Centres (Auburn and Lidcombe) and 800 metres in Villages (Berala and Regents Park) shall comply with car parking requirements in Table 6A below:

Table 6A – Summary of car parking requirements for Local Centres

Component of Building	Minimum Car parking spaces required	Maximum car parking spaces required
No. of Bedrooms		
Studio/1 bedroom	1.0 parking space	1.0 parking space
2 bedrooms	1.2 parking spaces	3.0 parking spaces
3 bedrooms	1.5 parking spaces	4.0 parking spaces
4 or more bedrooms	2.0 parking spaces	6.0 parking spaces
Visitor car parking area		
0 - 50 units	4.0 parking spaces	10.0 parking spaces
51- 100 units	8.0 parking spaces	25.0 parking spaces
101 - 250 units	12.0 parking spaces	55.0 parking spaces
251 or more units	16.0 parking spaces	65.0 parking spaces
Commercial/retail area		
Square metre of net leasable Commercial/retail area	1 parking space per 60 square metres	4 car parking spaces per 40 square metres

Note: Resident, visitor and commercial/retail area car parking calculations are to be rounded up separately.

D2 The Commercial/retail parking area shall be based on net leasable area excluding walls, toilets, etc.

D3 Clear signage indicating the location of basement parking shall be provided by the commercial/retail occupiers.

5.2 Newington Small Village

Refer to Table 1 for bicycle parking requirements and Table 6 for car parking requirements.

6.0 Controls for industrial development

Section 6.1 provides general controls for industrial development while sections 6.2 and 6.3 contain specific controls for Carter Street Precinct and the Regency Green Industrial Estate.

6.1 General controls – industrial

6.1.1 Access and circulation roadway design

Performance criteria

P1 Vehicular movements to and from the site should be designed to reduce potential conflict with street traffic and pedestrians.

Development controls

D1 Driveways shall be designed to allow vehicles to enter and leave in a forward direction.

D2 Adequate area shall be provided on site and driveways designed to enable all vehicles including large trucks to enter and leave the site in a forward direction.

D3 Driveways shall be located and designed to avoid the following:

- being located opposite other existing access ways with significant vehicle usage;
- restricting sight distances;
- on-street queuing;
- an intersection controlled by traffic signals within 25m on the approach side;
- a signalled intersection of any major roads within 90m;
- an intersection controlled by a stop or give way sign within 12m on the approach side;
- the approach side of any intersection within 10m;
- a property boundary on the departure side of any intersection within 10m; and
- the commencement of a median island within 6m.

D4 The maximum grade of manoeuvring areas and all access driveways shall comply with AS 2890 – Parking Facilities.

D5 Where sites front on to main or arterial roads, driveways shall be minimised or located on side or rear road frontages where available.

D6 Driveways servicing car parking shall comply with AS 2890 – Parking Facilities or similar designs for car turning paths unless otherwise advised by Council's Engineering Department.

D7 The maximum gradient for a driveway shall be 20% (with appropriate transitions). However, in extreme circumstances, gradients up to 25% (with appropriate transitions) will be considered.

6.1.2 General parking design

Performance criteria

P1 Sufficient car parking is provided on-site to satisfy the likely peak parking demands of the development.

P2 Parking is integrated with site planning and landscaping, and is of adequate dimensions to facilitate convenient and safe usage.

Development controls

D1 Compliance with the off-street parking requirements in section 2.0 of this Part.

D2 Stacked parking facilities shall not be accepted for new developments.

D3 Off-street parking shall be provided behind or at the side of buildings and away from street frontages. No more than 20% of the total parking requirement shall be permitted on the front alignment.

6.1.3 Number of Parking Spaces

Development controls

D1 Car parking for industrial development shall comply with the requirements in Table 7:

Table 7 - Summary of parking requirements

Land use	Parking requirements
Road transport terminals	Surveys shall be undertaken of similar developments
Container depots	Surveys shall be undertaken of similar developments
Factories	1.3 spaces per 100m^2 GFA
Warehouses	1 space per 300m^2 GFA
Ancillary office	1 space per 40m^2 GFA
Sex services premises	1.5 spaces per service room

Note: Car parking calculations shall be rounded up.

6.2 Carter Street Precinct

The Carter Street Precinct is illustrated in Figure 1 within the Carter Street Precinct Part of this DCP.

6.2.1 Car parking location and design

Objectives

a. To ensure that surface car parking on sites does not dominate the streetscape and views from the public domain.

b. To encourage the integration of on-site parking and related structures with the landscaping of the site and the design of buildings.

Performance criteria

P1 Surface car parking forms a discreet part of the visual amenity of the streets and spaces within the precinct and does not interfere with the relationship between buildings and the public domain.

Development controls

D1 Car parking shall not be located within setbacks from the street frontage. However, up to a maximum of 20% of the setback area may be used for parking on Carter Street.

D2 A minimum width of 2.5m of landscaping shall be provided surrounding car parking and outdoor storage areas.

D3 For at-grade parking areas, 1 shade tree per 10 car parking spaces shall be planted within the parking area.

D4 Car parking shall be located so as to integrate with the landscaping and provide a harmonious design for the site.

D5 Refer to section 6.1 of this Part for additional parking requirements.

6.2.2 Number of Parking Spaces

Development controls

D1 Car parking for the Carter Street Precinct shall comply with the requirements in Table 8:

Table 8 - Summary of parking requirements

Land use	Parking requirements
Carter Street Precinct	1 space per 50sqm GFA

6.3 Regency Green Industrial Estate

This area is illustrated in Figure 1 within the Regency Green Industrial Estate Part of this DCP.

6.3.1 Parking, servicing and loading

Performance criteria

P1 Parking and service areas are of adequate size and dimensions to facilitate safe and convenient use.

P2 Car parking areas are of suitable dimensions and layout to allow manoeuvring space for vehicles.

P3 Parking and servicing areas are appropriately located or screened with landscaping, to enhance the visual quality of the area.

Development controls

D1 Sufficient car parking shall be provided on site to meet the peak demands of the development.

D2 Stacked car parking shall not be allowed.

D3 Off-street parking shall be provided behind or to the side of buildings and away from street frontages, where possible.

D4 Car parking provided in front of the building shall be in accordance with the following principles:

- A maximum of 3 parking spaces located forward of the building on the allotments that have a frontage to the Princes Road East or Rose Crescent.
- A single aisle of parking may be provided forward of the building on all other lots (that do not front Princes Road East or Rose Crescent) but shall not exceed 30% of the length of the property frontage.

D5 Parking and loading areas visible from the public domain shall include landscaping to lessen their visual impact. For areas less than 20 spaces, screen planting to the perimeter of the car park shall be sufficient (see Figure 3 below). For areas in excess of 20 car spaces, tree bays must be incorporated at one bay for every 10 spaces (see Figure 4 overleaf) except where bays abut rear or side walls of warehouse buildings (see Figure 5 overleaf).

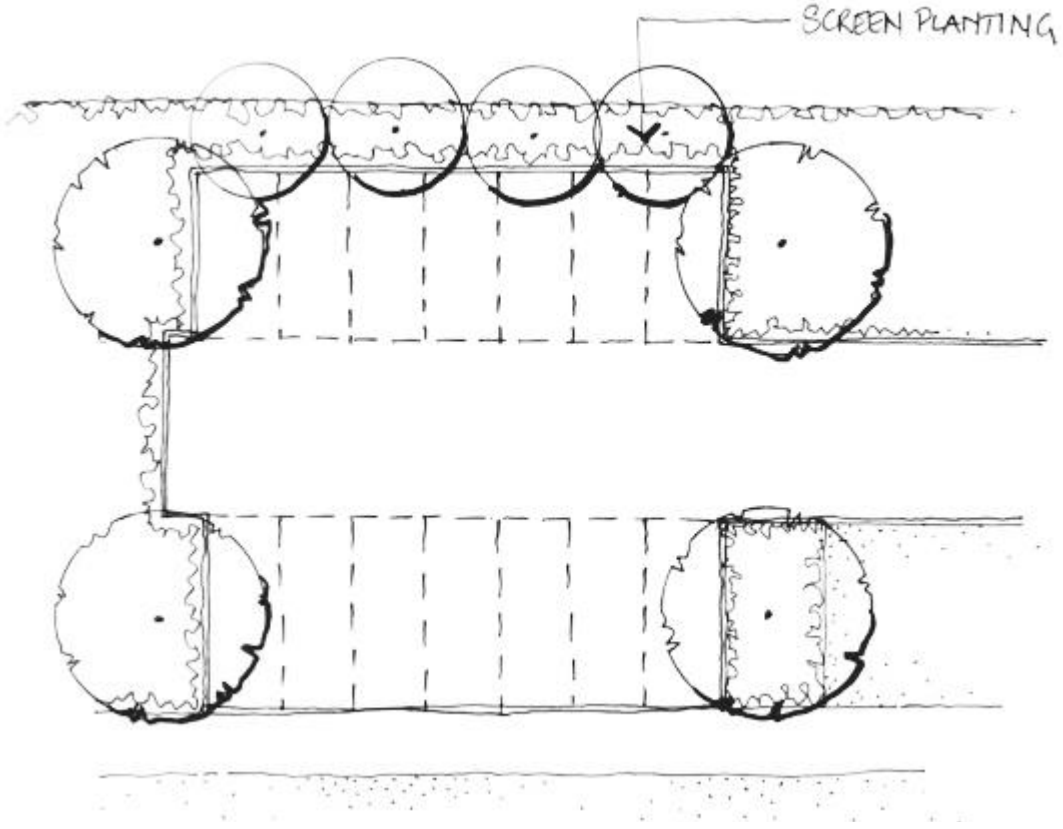


Figure 3 – Carpark for less than 20 spaces.

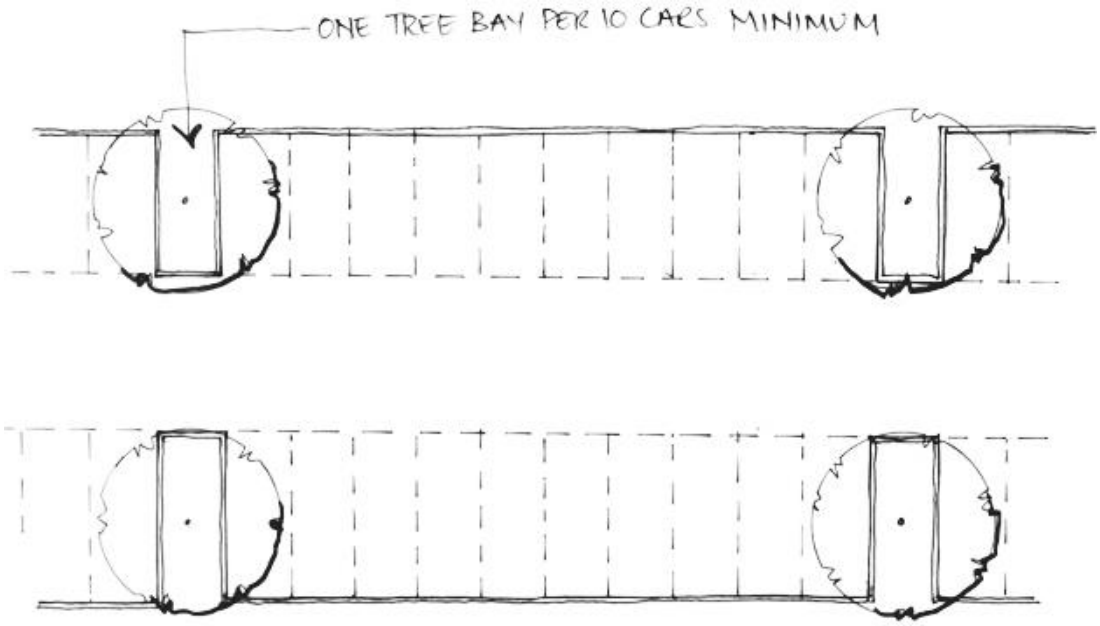


Figure 4 – Carpark for more than 21 spaces.

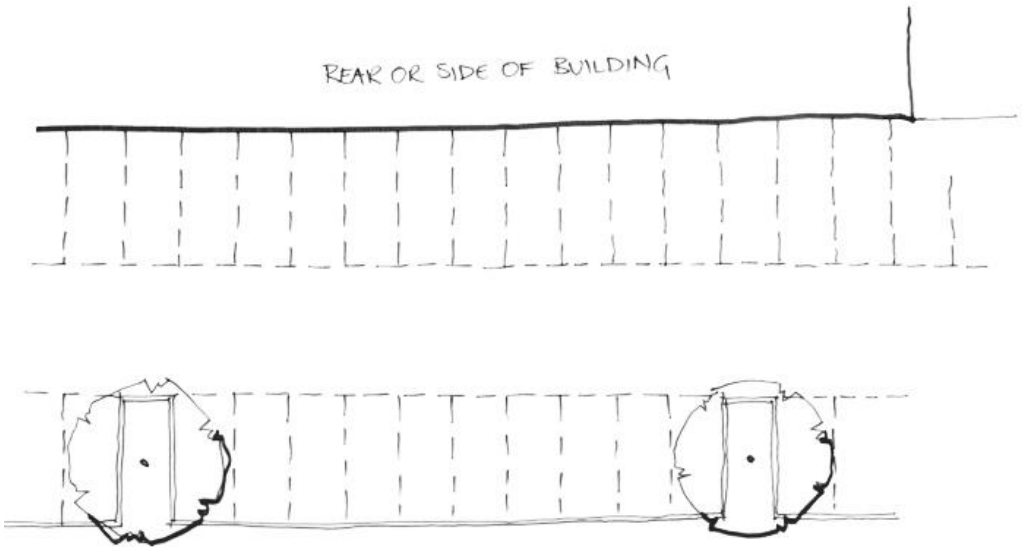


Figure 5 – Carparking along rear or side of warehouse.

D6 Basement car parking which is naturally ventilated, safe and convenient to use shall be provided, where possible.

D7 Refer to section 6.1 of this Part for additional parking provisions and section 7.0 of this Part for other loading requirements.

6.3.2 Access and circulation

Performance criteria

P1 Public safety is maintained through the design of vehicular and pedestrian access.

P2 Future alteration or redevelopment allows flexibility in access.

P3 Visual impact of access driveways on the streetscape is minimised.

Development controls

D1 Allotments should use opportunities for shared access.

D2 Vehicular access must be provided to all rear setback areas.

D3 One vehicular kerb/gutter crossing only shall be provided on each lot with access to both visitor and staff parking areas.

D4 Vehicular access shall be designed to avoid conflicts with pedestrians.

D5 Adequate area shall be provided on site and driveways designed to enable all vehicles including large trucks to enter and leave the site in a forward direction.

D6 The grade of all access driveways and manoeuvring areas shall comply with AS 2890 1 and 2.

D7 Driveway access to allotments with adjacent access handle to battle axe allotment shall not be located along the boundary adjacent the access handle.

D8 Driveway access to allotments adjacent to the estate access points shall be on the boundary farthest from the intersection/access point.

7.0 Loading requirements

This section applies to all commercial and industrial development.

Objectives

a. To ensure that all development proposals for industry and business are adequately provided with appropriate loading and unloading facilities.

b. To prevent industrial and business development giving rise to adverse impacts associated with truck and service vehicles being parked off-site.

Performance criteria

P1 Separation is provided between service areas (i.e. loading and unloading areas) and parking.

P2 Size of service vehicle bays are adequate for the likely vehicles utilising the spaces.

P3 Service areas are located and designed to facilitate convenient and safe usage.

Development controls

D1 Driveway access and adequate on-site manoeuvring shall be provided to enable all delivery vehicles to enter and leave the site in a forward direction.

D2 Industrial developments having a floor area greater than 400m^2 shall include loading and unloading facilities to accommodate a 'heavy rigid vehicle' as classified under AS 2890 – Parking Facilities. Smaller developments shall make a provision for a 'medium rigid vehicle' as classified under the above Australian Standard. All development applications shall be accompanied with a manoeuvring analysis with 'auto turn or the like' and details of swept paths showing compliance with AS 2890 – Parking Facilities.

Note: The applicant shall identify the likely service vehicle sizes accessing the site and shall provide service vehicle spaces in accordance with AS 2890 – Parking Facilities.

D3 Loading/unloading facilities shall be positioned so as to not interfere with visitor/employee or resident designated parking spaces.

D4 The service area shall be a physically defined location which is not used for other purposes, such as the storage of goods and equipment.

D5 The design of loading docks shall accommodate the type of delivery vehicles associated with the development and potential uses of the development.

D6 Buildings shall be designed to allow loading and unloading of vehicles within the building and at all times. Where achievable, loading docks should be situated to the side or rear of buildings. In the case of commercial development access can be provided from a laneway.

D7 That loading bays for trucks and commercial vehicles shall be provided in accordance with Table 9 below.

Table 9 - Loading and service vehicle requirements for specific land uses

Land use	Loading requirements
Business and office premises	1 space per 4,000m^2 GFA up to 20,000m^2 GFA plus 1 space per 8,000m^2 thereafter
Retail premises - department stores	1 space per 1,500m^2 GFA up to 6,000m^2 GFA plus 1 space per 3,000m^2 thereafter
Retail premises - shops and food and drink premises	1 space per 400m^2 GFA up to 2,000m^2 GFA plus 1 space per 1,000m^2 thereafter
Hotel and motel accommodation	1 space per 50 bedrooms or bedroom suites up to 200 plus 1 space per 100 thereafter plus 1 space per 1,000m^2 of public area set aside for bar, tavern, lounge and restaurant
Other	1 space per 2,000m^2
Industrial/warehouse, bulky goods retail and wholesale supplies	1 space per 800m^2 GFA up to 8,000m^2 GFA 1 space per 1,000m^2 thereafter

Note: It is not possible to establish criteria for the size of trucks likely to access the land uses specified above. This will be done on a case by case basis.

Larger trucks, such as B-Doubles, shall be assessed on their individual requirements, but will usually require a minimum loading area dimension of 25m length by 3.5m width.

The heights of the loading area, platform in the service bay and of the service bay itself will vary with vehicle type and loading/unloading methods.

D8 Loading/unloading areas shall be provided in accordance with AS 2890.2 – Off-Street Commercial Vehicle Facilities.

8.0 Other development parking controls

8.1 Child care centres

8.1.1 General parking design

Objectives

a. To ensure parking and manoeuvring which ensures safe set down and pick up of children.

b. To provide safe and efficient driveways and entry and exit points.

c. To minimise conflicts between pedestrian and vehicular traffic.

d. To ensure adequate off street parking is provided to satisfy the demands generated by child care centre developments.

Performance criteria

P1 On-site parking spaces meet the likely needs/demands of child care centres.

P2 On-site parking is convenient, accessible and safe for users.

P3 Car park areas should be sited to ensure the effective use of the building and playground is not compromised.

P4 Parking causes minimal interference with vehicular and pedestrian movements on public roads and within the site.

Development controls

D1 On-site parking spaces required shall be provided at the rate of one (1) per 35m^2 of building area or 1 per four (4) children whichever is the greater.

D2 Staff car parking spaces shall have minimum dimensions of 2.4m x 5.4 m

D3 Visitor parking spaces shall have minimum dimensions of 2.6m x 5.4m.

D4 Car parking spaces shall be clearly delineated and marked.

D5 Car parking facilities, driveways and access location shall be designed in accordance with AS 2890.1 – Off-street car parking.

Note: Minimum parking aisle width is 6m.

D6 Refer to section 3.1 of this part for bicycle parking rates.

8.2 Miscellaneous development parking rates

D1 Refer to the table below for parking rates for recreational, community and special use developments.

Table 10 – Miscellaneous development parking requirements

Land use	Parking requirements
Recreational facilities:	
Indoor cricket centres	12 spaces per court
Squash or tennis courts	3 spaces per court
Bowling alleys	3 spaces per alley
Bowling greens	30 spaces for first green + 15 spaces for each additional green
Gymnasiums	A: 3 spaces per 100m^2 GFA B: 6 spaces per 100 m^2 GFA (refer to additional information below for explanation of A and B)
Other:	Whichever is greater of:
Place of public worship	1 space per 10 seats or 1 space per 5 seats 1 space per 20m^2 GFA (where no seats are provided or seating is in the form of traditional pews).
Educational establishments:	
Primary schools	1 space per 2 staff
Secondary schools	1 space per 20 year 12 students + 1 space per 2 staff
Tertiary institutions	1 space per 6 students + 1 space per 2 staff

Additional information:

1. Parking spaces, unless stipulated otherwise are for cars.
2. Depending on land use type, parking for delivery/service vehicles, courier vehicles, bicycles shall also be provided.
3. Car parking calculations are to be rounded up.
4. The above car parking requirements have been substantially derived from the NSW Roads and Traffic Authority (RTA) publication entitled "Guide to Traffic Generating Developments". Reference should also be made to this document to determine what factors may influence parking requirements in special circumstances.
6. Any use which does not fall into the above categories shall be assessed on the merits of each development proposal.
7. Car parking requirements will not be reduced on the basis of available on-street parking, except for visitor parking in Master Plan DAs.
8. Where referred to, location references are as follows:

   A = less than 500m walking distance from a train station
   B = any other circumstances.

Access and Mobility

Contents

1.0 Introduction

1.1 Land to which this Part applies

This Part applies to all land within the Former Auburn Local Government Area where Council is the consent authority.

1.2 Development to which this Part applies

This Part applies to all proposed developments except for:

- Building Class 1a (detached dwellings and dual occupancies, multi dwelling housing (villas, row, town and terrace houses) and Class 2 (residential flat buildings) unless development exceeds 5 or more housing units; and
- Building Class 10a (non-habitable buildings such as private garages, carports, sheds, etc.) and Class 10b (structures such as retaining walls, mast antennas, etc.) as specified in the Building Code of Australia (BCA).

1.3 Purpose of this Part

The intention of this part is to ensure that all members of the community have unimpeded access to a wide range of premises in the built environment. Section 4 of the *Disability Discrimination Act 1992* (*DDA 1992*), refers to premises as:

"(a) a structure, building, aircraft, vehicle or vessel;

(b) a place (whether enclosed or built on or not); and

(c) part of premises (including premises of a kind referred to in paragraph (a) or (b))."

Access refers to an environment which is free from barriers for people with either temporary or permanent disabilities. It includes entry to, and mobility within, a building or place by means of the provision of a continuous accessible path of travel. It also means the provision of information in such a manner that can be interpreted by people with sensory disabilities.

It is noted that the *DDA 1992* allows discrimination against a person with a disability, where to do otherwise would cause unjustifiable hardship. This hardship, described under section 4.0 of this Part shall be proven to Council.

1.4 What is a disability?

Section 4 of the *DDA 1992* defines disability in relation to a person as a:

"(a) total or partial loss of the person's bodily or mental functions; or

(b) total or partial loss of a part of the body; or

(c) the presence in the body of organisms causing disease or illness; or

(d) the presence in the body of organisms capable of causing disease or illness; or

(e) the malfunction, malformation or disfigurement of a part of the person's body; or

(f) a disorder or malfunction that results in the person learning differently from a person without the disorder or malfunction; or

(g) a disorder, illness or disease that affects a person's thought processes, perception of reality emotions or judgement or that results in disturbed behaviour; and includes a disability that:

- *presently exists; or*
- *previously existed but no longer exists; or*

- *may exist in the future; or*
- *is imputed to a person."*

It includes people who have temporary or permanent disabilities, have had a disability in the past, have a disability in the future, or are believed to have a disability through an illness.

1.5 The role of this Part

The Former Auburn Local Government Area (LGA) community includes people with disabilities of a temporary or permanent nature, people with age related disabilities, as well as people with particular temporary restrictions on their mobility. This part:

- sets out Council's requirements for the provision of access to, and mobility within, all premises within the Auburn LGA;
- aims to ensure that all members of the community have unimpeded access to a wide range of premises i.e. housing, shops, businesses, facilities and services such as banks, entertainment, recreation etc. which may be constructed within the Auburn LGA;
- provides performance criteria and development controls for access and adaptable housing; and
- provides a mechanism for exemption from this Part under exceptional circumstances described under section 3.0 of this Part.

1.6 Structure of this Part

This Part is structured as follows:

- Section 2.0 addresses design guidelines for access.
- Section 3.0 addresses exceptional circumstances.

1.7 How to use this Part

All applicants should consider the following four (4) steps when lodging a development application in accordance with this Part:

- Step 1: Consider whether this Part applies to a particular type of development proposed by checking the BCA classifications for buildings and structures.
- Step 2: Consider the requirements that the development shall comply with by referring to this Part, relevant Australian Standards and BCA provisions.
- Step 3: Applicants shall provide evidence that the requirements of *DDA 1992* and this Part have been considered and addressed in the design of the proposed developments when lodging a development application to Council. The evidence shall be included in or attached to the Statement of Environmental Effects (SEE) as part of the report prepared by a qualified and experienced building professional.
- Step 4: If a case of unjustifiable hardship is made under exceptional circumstances, this hardship shall be demonstrated to Council's satisfaction. A copy of the claim for grounds for unjustifiable hardship (refer section 3.0 of this Part for the claim criteria) shall be submitted by the applicant when lodging a development application with Council. (The Council will not accept the development application without the copy of the claim for unjustifiable hardship.)

1.8 Submission requirements specific to access and mobility matters

Access is one of many important design objectives which are considered by Council. Council will assess each application on its merits having regard to this and other plans and policies that apply to the development proposals.

Where this Part is relevant to a development proposal, the development application must be compliant with all requirements stated in steps 1, 2, 3 and 4 above.

Applicants are encouraged to consult with Council to discuss their proposal prior to lodging a development application. Council conducts pre-lodgement meetings to provide development advice which is subject to a fee. General planning advice can also be obtained from Council's Duty Planner.

2.0 Design guidelines for access

Objectives

a. Improve access to and mobility within all premises of the Auburn LGA.

b. Provide equal access opportunities to all sections of the community within the Auburn LGA.

2.1 New/proposed development

Performance criteria

P1 Development applications ensure an integrated approach to the provision of access to buildings.

P2 Development complies with the relevant Australian Standards and BCA provisions.

Development controls

Note: Development controls specified in the Australian Standards and the BCA for walkways, ramps and landings, handrails and grab rails, doorways, doors and circulation space at doorways, lifts, stairways, sanitary facilities, building controls, surface on a continuous path of travel, car parking, signage indicating access, seating in public entertainment areas, hearing augmentation listening systems and lighting, shall be considered.

D1 The following key standards shall apply when designing for access and mobility:

- AS 1428.1 – Design for Access and Mobility: General Requirements for Access – New Building Work.

  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.

- AS 1428.2 – Design for Access and Mobility: Enhanced and Additional requirements – Buildings and Facilities.

  This standard sets out enhanced requirements for the minimum access stated under AS 1428.1.

- AS 1428.3 – Design for Access and Mobility Requirements for Children and Adolescents with Physical Disabilities.

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.

- AS 1428.4 – Design for Access and Mobility: Tactile Ground Surface Indicators for the Orientation of People with Vision Impairment.

  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.

- Building Code of Australia.
- AS 2890 – Parking facilities.

  This standard sets out access requirements relating to off street commercial vehicle parking.

2.2 Existing development, subject to a development application

Performance criteria

P1 No building work is to be undertaken that results in a decrease in the existing level of access.

Development controls

D1 For all major alterations and renovations to existing buildings, development shall comply with the development controls in section 2.1.

2.3 Building work which involves changes to an existing entrance/exit, but no major alteration to other parts of the property

Development controls

D1 Refer to development controls in 2.1 above.

Note: If the use of an existing building changes it may also change its classification under the BCA. If this is the case, Council can require the premises be made fully accessible.

2.4 Minor building works which do not affect the access to the property

Development controls

D1 Refer to development controls in 2.1 above.

2.5 Change of use which includes building work

Development controls

D1 If major new work/alterations/additions are proposed, comply with the requirements of this Part and refer to development controls in section 2.1 above.

D2 If minor works include a change to the entrance/exit, comply with access requirements in section 2.1 above.

D3 If there is no change to the building classification and there is only minor building work, comply with access requirements in section 2.1 above.

2.6 Change of use with no building work

Development controls

D1 The application shall comply with the provisions imposed by the *DDA 1992*.

3.0 Exceptional circumstances

This part adopts a consistent approach with the *DDA 1992* where claims of exceptional circumstances will be considered during the development application process, providing the case for unjustifiable hardship has been proven to Council. Unjustifiable hardship is a mechanism in the *DDA 1992* for the consideration of instances where access and mobility requirements are reasonable, impractical or not cost effective. Whilst exceptional circumstances under this Part are based on the *DDA 1992* concept of unjustifiable hardship, they do not necessarily represent all the issues considered under this legislation.

3.1 Unjustifiable hardship

Former Auburn City Council is bound by the requirements of the *Environment Planning and Assessment Act 1979*, the *Local Government Act 1993* and accompanying Regulations to ensure that adequate access is provided for people with a disability. Council also upholds section 23(1) and (2) of the *DDA 1992* which allows discrimination against a person with a disability, where to do otherwise would cause unjustifiable hardship. 'Unjustifiable hardship' is assessed on a case by case basis. Grounds for claiming unjustifiable hardship must be made in accordance with the requirements of *DDA 1992*.

Section 11 of the *DDA 1992* determines what constitutes unjustifiable hardship, where all relevant circumstances of the particular case are to be taken into account. The following criteria need to be addressed on the grounds for a claim for unjustifiable hardship:

- **Benefits:** The extent to which the people will benefit from the development complying with this Part (positive and negative feedbacks from the disabled and community).
- **Detriments:** The extent to which the people be detrimentally affected if the development is not accessible; (the effect of both positive and negative, on other people by providing the required level of access, for example people delivering goods, people with prams or trolleys and staff).
- **Cost:** The cost of compliance with this Part that refers to the actual cost incurred on the access provisions alone.
- **Other special considerations:** Include technical difficulties in providing access, topographical restrictions, the effect of any alterations and additions that have an impact on heritage significant properties, safety, design and construction issues.
- **Alternatives:** The alternatives which have been investigated to overcome the above special considerations shall be submitted with the development application.
- **Ability to meet the costs:** The ability of the applicant to meet the cost of complying with this Part. Development applications shall be supported with additional information such as financial reports to document the situation.

What would be an unjustifiable hardship to one person(s) or organisation(s) may not be for another and could not be specified as a general statement applying to all cases. The provisions of Section 11 of *DDA 1992* require assessment on a case by case merit basis and in some circumstances the applicant may claim for unjustifiable hardship complying with access standards for the Council's final decision.

Stormwater Drainage

Contents

1.0 Introduction

1.1 Development to which this Part applies

This Part applies to all land within the Auburn local government area where Council is the consent authority.

1.2 Objectives

a. To preserve and protect the amenity and property of existing residents, land owners and the community.

b. To ensure the safety of residents and the community.

c. To meet reasonable expectations and statutory requirements.

d. To protect the physical environment and receiving waters of catchments.

1.3 Other documentation

The following documents referred to in this Part are located on Council's website www.auburn.nsw.gov.au:

- On-site detention (OSD) submission checklists and calculation sheet;
- OSD works-as-executed (WAE) survey and certification submission form and checklists;
- Section 88B instrument wording;
- Water quality measures;
- Council's standard drawings; and
- Sediment erosion control details.

These will assist applicants to fulfil all necessary requirements.

1.4 Structure of this Part

This Part is structured as follows:

- Section 2.0 contains controls for property drainage;
- Section 3.0 contains controls for disposal of stormwater from site;
- Section 4.0 contains controls for Council's drainage system;
- Section 5.0 contains controls for on-site detention;
- Section 6.0 contains controls on flood risk management;
- Section 7.0 contains controls on rainwater reuse;
- Section 8.0 contains controls on erosion and sediment control; and
- Section 9.0 contains submission requirements;

2.0 Property drainage

Objectives

a. To control surface runoff from pervious and impervious areas (roofs, driveways, landscaping and paving) using a system of roof gutters, downpipes and surface inlet pits and to be piped to a suitable on-site detention system, where required (see section 5.0 for OSD requirements).

b. To direct stormwater runoff to Council's drainage system without adversely impacting on adjoining or downstream properties.

2.1 The drainage system

Performance criteria

P1 The development ensures roof and surface stormwater is collected and controlled within the property for major and minor storm events prior to discharging into Council's stormwater system.

Development controls

D1 Pipes

The minimum pipe size shall be 100mm diameter and shall increase to 150mm diameter where the catchment draining to the pit is likely to contain significant leaf litter or other debris.

Minimum pipe grade permitted shall be 1%, unless otherwise approved by Council's engineers. Pipes shall be designed to be self cleansing without causing scour. The minimum pipe velocity shall be 0.6m/s during the design storm and a maximum velocity of 6.0m/s.

Property drainage system shall be designed to 20 year average recurrence interval (ARI) and designated overland flow paths up to 100 year ARI.

D2 Pits

Standard grated gully pit, standard grated gully pit with kerb inlet and junction pits shall be in accordance with Council's standard drawings (see Council's website at www.auburn.nsw.gov.au).

All pits shall comply with the following requirements. See Table 1 for pit dimensions.

- Surface inlet pits shall be sufficiently large to accept the predicted inflow.
- Pits deeper than 1.8m to be reinforced.
- PVC pits are only permitted in landscaped areas and courtyards (not in driveways).
- All masonry pits shall be cement rendered.
- Step irons spaced 300mm apart shall be provided for pits deeper that 1.2m.
- Pits and grated trench drains shall be positioned within the site to ensure:
  - All runoff from roofed and paved areas is collected;
  - Runoff does not enter garages or buildings; and

- Long term ponding of stormwater does not occur.

- Pedestrian access to buildings is not restricted by significant flow depths.
- Runoff from paved driveways and paths, or concentrated runoff from grassed and landscaped areas, shall not flow over the public footpath.
- Pits or cleansing eyes shall be provided at a maximum spacing of 30 metres along a length of pipe to facilitate cleaning.
- A cleaning eye or pit shall be provided at every bend.
- Trash screens shall be provided at the boundary pit.
- Runoff from the site shall be routed through a sediment trap pit before it is discharged into Council's drainage system. Such sediment traps pits shall be minimum 450mm x 450mm with the invert level of the pit 200mm below the invert level of the outlet pipe.

Table 1 – Pit dimensions.

Depth to invert at outlet (mm)	Minimum internal dimensions of pit (mm)	
	Width	Length
≤ 600	450	450
> 600 ≤ 900	600	600
> 900 ≤ 1200	600	900
> 1200	900	900

2.2 Overland flow paths

Performance criteria

P1 Overland flow paths within the development are considered in case of pipe blockage or major storm events.

Development controls

D1 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.

2.3 Flow or runoff across property boundaries

Performance criteria

P1 Development should not flood adjoining properties.

Development controls

D1 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.

D2 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.

2.4 Water quality

Performance criteria

P1 Water quality devices prevent pollutants from commercial, industrial developments and car parking areas entering the waterways.

Development controls

D1 Silt arrestors are required within commercial, industrial developments and car parking areas.

Note: Refer to Council's website at www.auburn.nsw.gov.au for water quality guidelines.

D2 Oil arresters are required for the carparks of industrial and commercial developments where:

- There are 10 or more parking spaces proposed; or
- There is significant traffic generation within the development.

3.0 Disposal of stormwater from site

Objectives

a. To ensure that stormwater drainage from properties is directed to one of the following:
   - Council's stormwater drainage system;
   - Sydney Water Corporation drainage system; or
   - Waterways.

b. To avoid environmental impact on private property and the public domain.

3.1 Discharge to kerb

Performance criteria

P1 High stormwater flows should not discharge onto the local road system.

Development controls

D1 Discharge into the kerb and gutter shall be permitted if the discharge from the site does not exceed 30L/s. Only one discharge line shall be permitted within the footpaths per development. Unless specifically approved otherwise by Council, multiple pipelines within the footpaths shall not be permitted.

Where the outlet pipe from the property exceeds 100mm in diameter, a converter pit is to be constructed inside the front boundary of the property. Flows between the converter pit and the kerb and gutter shall be discharged using a galvanised steel rectangular hollow section.

Note: All developments except single dwellings in Zone 6 of Figure 1 shall be connected to Council's underground drainage system. The downstream system shall be extended to the development site at no cost to Council.

3.2 Connection to Council and Sydney Water underground drainage systems

Performance criteria

P1 All connections to the stormwater network are in accordance with Council and Sydney Water standards and specifications.

Development controls

D1 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.

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.

3.3 Discharge to a natural watercourse

Development controls

D1 Discharge to a suitable natural watercourse or creek may be permissible subject to the approval of Council's development engineer and the responsible authority. The outlet at the point of discharge is to be designed to ensure the velocities are reduced sufficiently to prevent erosion of the receiving watercourse.

3.4 Properties sloping away from street

Performance criteria

P1 Stormwater does not adversely affect downstream properties. Development generally relies on gravity as a means of disposing of stormwater.

Development controls

D1 Council shall not approve stormwater systems which drain against the natural grade of the land. Where the property falls away from the road frontage, it shall have or shall obtain the benefit of an inter-allotment drainage easement through properties downstream (see section 3.7) unless the development satisfies the conditions outlined in section 3.5 below permitting on-site disposal.

3.5 On-site disposal

Performance criteria

P1 In the limited instances that on-site disposal is appropriate, satisfactory soil permeability rates (supplied by geotechnical engineers) demonstrate and ensure no adverse impacts on downstream properties.

Note: As the Auburn local area is made up of predominantly clay, absorption trenches are generally ineffective.

Development controls

- On-site disposal shall not be permitted. However, for dwelling houses with a site coverage exceeding Section 2.2 Development Control D1 in the Dwelling and Dual Occupancies DCP, where the property falls away from its road frontage and does not have, or cannot obtain the benefit of a drainage easement, Council shall give consideration to permitting driveways and landscaped areas to discharge to an on-site absorption trench provided all the following requirements are satisfied: Letters have been obtained from all the adjoining downstream property owners causing an impasse, indicating their unwillingness to grant an easement with reasonable compensation.
- All roof areas shall be discharged to the road via a charged drainage system using sewer grade PVC pipes up to 100 year ARI storm event.
- The total impervious area draining to the trench shall not be greater than 60m².

  Note: This applies to the site cover for existing lots only. New land subdivisions shall not be permitted to dispose of collected runoff on-site.
- The absorption trench shall be constructed within a designated grassed area in accordance with Council's standard design. The minimum dimensions shall be 1.0m wide x 0.6m deep x 6.0m long.

  Note: Net volume of 1.8 cubic metres shall be required within the absorption trench. It requires 20% void ratio gravel/metal, 175 litres/Lm jumbo trench and two 600 x 600 inlet pits either side of the trench.

Trenches shall be constructed parallel to the contour of the land, with the front and rear of the trench at least 3 metres away from any building or boundary unless special circumstances exist.

- Downstream buildings and improvements shall be required to have sufficient height above finished ground levels to prevent inundation or damage attributable to runoff from the subject site.
- Overflows from the on-site absorption trenches shall not be permitted to flow directly into bushland areas, which are considered to be significant by Council.

3.6 Pumped discharge

Performance criteria

P1 Stormwater drainage systems generally do not rely on pump out systems.

Development controls

D1 Use of pumps shall not be permitted except to drain an underground parking area of a proposed development, and the only inflow is seepage and runoff from an access driveway. The area of the driveway shall be kept to a minimum. The potential catchment contributing runoff to the basement shall not exceed 5% of the basement area or 60m^2 whichever is the greater. See Table 2 for pump requirements.

Table 2 – Pump requirements.

Driveway catchment area	60m^2 or 5% of basement area
Pump discharge rate	100 year ARI 5 minute storm duration
Required storage volume in tank	100 year ARI 90 minute storm duration
Required additional storage volume in car park area (aboveground volume)	Up to 100 year ARI 12 hour storm duration

Note: 100mm freeboard required for lockup garages and storages.

Dual pumps shall be used in case of pump failure with each pump designed for the maximum discharge.

Combined aboveground and underground storages shall be provided.

- Underground – 100 year ARI 90 minute storm; and
- Aboveground – up to 100 year ARI 12 hour storm

A positive covenant shall be executed and registered against the title of the lot requiring ongoing maintenance and repair of the pump. The covenant shall commit the owner to checking the condition of the pump by pumping water for at least five minutes every six months and a log book maintained of these periodic checks. The covenant shall provide Council with the authority to enter the land and view the log book and the condition of the pump twice a year following the giving of two days notice.

3.7 Inter-allotment drainage easements

Performance criteria

P1 Properties drain to the natural catchment through a stormwater pipe traversing through a downstream property into Council's stormwater system.

Development controls

D1 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.

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.

Such easements shall be 1.2m wide – for up to 300mm lines unless otherwise approved by Council's Development Engineer.

The easement shall be in favour of the lot(s) benefited or Council, with Council being the body to release or modify the easement.

Where adjoining downstream property owners are unwilling to grant an easement to drain water, under Section 88K of the *Conveyancing Act 1919*, the applicant/owner of the subject property may lodge an application to the Supreme Court under this section to obtain the required easement.

4.0 Council drainage system

Objective

a. To ensure the efficient and effective planning, management and maintenance of Council's existing and future stormwater systems and reduce environmental and property damage.

4.1 Easements to drain water

Note: Council is responsible for improving and maintaining proposed and existing pipe systems through private properties.

Development controls

D1 Council shall require the creation of an easement in its favour, at the cost of the applicant, over all pipelines in which council has an interest, such as pipes which transfer runoff from a public land. With both new easements and existing easements the conditions below shall apply.

The required width of the easement shall be a minimum of 1.2m for pipes less than 300mm and 4 times the pipe diameter for pipes greater than 300mm diameter.

Only pavement and landscaped areas shall be permitted over Council easements without impeding any overland flow. The construction of a demountable carport spanning the easement shall be considered. If approved it shall be necessary for the owner to enter a deed of agreement with Council to remove the structure at the owner's expense if access to the easement is required. Any such approvals shall not extinguish or limit Council's rights under the easement. Eaves, suspended patios or pedestrian bridges shall not be permitted to encroach on the easement for heights less than 3.0m.

Where no easement exists over a stormwater line in which Council has an interest, or the existing easement is undersized, Council shall generally require the creation of such an easement as a condition of development consent. All setbacks shall account for the future presence of an easement.

Footings located near the easement shall be taken a minimum of 0.75 metre below the zone of load transfer (taken as a 45° plane from the edge of the easement, starting at the invert level of the pipe, by either the use of deep beam footing or by piers. The invert of the pipeline within the easement shall be determined and shown on the building plans lodged as part of the construction certificate.

4.2 Restrictions as to use for overland flow

Performance criteria

P1 Overland flow associated with Council's drainage system remains unimpeded and unobstructed.

Development controls

D1 Where the property is affected by overland flow associated with Council's drainage system Council may require the creation of a Restriction as to Use on land under Section 88B of the *Conveyancing Act 1919*, to facilitate the passage of overland flow through the property. The restriction shall prohibit the placement of any structure of a permanent nature, or the varying of any finished ground level within the designated flow path without the prior consent of Council.

The path of overland flow shall be determined by a qualified civil and hydraulic engineer. The area of land affected by the Restriction as to Use shall be the width of the overland flow.

4.3 Contribution towards drainage works

Performance criteria

P1 The public drainage system is maintained whilst higher demands are placed on it through additional development within the catchment.

Development controls

D1 The applicant shall pay a contribution towards the provision of trunk drainage works inter-allotment drainage, road drainage, or a contribution towards costs previously incurred by Council in the construction of works to facilitate development of the catchment.

D2 Contributions towards drainage shall be required for developments within a catchment identified by Council's Development Contributions Plan (Section 94 plan).

4.4 Construction of pipe drainage in public areas

Performance criteria

P1 All works carried out in public roads are constructed to Council's specifications and Australian Standards.

Development controls

D1 **Drainage pipes** – size, class, cover, joints.

All pipes shall be designed to comply with Council's standards and specifications. Generally, pipes which drain through a public area such as a public road or park shall be minimum 375mm diameter class 2 reinforced concrete pipes. The minimum finished cover shall be 500mm unless otherwise approved by Council. All pipes shall be rubber ring jointed.

D2 **Gully pits** – shall be in accordance with Council's standard drawings.

D3 Excavation

Trenches shall be excavated to the grade line shown on approved drawings. All soft, yielding and other unsuitable material shall be removed and the trench shall be thoroughly compacted and finished to a smooth surface of uniform bearing value.

D4 Laying pipes

Pipes shall be laid true to grade and alignment and bedding shall comply with the Council standards and specifications for the appropriate loading conditions. The pipes shall be aligned so that the centre of inlet pipes intersects with the centre of the outlet pipe at the downstream face of the pit.

D5 Backfilling shall comprise the material types nominated for the appropriate loading conditions specified in Council's standards and specifications.

5.0 On-site detention

Objective

a. To ensure that through the on-site detention (OSD) of stormwater, discharge is controlled thereby ensuring the development does not increase the risk of downstream flooding of roads and properties, or erosion of unstable waterways.

5.1 Provision of on-site detention

Performance criteria

P1 OSD of stormwater is generally incorporated into all development as a means of controlling and managing the flow of stormwater to Council's drainage system.

Development controls

D1 Developments requiring OSD

OSD shall be required for all proposed development, re-development or new land subdivisions, except where:

- The proposal is a one-off extension up to:
  - 50m^2 of impervious area for a single dwelling, dual occupancy or an outbuilding; or
  - 150 m^2 impervious area for industrial development.

  Note: Subsequent extensions require OSD facility.
- The proposal is a single dwelling or dual occupancy where the site coverage complies with Section 2.2 Development Control D1 in the Detached Dwellings and Dual Occupancy DCP Part;
- The applicant can demonstrate to Council's satisfaction, the development is subject to mainstream flooding or is subjected to major overland flow. A flood report prepared by a suitably qualified engineer is required in this case; or
- The property falls within zones 6, 7 and 8 as indicated in Figure 1.

5.2 Design

Performance criteria

P1 Sufficient storage is provided to ensure peak flow rates at any point within the downstream drainage system do not increase as a result of the development during all storm events up to the 100 year ARI.

Development controls

D1 Permissible site discharge (PSD)

The PSD and site storage provisions shall comply with Table 3.

Alternative values for the required storage volume shall be permitted if the applicant can demonstrate to Council's satisfaction, using appropriate computer modelling, that the relevant PSD shall be satisfied. Computation methods based on the approximate triangular method or the rational method shall not be acceptable.

Stormwater runoff from all new roof areas shall be routed through the OSD facility. Runoff entering the site from upstream properties shall be directed bypassing the on-site detention system.

D2 Site storage requirements

The site storage requirements (SSR) for all properties are shown in Table 3.

Table 3 – Site storage requirements.

PSD Zone	Description	PSD L/s/Ha	SSR M^3/Ha
1	Duck River Catchment	80	530
2	Nottinghill Rd Catchment	100	455
3	Woodburn Rd Catchment	130	370
4	Lower Haslams Cr Catchment	150	325
5	Silverwater Rd Catchment	130	370
6	Lower Duck River Catchment	–	–
7	Upper Cook's River Catchment	–	–
8	Sydney Olympic Park Catchment	–	–

See Figure 1 for catchment zones. The area used when determining permissible site discharge and storage volume shall include the entire site area which will contribute runoff to the detention storage facility during a 100 year ARI storm event.

5.3 Runoff bypassing the storage facility

Development controls

D1 A portion of the new impervious areas (excluding roof area) shall discharge directly to Council's system if it cannot be drained to the storage facility, provided that the PSD is reduced to compensate for the smaller catchment. No more than 15% of the total site area shall be permitted to bypass the basin. The modified PSD shall be selected from the figure in the OSD calculation sheet. The calculation of storage requirement shall be based on the area which bypasses the basin.

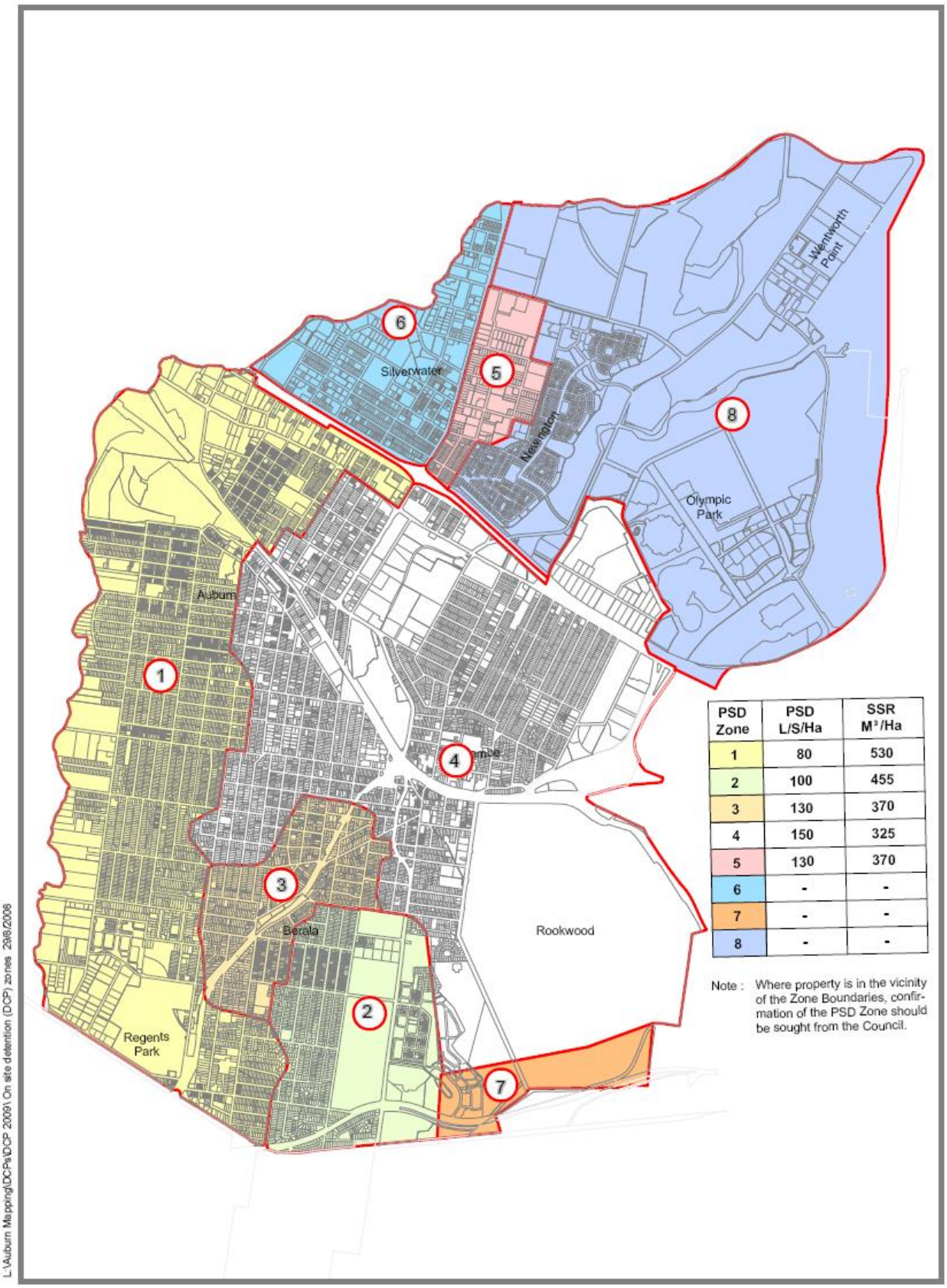


Figure 1 – On-site detention zones.

5.4 Providing storage

Development controls

D1 Storage may be provided underground in tanks, aboveground as a shallow pond on a driveway, or as a combination of underground and aboveground storage. See Table 4 for parameters.

The system shall be designed to safely convey all possible overflow from the storage basin to an adequate Council road gutter or drainage system. The total blockage case shall be considered. Where overflow is through an adjoining downstream property and a suitable overland flow path is not available, the overflow shall be collected within a drainage pipeline with a design capacity equivalent to the 100 year ARI runoff from the site.

In the interests of safety and amenity, ponded water depths shall not exceed the values indicated in Table 4 below.

Table 4 – Storage parameters.

Parking/paved areas	150mm desirable 200mm maximum over grate.
Landscaping	300mm desirable 600mm maximum over grate.
Fenced storage	1000mm maximum
Roof area	as required by structural integrity
Underground storage	900mm minimum 1200mm desirable

In certain circumstances, however, these ponding depths may be exceeded but only with Council approval.

Underground storage facilities shall possess the following characteristics:

- Be structurally designed to adequately withstand all service loads;
- Contain a sediment trap immediately upstream of the outlet pipe, consisting of an area 450mm x 450mm (minimum) depressed 200mm below the invert level of the outlet pipe;
- Be graded to drain completely. Long term ponding of water over the floor of the basin will not be acceptable;
- Contain an overflow outlet. The top water level over the overflow to be not less than 100mm below garage floor levels or 250mm below habitable floor levels;
- Contain an inspection/access 900mm x 900mm every 5 metres. One grate to inspect the orifice and another grate to inspect the return pipe inlet shall be provided as shown on Council's standard detail; and
- Contain step irons where the tank depth is in excess of 1.2 metres.

Aboveground storage facilities shall possess the following characteristics:

- The top water level over the overflow shall not be less than 100mm below garage floor levels or 250mm below habitable floor levels;
- Not be located across the boundary of a lot;
- Not restrict pedestrian access from the public road to buildings;

- Be designed in a manner, which minimises inconvenience caused by the basin,
- The basin walls shall be of masonry type (water proof) construction to ensure basin modifications do not occur; and
- Additional 20% of storage shall be provided if the storage is provided with landscape/courtyard area.

A WAE survey of the detention basin shall need to be prepared to demonstrate that adequate storage volume has been provided. A WAE survey certificate and certification checklist shall be submitted as outlined in the OSD WAE survey and certification submission form and checklists prior to the issue of an occupation certificate or subdivision certificate. A positive covenant shall be executed and registered against the title of the lot containing the aboveground basin in accordance with Council's standard terms as outlined in the Section 88B instrument wording.

D2 The level of the outlet shall be high enough to be independent of the head in Council's system. Calculations shall be provided to demonstrate that the control will be satisfactory in ensuring the correct PSD.

D3 Pipe and pit losses

Friction and minor losses in pipes and pits leading from the storage facility is a method often employed to control the PSD. This method of outflow control is the most desirable and shall be employed where practicable.

D4 Sharp edged orifices

Orifices shall be made of minimum 200mm x 200mm flat stainless steel, 3mm thick. The sharp edged orifice plate shall be tooled to the exact dimension as calculated. Orifices shall be securely fastened over the outlet pipe using four (4) bolts to prevent its unauthorised removal.

The OSD calculation sheet may be used to calculate the required orifice diameter. This formula assumes the water level immediately downstream of the orifice is not above its obvert.

D5 Debris screens

Pipes or orifices with a diameter less than 150mm shall not be acceptable except where protected against blockages using a removable, rustproof screen or wire cage installed around the outlet. The minimum surface area of the screen shall be 50 times the area of the outlet pipe or orifice.

6.0 Flood risk management

Objectives

a. To alert the community to the hazard and extent of land affected by potential floods.

b. To increase public awareness of the potential of floods greater than the 100 year ARI flood and to ensure essential services and land uses are planned in recognition of all potential floods.

c. To reduce the risk to human life and damage to property caused by flooding through controlling development on land affected by potential floods.

d. To allow development in the floodplain which reflects the sensitivity of the proposed development to the flood hazard, and subject to appropriate design and siting controls, to ensure that the particular consequences that could still arise from flooding remain acceptable having regard to the State Government's Flood Policy and the likely expectations of the community.

e. To deal equitably and consistently with applications for development on land affected by potential floods, in accordance with the principles contained in the Floodplain Management Manual, issued by the NSW Government.

f. To apply a merits-based approach to all development decisions which takes account of social, economic and ecological as well as flooding considerations.

g. To ensure that fencing does not result in the undesirable obstruction of the free flow of floodwater, and does not become unsafe during floods and potentially become moving debris which threatens the integrity of structures or the safety of people.

Note: The provisions of this section of the Plan effectively outline Council's Floodplain Risk Management Policies (FRMP) as required by the State Government's Flood Policy and Floodplain Management Manual.

6.1 General requirements

Performance criteria

P1 The proposed development does not result in any increased risk to human life.

P2 The additional economic and social costs which may arise from damage to property from flooding is no greater than that which can reasonably be managed by the property owner and general community.

P3 The proposal should only be permitted where effective warning time and reliable access is available for the evacuation of an area potentially affected by floods. Evacuation should be consistent with any relevant disaster plans (DISPLAN) or flood plan where in existence.

P4 Development does not detrimentally increase the potential flood affectation on other development or properties.

P5 Development does not result in significant impacts upon the amenity of an area by way of unacceptable overshadowing of adjoining properties, privacy impacts (e.g. by unsympathetic house-raising) or by being incompatible with the streetscape or character of the locality.

P6 The proposal does not adversely impact upon the recreational, ecological, aesthetic or utilitarian use of the waterway corridors, and where possible, should provide for their enhancement, in accordance with ecologically sustainable development principles.

Note: The procedure to determine what controls apply to proposed development involves:

- Identifying the land use category of the development (Table 6);
- Determining what part of the floodplain the land is located within (determine relevant Flood Risk Precinct (FRP) by referencing maps held by Council or by site-specific study). Note that the proposed filling of the site, where unacceptable and permitted, may change the applicable FRP, for the purposes of applying the provisions of this Part); and

- Applying the controls referred to in clauses D1 and D2 in this section and relevant performance criteria.

Development controls

D1 Compliance with the controls applicable to the proposed land use category and FRPs within which the site is located, as specified in Table 5:

- Haslams Creek floodplain;
- Duck river floodplain (to be reviewed upon preparation of a FRMP for this Floodplain); and
- Cooks river floodplain.

Land use categories

Seven major land use categories have been adopted. The specific uses, as defined by the applicable environmental planning instruments, which may be included in each category, are listed in Table 6.

Flood risk precincts

Each of the floodplains within the local government area can be divided based on different levels of potential flood risk. Figure 2 delineates the three catchments within the Auburn local government area, each containing separate floodplains. The relevant FRPs for each of the floodplains are outlined below:

Haslams creek floodplain:

- High flood risk

  This has been defined as the area within the envelope of land subject to a high hydraulic hazard (in accordance with the provisional criteria outlined in the Floodplain Management Manual) in a 100 year flood or potentially subject to evacuation difficulties.

- Medium flood risk

  This has been defined as land below the 100 year flood level (plus freeboard) subject to low hydraulic hazard (in accordance with the provisional criteria outlined by the Floodplain Management Manual).

- Low flood risk

  This has been defined as all other land within the floodplain (i.e. within the extent of the probable maximum flood) but not identified as either a high flood risk or medium flood risk FRP, where risk of damages are low for most land uses.

Duck River floodplain

FRMPs are yet to be finalised for this floodplain. In the interim, the controls applicable to the Haslams Creek floodplain will be applied. No FRP maps apply and appropriate FRPs must be determined on an individual site basis.

Cooks River floodplain

FRMPs are yet to be finalised for this floodplain. In the interim, the controls applicable to the Haslams Creek floodplain will be applied. No FRP maps apply and appropriate FRPs must be determined on an individual site basis.

Note:

1. FRPs are delineated by Council when preparing FRMPs.
2. A FRMP has been prepared for the Haslams Creek catchment, and accordingly, a FRP map is available only for this catchment from Council.
3. Council will prepare FRP Maps to identify flood hazards associated with main channels, creeks and rivers only. Other areas potentially affected by local overland flooding will require further study by the applicant, to determine the applicable FRP. Properties identified as being potentially flood affected in the Haslams Creek catchment, requiring further study, are depicted on Figure 2.
4. There may be areas beyond those mapped by Council, subject to potential flooding. These areas will require further study if identified, to determine an appropriate FRP.
5. Where the applicant is required to undertake further study to determine the applicable FRP, this will need to be undertaken by using an appropriate hydraulic analysis methodology by a suitably qualified hydraulic engineer with experience in urban flood studies.
6. Blockage needs to be included when analysing overland flow paths, pipes, etc. This analysis should be carried out on the basis that all bridges, culverts, pipes, etc. are at least 50% blocked.

D2 A 30m setback from the mean high water mark applies to properties fronting Duck River north of Carnarvon Street 15m south of Carnarvon Street and 10m to Haslams Creek.

D3 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.

D4 The proposal shall not have a significant detrimental impact on:

- water quality;
- native bushland vegetation;
- riparian vegetation;
- estuaries, wetlands, lakes or other water bodies;
- aquatic and terrestrial ecosystems;
- indigenous flora and fauna; or
- fluvial geomorphology.

D5 The filling of flood prone land, where acceptable and permitted by this Part, must involve the extraction of the practical maximum quantity of fill material from that part of the site adjoining the waterway.

6.2 Fencing

Performance criteria

P1 Fencing is to be constructed in a manner which does not affect the flow of floods so as to detrimentally increase flood affectation on surrounding land.

P2 Fencing is certified by a suitably qualified engineer, to ensure that the proposed fencing is adequately constructed so as to withstand the forces of floodwaters, or collapse in a controlled manner to prevent the undesirable impediment of floodwaters.

Development controls

D1 Fencing within a high FRP shall not be permissible except for security/permeable/safety fences of a type approved by Council.

D2 A 30m setback from the mean high water mark applies to properties fronting Duck River north of Carnarvon Street 15m south of Carnarvon Street and 10m to Haslams Creek.

D3 Council shall require a development application for all new solid (non-porous) and continuous fences in the high and medium risk FRPs, unless otherwise stated by exempt and complying development provisions.

D4 An applicant shall demonstrate that the fence would create no impediment to the flow of floodwaters. Appropriate fences may include:

- An open collapsible hinged fence structure or pool type fence;
- Other than a brick or other masonry type fence (which will generally not be permitted); or
- A fence type and siting criteria as prescribed by Council.

D5 Other forms of fencing shall be considered by Council on merit.

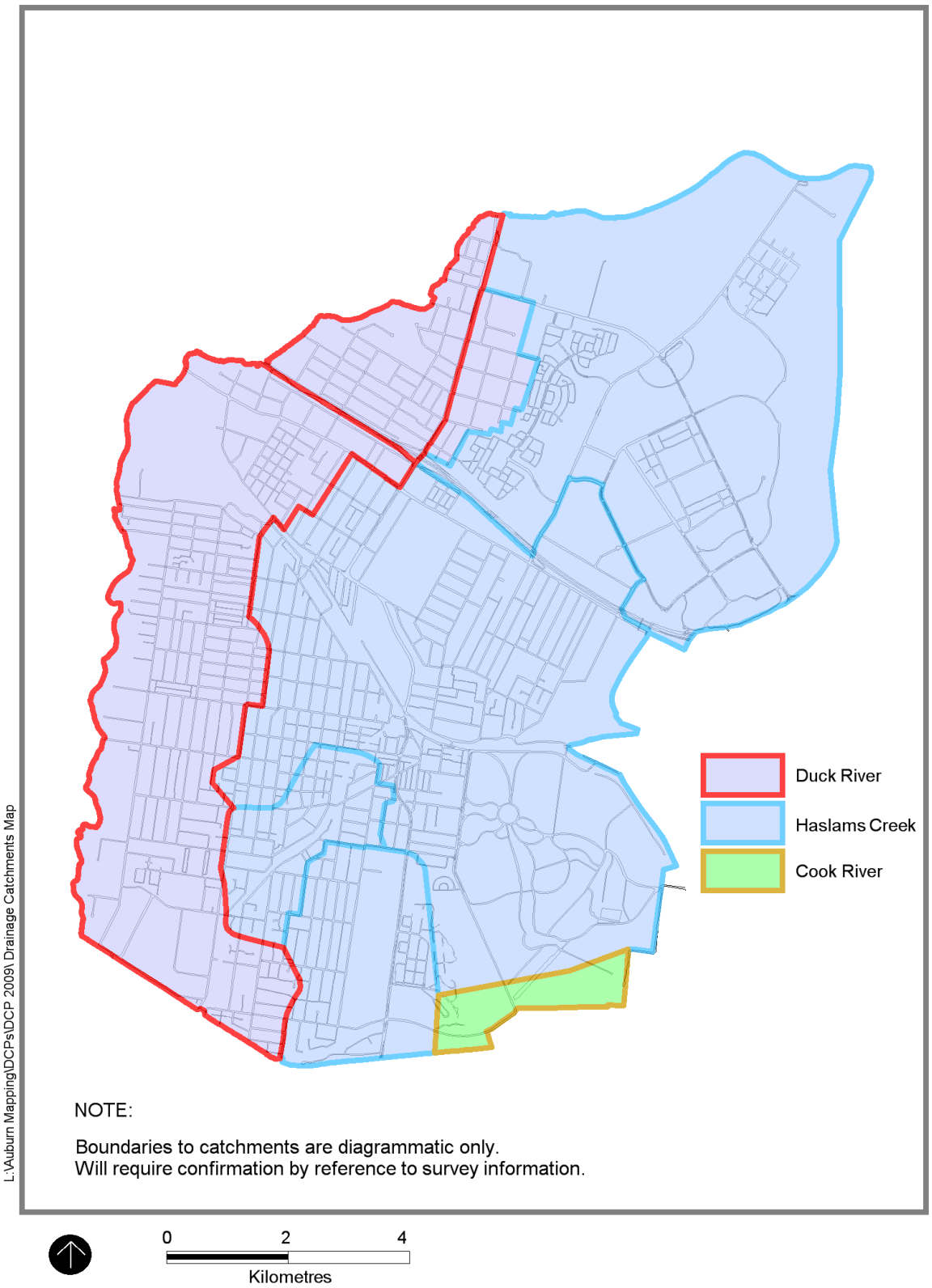


Figure 2 – Drainage catchments.

Table 5 – Development controls.

Haslams Creek Floodplain

(Also applies to Duck River and Cooks River Floodplain in interim - subject to review)

	Flood Risk Precincts (FRP's)																		
	Low Flood Risk							Medium Flood Risk							High Flood Risk						
Planning Consideration	Essential Community Facilities	Critical Utilities	Subdivision	Residential	Commercial & Industrial	Recreation & Non-Urban	Concessional Development	Essential Community Facilities	Critical Utilities	Subdivision	Residential	Commercial & Industrial	Recreation & Non-Urban	Concessional Development	Essential Community Facilities	Critical Utilities	Subdivision	Residential	Commercial & Industrial	Recreation & Non-Urban	Concessional Development
Floor Level		5									2,3,4	2,3	1	6						1	2,6
Building Components		2									1	1	1	1						1	1
Structural Soundness		3									2	2	2	2						1	1
Flood Affectation		2								1	2	2	2	2						1	1
Evacuation		2,4	*	3,4	4					*	3,4	3,4	1	3						1	3
Management & Design		1,2,3	1							1	2,3,5	2,3,5	2,3,5	2,3,5						2,3,5	2,3,5

Not Relevant

Unsuitable Land Use

* Refer to '*Management & Design*' planning consideration for subdivision

Note: *Filling of the site, where acceptable to Council, may change the FRP considered to determine the controls applied in the circumstances of individual applications* **.**

Floor level

1	All floor levels to be equal to or greater than the 5 year ARI flood level plus freeboard unless justified by site specific assessment.
2	Floor levels of open car parking areas to be equal to or greater than the 20 year ARI flood plus freeboard. This may be achieved with a suspended floor which allows the continued passage of flood waters or filling if justified by a site specific assessment, as required with reference to flood affectation and other controls below. Enclosed car parking (e.g. garages or basement car parking) must be protected from the 100 year ARI flood.
3	Habitable floor levels to be equal to or greater than the 100 year ARI flood plus freeboard.
4	Below ground swimming pools should be free from inundation from storms up to the 5 year ARI. Where required, the private open space of a dwelling should be a usable outdoor recreation area which, during storm events equal to less than the 5 year ARI, is free from inundation by overland flows exceeding 50mm.
5	All floor levels to be equal to or greater than the probable maximum flood plus freeboard.
6	Floor levels to be as close to the design floor level (the level nominated above that would apply if not concessional development) as practical and no lower than the existing floor level when undertaking alterations or additions.

Note: The freeboard height in the Haslams Creek floodplain is variable primarily, due to the implications of sub-critical and super-critical flows caused by obstructions to the flowpath of flood waters, and can be determined by reference to a map and tables produced as part of the Haslams Creek FRMP and held in the offices of Council. The freeboard height for the Duck River and Cooks River floodplains is 0.5m.

Building components and method (Also see Table 7)

1	All structures to have flood compatible building components below or at the 100 year ARI flood level.
2	All structures to have flood compatible building components below or at the PMF level.

Structural soundness

1	Engineers report to certify that any structure can withstand the forces of floodwater, debris and buoyancy up to and including a 100 year flood.
2	Applicant to demonstrate that any structure can withstand the forces of floodwater, debris and buoyancy up to and including a 100 year flood.

3	Applicant to demonstrate that any structure can withstand the forces of floodwater, debris and buoyancy up to and including a PMF flood.

Flood affectation

1	Engineers report required to certify that the development will not increase flood affectation elsewhere.
2	The impact of the development on flooding elsewhere to be considered.

Note: When assessing flood affectation the following must be considered:
1. Loss of storage area in the floodplain (except for filling occurring up to the 20 year ARI.
2. Changes in flood levels caused by alteration of conveyance of flood waters.
3. Filling between the 20 year and 100 year ARI flood levels will not be permitted.

Evacuation

1	Reliable access for pedestrians required during a 5 year ARI flood.
2	Reliable access for pedestrians and vehicles required during a PMF flood.
3	Reliable access for pedestrians or vehicles is required from the dwelling, commencing at a minimum flood level equal to the lowest habitable floor level to an area of refuge above the PMF level, either on-site of off-site.
4	Applicant to demonstrate that the development is to be consistent with any relevant DISPLAN or flood evacuation strategy.

Management and design

1	Applicant to demonstrate that potential development as a consequence of a subdivision proposal can be undertaken in accordance with this Part.
2	Site Emergency Response Flood plan required (except for single-dwelling houses) where floor levels are below the design floor level.
3	Applicant to demonstrate that area is available to store goods above the 100 year flood plus 0/5m (freeboard).
4	Applicant to demonstrate that area is available to store goods above the PMF flood plus 0.5m (freeboard).
5	No external storage of materials below design floor level which may cause pollution or be potentially hazardous during any flood.

Table 6 – Floodplain management controls – land use categories.

Essential community facilities	Critical utilities	Subdivision	Residential	Commercial or industrial	Non-urban activities or open space	Concessional development
Place of public entertainment or public administration buildings which may provide an important contribution to the notification and evacuation of the community during flood events. Hospitals and educational establishments.	Telecommunication facilities; fill; electricity generating works or infrastructure land uses which may cause pollution of waterways during flooding, are essential to evacuation during periods of flood or if affected during flood events, would unreasonably affect the ability of the community to return to normal activities after flood events.	Subdivision of land which involves the creation of new allotments for any particular purpose.	Bed & Breakfast accommodation; boarding houses; dwelling houses; home industry; infrastructure land uses (other than critical infrastructure); multi dwelling housing; neighbourhood shops; permanent group homes; residential flat buildings; seniors housing; serviced apartments; transitional group homes.	Amusement centres; bulky goods premises; car parks; child care centres; business premises; community facilities; depots; educational establishments; food and drink premises (excluding pubs); function centre; hazardous industries; hazardous storage establishments; health consulting rooms; health service facilities;	Cemetery; depot; extractive industries; helipad; marinas; mining; recreation areas and recreation facilities (outdoor); stock and sale yard.	(a) In the case of residential development: (i) an addition to an existing dwelling house of not more than 10% or 35m^2 (whichever is the lesser) of the habitable floor area which existed at the date of commencement of this Plan; (ii) the construction of an outbuilding with a maximum floor area of 20m$^{2;}$ or

Essential community facilities	Critical utilities	Subdivision	Residential	Commercial or industrial	Non-urban activities or open space	Concessional development
				hotel or motel accommodation; industries; light industries; liquid fuel depot; medical centres; offensive industries; offensive storage establishments; office premises; passenger transport facilities; place of public entertainment; places of public worship; public administration building; recreation facilities (indoor); recreation facilities (major); registered clubs; resource recovery facility; service stations; sex service premises; shops; storage premises; vehicle body repair workshops; vehicle repair stations; vehicle sales or hire premises; warehouse or distribution centres; wholesale supply.		(iii) re-development for the purposes of substantially reducing the extent of flood affectation to the existing building. (b) In the case of other development: (i) an addition to existing premises of not more than 10% of the floor area which existed at the date of commencement of this Plan; or (ii) re-development for the purposes of substantially reducing the extent of flood affectation to the existing building. (c) In the case of all development: (i) earthworks or filling operations covering 100m^2 or more than 0.3m deep, which do not raise ground levels above the 20-year ARI flood level, and is not located within the foreshore building line.

Table 7 – Flood compatible materials

Building component	Flood compatible material	Building component	Flood compatible material
Flooring and sub-floor structure	▪ Concrete slab-on-ground monolith construction ▪ Suspension reinforced concrete slab	**Doors**	■ Solid panel with water proof adhesives ■ Flush door with marine ply filled with closed cell foam ■ Painted metal construction ■ Aluminium or galvanised steel frame
Floor covering	▪ Clay tiles ▪ Concrete, precast or in situ ▪ Concrete tiles ▪ Epoxy, formed-in-place ▪ Mastic flooring, formed-in-place ▪ Rubber sheets or tiles with chemical-set adhesives ▪ Silicone floors formed-in-place ▪ Vinyl sheets or tiles with chemical-set adhesive ▪ Ceramic tiles, fixed with mortar or chemical-set adhesive ▪ Asphalt tiles, fixed with water resistant adhesive	**Wall and ceiling linings**	■ Fibro-cement board ■ Brick, face or glazed ■ Clay tile glazed in waterproof mortar ■ Concrete ■ Concrete block ■ Steel with waterproof applications ■ Stone, natural solid or veneer, waterproof grout ■ Glass blocks ■ Glass ■ Plastic sheeting or wall with waterproof adhesive
Wall structure	▪ Solid brickwork, blockwork, reinforced, concrete or mass concrete	**Insulation windows**	■ Foam (closed cell types) ■ Aluminium frame with stainless steel rollers or similar corrosion and water resistant material
Roofing structure (for situations where the relevant flood level is above the ceiling)	▪ Reinforced concrete construction ▪ Galvanized metal construction	**Nails, bolts, hinges and fittings**	■ Brass, nylon or stainless steel ■ Removable pin hinges ■ Hot dipped galvanized steel wire nails or similar

Electrical and mechanical equipment

For dwellings constructed on land to which this Part applies, the electrical and mechanical materials, equipment and installation should conform to the following requirements.

Heating and air conditioning systems

Heating and air conditioning systems should, to the maximum extent possible, be installed in areas and spaces of the house above the relevant flood level. When this is not feasible, every precaution should be taken to minimize the damage caused by submersion according to the following guidelines.

Main power supply

Subject to the approval of the relevant authority, the incoming main commercial power service equipment, including all metering equipment, shall be located above the relevant flood level. Means shall be available to easily disconnect the dwelling from the main power supply.

Fuel

Heating systems using gas or oil as a fuel should have a manually operated valve located in the fuel supply line to enable fuel cut-off.

Wiring

All wiring, power outlets, switches, etc. should, to the maximum extent possible, be located above the relevant flood level. All electrical wiring installed below the relevant flood level should be suitable for continuous submergence in water and should contain no fibrous components. Earth core linkage systems (or safety switches) are to be installed. Only submersible-type splices should be used below the relevant flood level. All conduits located below the relevant designated flood level should be so installed that they will be self-draining if subjected to flooding.

Installation

The heating equipment and fuel storage tanks should be mounted on and securely anchored to a foundation pad of sufficient mass to overcome buoyancy and prevent movement that could damage the fuel supply line. All storage tanks should be vented to an elevation of 600 millimetres above the relevant flood level.

Equipment	Ducting
All equipment installed below or partially below the relevant flood level should be capable of disconnection by a single plug and socket assembly.	All ductwork located below the relevant flood level should be provided with openings for drainage and cleaning. Self draining may be achieved by constructing the ductwork on a suitable grade. Where ductwork must pass through a water-tight wall or floor below the relevant flood level, the ductwork should be protected by a closure assembly operated from above relevant flood level.
Reconnection	
Should any electrical device and/or part of the wiring be flooded, it should be thoroughly cleaned or replaced and checked by an approved electrical contractor before reconnection.	

7.0 Rainwater reuse

Objectives

To encourage all new development to:

a. enable the re-use of rainwater; and

b. reduce the demand for potable water.

7.1 Rainwater tanks

Performance criteria

P1 Rainwater is retained and reused for non-potable uses of toilet flushing, laundry, garden watering and external washing (cars, etc).

Development controls

D1 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^2) and 10,000 litres (for site area greater than 1500m^2) or that amount required by BASIX for residential development.

For dwelling houses (includes alterations and additions) exceeding 60% impervious area, a minimum capacity of 4,000 litres shall be provided, or that amount required by BASIX.

D2 All systems shall be installed under the following guidelines:

- A first flush diversion to remove roof contamination is recommended.
- Adequate screening to prevent mosquito breeding and to prevent entry of any animals or foreign matter.

D3 Rainwater tanks shall comply with plumbing guidelines and Sydney Water requirements.

- A sign shall be installed stating "Not for Human Consumption".
- Overflow from the tank shall be piped to the approved drainage system.
- Aboveground tanks shall not be located within the front building line and shall be detailed to be compatible with the surrounding environment.

D4 One third of the volume of the rainwater storage shall be used to offset the OSD volume requirements, provided a reticulation system to supply a reasonable quantity of on-site non-potable uses is installed.

Where the rainwater storage unit is also connected to toilets and washing machines one half of the volume shall be used to offset the OSD requirements.

Note: Minimum 50% of detention volume shall be provided as detention storage.

8.0 Erosion and sediment control

Objective

a. To reduce sediment and pollution to downstream areas and receiving waters.

8.1 Erosion and sediment control plans (ESCPs)

Performance criteria

P1 All runoff from surrounding land is diverted away from the area disturbed. All polluted runoff is retained on-site.

P2 All disturbed areas are stabilised with vegetation immediately after site works are completed.

P3 Maintenance measures must be kept in good working order so as to minimise the likelihood of sedimentation of waterways.

Development controls

D1 The ESCP shall be in accordance with the standards outlined in Managing Urban Stormwater: Soils and Construction by the NSW Department of Housing.

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.

All erosion and sedimentation controls shall be in place prior to the commencement of works.

D2 All ESCPs shall include:

- Existing site contours;
- Details of access points to the construction site;
- Details of all sediment and erosion control structures (see Figure 3);
- All existing watercourses and drainage systems;
- Timing of site rehabilitation or the landscaping program;
- Outline of maintenance program for all erosion and sediment controls;
- The name and contact phone number of the person responsible for ensuring the implementation of the site work plan; and
- All measures employed shall address pollution sources including access control, soil erosion, sediment and general pollution.

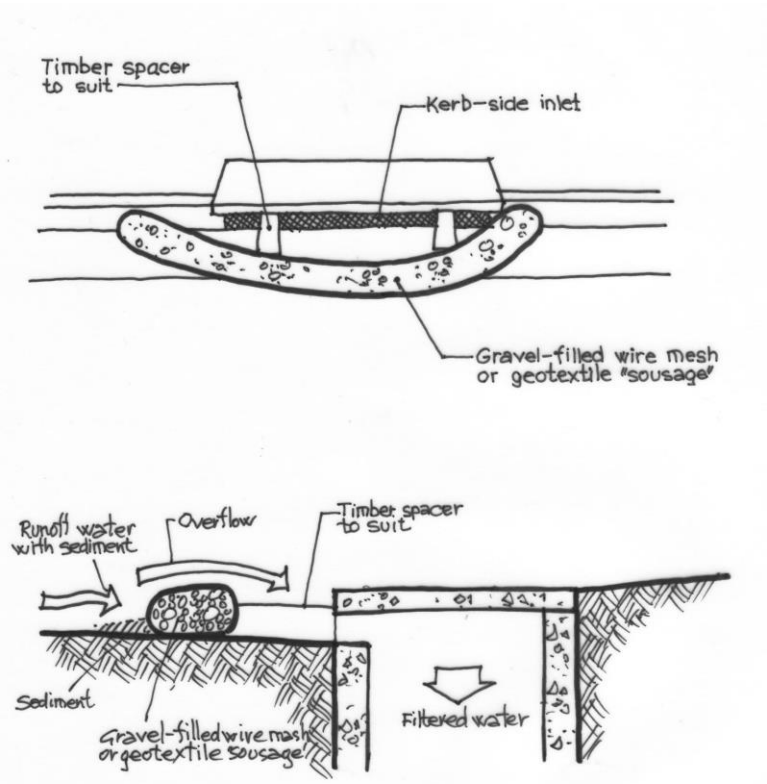


Figure 3 – Maintenance measures to minimise the likelihood of sedimentation in waterways. (**Note:** This practice is only to be used where specified in an approved SWMP/ESCP)

D3 Erosion and sedimentation control measures shall be maintained to ensure that they are in effective working order.

8.2 Soil and water management plans (SWMPs)

Performance criteria

P1 Soil and water management plans are prepared for larger development sites including residential flat buildings.

Development controls

D1 SWMPs shall be prepared in accordance with the manual prepared by the Department of Housing's Managing Urban Stormwater: Soils and Construction.

The SWMP shall be prepared by a suitably experienced and qualified person (i.e. evidence of experience and qualifications shall be submitted).

8.3 Vehicle access and road cleaning

Performance criteria

P1 Public roads are kept free of mud and dirt to prevent hazard and nuisance to vehicles using the road and to prevent pollution entering the street drains.

Development controls

D1 Sediment tracked onto the public roadway by vehicles leaving the construction site shall be swept up immediately.

All vehicular entrances to the site shall be stabilised to prevent them becoming a source of sediment disposal.

Fences shall be erected to ensure vehicles cannot bypass unless coming from a stabilised area.

Larger developments including medium density residential shall require a heavier duty method such as shaker grids or wash-down bays to minimise the transportation of sediment.

8.4 Sediment fences

Performance criteria

P1 Sediment fences are used for filtering sediment from sheet flow and not concentrated runoff to a single point.

Development controls

D1 To be effective, sediment fences shall:

- Be perpendicular to the flow of water;
- Be installed to prevent collapse under the weight of the water;
- Not allow flow under, around or over the fence before a sufficient amount of ponding has occurred; and
- Have timely maintenance to ensure volume is not reduced by collected sediment.

D2 Fences shall be installed in accordance with the manufacturer's specifications.

The base of the filter fence shall be buried into the ground to a minimum depth of 200mm and the soil holding the fence into the ground is to be heavily compacted.

9.0 Submission requirements

9.1 Stormwater drainage plans

Performance criteria

P1 The stormwater drainage plans submitted are detailed drawings to ensure Council is satisfied with the method of disposal in to Council's stormwater system.

Development controls

D1 Plans and calculations of the proposed property drainage system shall be submitted and approved by Council's Works and Services department prior to the issue of development consent.

The plans, prepared at a 1:100 scale (1:200 for large sites) shall include:

- The location of all pits and pipes, along with pit grate levels and invert levels;
- Levels at the point of discharge of the property drainage system into Council's system;
- The size and class of all pipes and the size of all pits;

- Contour spacing to be sufficient to determine site gradient;
- Finished level of all paved areas, unpaved areas, dwellings and garages;
- An indication of the path taken by overland flow during storm events where the capacity of the piped drainage system is exceeded; and
- A clear indication of any easements, drainage lines or watercourses passing through the property.

Where OSD is required, the drainage plans shall be accompanied by Council's OSD checklist. The checklist shall be completed by a qualified and experienced civil/hydraulic engineer.

The calculations to be submitted shall include:

- Catchment plans and calculation sheets, detailing the area and surface type of the sub-catchment for each collection point, the quantity of flow in the pipe, and the design pipe capacity;
- A hydraulic grade line analysis of all pipelines in excess of 225mm diameter where bypass flows are not connected to the OSD system; and
- Full details of input variables and calculations used for the design of the on-site detention system including the selection of the permitted site discharge, the sizing of storage facility, and the design of the outlet control.

  Note: Completion and submission of the OSD calculation sheet will be sufficient to satisfy this requirement.

Where a charged system is required:

- The roof gutter and pipe system shall be designed to cater for 100 year ARI storm event.
- Detailed hydraulic grade lines shall be shown on the plan.
- Outlet shall be discharged within the street frontage.

Note: Refer to Council's website at www.auburn.nsw.gov.au for submission checklist.

9.2 Creation of private drainage easements

Performance criteria

P1 Private easements to drain water are required for properties draining away from a Council stormwater drainage system. This will enable the property to drain via a downstream property into a Council pipe or gutter and ensure the stormwater remains in its natural catchment.

Development controls

D1 Where the creation of an inter-allotment drainage easement is required, a letter of agreement from the affected downstream property owner(s) shall accompany the development application to demonstrate to Council that a suitable easement can be obtained. The subsequent construction certificate shall not be released until the easement has been prepared by a registered surveyor and has been lodged and registered with the NSW Land and Property Management Authority.

9.3 Overland stormwater inundation

Performance criteria

P1 An overland flow analysis is required for properties that receive stormwater from the upstream catchment for the safety of the subject property and the surrounding properties.

Development controls

D1 Where overland flow affects the property, the applicant shall be required to submit information in support of the development application to demonstrate that the proposal is consistent with the objectives outlined in Section 6. This information shall include;

A survey to Australian Height Datum of the floodway through the site, and adjoining properties where necessary, undertaken by a registered surveyor, showing all physical features which will affect the position and depth of floodwaters. This shall extend sufficiently upstream and downstream to ensure relevant hydraulic controls are contained within the survey:

- A hydrological analysis of the upstream catchment and a hydraulic analysis of the relevant section of the piped drainage system, to determine overland flow rates through the site. Where known, these values will be supplied by Council.
- Plans and calculations of the pre-developed and post-developed position, depth and velocity of the floodway through the site, and adjoining properties where relevant, prepared by a suitably experienced, qualified civil/hydraulic engineer.

The required level of detail of the supporting information may vary considerably from site to site, depending partly on how close the application finds itself to the criteria limits. A civil engineer is best placed to make a reasonably accurate assessment of the magnitude of the investigation required. It is recommended that where overland flow does affect the property, a civil engineer be consulted early in the planning phase of the development project to discuss any flood related constraints and/or provisions.

Waste

Contents

1.0 Introduction

1.1 Development to which this Part applies

This Part applies to all land within the Auburn local government area where Council is the consent authority.

1.2 Purpose of this Part

This Part aims to facilitate sustainable waste management and minimisation practices in accordance with the principles of ecologically sustainable development.

1.3 Objectives of this Part

The objectives of the Waste Part are:

a. To ensure waste minimisation through source separation, reuse and recycling.

b. To ensure efficient storage, access, collection of waste and quality design of facilities.

c. To implement the principles of the waste hierarchy of avoiding, reusing and recycling during the demolition, construction and ongoing use of premises through efficient resource recovery.

d. To promote the principles of ecologically sustainable development through waste avoidance, resource recovery and recycling to achieve improved environmental outcomes.

1.4 Structure of this Part

This Part is structured as follows:

- Section 2.0 addresses controls for development involving demolitions and/or construction;
- Section 3.0 addresses controls for residential development; and
- Section 4.0 addresses controls for commercial and industrial developments.

2.0 Demolition and construction

This section consists of waste controls relating to development involving demolition and/or construction. **Note:** Heritage conservation considerations may alter some of the requirements in this Section.

Objectives

a. To ensure the adoption of efficient waste management strategies which include waste minimisation, re-use and recycling for demolition materials and construction waste.

b. To encourage demolition, building design and construction techniques which will avoid and minimise waste generation.

c. To maximise reuse and recycling of building and construction materials and minimise disposal of materials to landfill.

Performance criteria

P1 Waste is minimised by the reuse and recycling of excavated and building materials on-site or in the design and construction of the building or other buildings.

P2 Evidence of alternative uses for materials such as reuse on-site and recycling is demonstrated.

P3 The provision of on-site space enables efficient storage and separation of demolition materials for reuse, recycling and disposal.

P4 Demolition waste directed to approved landfill sites is minimised.

P5 Appropriate vehicular access is provided to enable the removal of waste materials for reuse, recycling and/or disposal.

P6 Where possible selective and/or complete deconstruction of buildings occurs.

P7 Site disturbance is minimised to avoid unnecessary excavation.

P8 Where hazardous materials are present within the building, removal and disposal is undertaken by licensed and approved contractors and disposed of by an authorised waste disposal depot.

P9 The quantity of waste generated by maximising the reuse and recycling of building/construction materials is reduced through design considerations.

Development controls

D1 All materials that arise from demolition and construction shall comply with a Waste Management Plan (WMP) before recycling or disposal.

Note: The WMP shall provide details of on-site storage, volume or area estimates and information about reuse, recycling and disposal options for all waste produced on-site, including excavation materials.

The WMP is a plan that provides Council with details of the following:

- the volume and type of waste to be generated;
- how the waste is to be stored and treated on site;
- how the waste is to be disposed of; and
- how ongoing waste management will function.

The applicant should also consider the following additional criteria when planning and undertaking demolition:

- Does the site require a contaminated land assessment?
- What type of waste is going to be produced from the site?
- Is the waste to be produced hazardous (e.g. does it contain lead paint or asbestos)?
- Will special arrangements need to be made for the removal and disposal of hazardous material and it will need to be separately handled and stored on-site?
- Can packaging be reduced or recycled by:

- returning packaging to the supplier?
- seeking cardboard or metal drums instead of plastic?
- seeking metal straps rather than shrink wrap?
- returning packaging such as delivery storage pallets and reels?

D2 Identify and nominate opportunities to reuse materials from the demolition and excavation phase for the proposed new use as well as potential waste materials (such as recyclable packaging, off-cuts and other excess materials as part of the construction process).

D3 Reuse timber formwork or waste corrugated iron as formwork and examine the useability of other materials for productive purposes.

D4 Sorting bins/areas to be provided on-site for recycling and disposal of building waste materials and indicated on the site plans/drawings as part of the WMP.

D5 All waste streams shall be stored separately on site such as:

- landfill waste;
- recyclable waste;
- reusable materials; and
- excavation materials.

D6 Demolition and construction materials/waste shall be sorted and stored on-site.

D7 Where a skip is required and on-site constraints do not enable it to be located on the property, a separate application for a road occupancy license is required.

D8 The WMP together with records of waste disposal (waste/tipping receipts or dockets) are to be retained by the applicant as Council may wish to audit such documentation so as to monitor compliance with the WMP.

D9 Construction materials are to be stored separately from waste and recycling materials to enable easy access for waste collectors.

D10 Maximise reuse and recycling of materials from demolition and construction which can be assisted by deconstruction, where the various building components are carefully dismantled and sorted.

D11 Demolition must occur in accordance with the relevant Australian Standards.

D12 The removal of hazardous materials such as asbestos, lead paint or dust in roof cavities shall be in accordance with WorkCover NSW and Department of Environment, Climate Change and Water (DECCW) under the requirements of the relevant legislation.

D13 Provision of designated areas on the site sufficient for colour coded or labelled storage bins, containers or stockpiles for separated and any left-over waste from the construction process in locations with convenient vehicular access for removal by the waste contractor.

D14 Source separation of off-cuts to facilitate reuse, resale or efficient recycling.

D15 Temporary stockpiling of surplus materials for use in later stages.

D16 Building waste materials shall be reused, recycled or disposed to approved landfill sites.

3.0 Residential development

This section contains waste controls relating to residential development including detached dwellings and dual occupancies, multi dwellings and residential flat buildings.

Objectives

a. To ensure facilities are provided for efficient solid waste management.

b. To achieve the design of waste and recycling storage/collection systems in buildings and land use activities which are: hygienic; accessible; safe to operate; quiet to operate; of an adequate size; and visually compatible with their surroundings.

c. To ensure that adequate and appropriate storage areas for recyclables and waste are designed to meet the objectives of ecologically sustainable development.

Performance criteria

P1 Provide waste and recycling bin enclosures that:

- are adequate in size;
- are durable and waterproof;
- blend in with the development;
- avoid visual clutter; and
- are easy to maintain in a clean and hygienic condition.

P2 Waste removed from sites is reduced.

P3 Waste is minimised and resource recovery maximised by increased source separation of materials to ensure efficient management of waste and recyclable materials.

P4 Stormwater pollution that occurs as a result of poor waste, recycling, storage and management practices is prevented.

P5 Noise is minimised during collection of waste and recyclables and use of waste facilities by residents.

P6 Safety and hygiene is to:

- promote safe practices for storage, handling and collection of waste and recycling;
- ensure hazardous material such as asbestos is disposed of safely; and
- ensure health and amenity for residents and workers in the Auburn local government area.

3.1 Detached dwellings and dual occupancies

Development controls

D1 A waste and recycling bin storage area with easy access to the public street frontage shall be provided within 60m walking distance from each dwelling to accommodate three bins; a minimum 120L garbage, 240L recycling and 240L garden waste bin per dwelling.

D2 Garbage facilities shall be located behind the primary building line and adequately screened.

D3 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.

D4 The on-site waste and recycling storage area shall be located where the path of travel to the identified collection point is unobstructed, step-free and smooth surfaced.

D5 All waste shall be contained inside council issued mobile garbage bins (MGB) with securely fitted lids so that the contents are not able to leak or overflow to reduce littering, stormwater pollution, odour and vermin.

3.2 Multi dwelling housing

Development controls

D1 Multi dwelling housing in the form of townhouses and villas shall include either individual waste/recycling storage areas for each dwelling or a communal facility in the form of a waste/recycling storage room(s).

D2 MGB storage areas are to be capable of accommodating either 240L garbage, 240L recycling and/or 660L garbage bins with easy access to the public street frontage and which shall be located within 60 metres walking distance from each dwelling.

D3 For communal waste storage areas, a separate dry recycling area shall also be provided on site.

D4 In multi dwelling housing developments with individual waste/recycling storage areas, the bin storage shall be related to each dwelling and adequately screened.

D5 Garbage facilities shall be visually and physically integrated with built elements behind the building line.

D6 Garbage facilities can be located in the basement.

Note: If individual waste and recycling areas are provided, please refer to development controls for detached dwelling and dual occupancies. If communal waste and recycling areas are provided refer to development controls for residential flat buildings.

3.3 Residential flat buildings

This section also applies to residential flat buildings which are part of a mixed use development.

Development controls

D1 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.

D2 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.

D3 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:

- 240L garbage bins (shared between two units) and 240L recycling bins (shared between four units); or
- one 660L (shared between five units) garbage bin and 240L recycling bins (shared between four units).

Note: 660L garbage bins are available on request of the strata manager or if the property has adequate space and facilities to contain these bins on site. For communal waste storage areas with 660L bins, a separate dry recycling bin storage area shall also be provided on site. The provision of bin bays for 660L bins must be adequate in terms of smooth levelling of the surface in order to manoeuvre these bins from bin bay to road for weekly pick up as Council does not provide internal servicing of waste.

D4 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 $4m^3$ (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.

D5 Where kerbside collection is nominated, details of the transfer of waste and recycling to the kerbside collection point shall be indicated in the Waste Management Plan.

D6 Where basement collection is nominated, basement design shall satisfy the service vehicle access requirements detailed in the DECCW's Better Practice Guide for Waste Management in Multi-Unit Dwellings.

Note: Auburn City Council's waste service specifications are available under 'Waste & Recycling' on Council's website at www.auburn.nsw.gov.au.

D7 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.

D8 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.

D9 A water tap and drain are to be provided adjacent to the communal garbage collection area.

D10 Signage in waste storage compartments shall encourage residents to wrap garbage prior to placement in communal waste containers, and provide information regarding appropriate recycling.

4.0 Commercial and industrial development

This section consists of waste controls for all commercial and industrial development including commercial development which is part of a mixed use (residential) development.

Objectives

a. To encourage waste minimisation (source separation, reuse and recycling) and ensure efficient storage, access, collection of waste and quality design of facilities.

b. To achieve the design of waste and recycling storage/collection systems in buildings and land use activities which are: hygienic; accessible; safe to operate; quiet to operate; of an adequate size; and visually compatible with the surroundings.

c. To ensure that adequate and appropriate storage areas for recyclables and waste are designed to meet the objectives of ecologically sustainable development.

4.1 Waste storage and removal

Performance criteria

P1 Waste minimisation ensures:

- the system for waste management is compatible with collection service(s);
- on-site source separation is facilitated;
- an appropriately designed and well located waste storage and recycling area and/or garbage and recycling room is provided on-site;
- clear access for staff and collection services is provided;
- facilities are carefully sited and well designed; and
- there are acceptable administrative arrangements for ongoing waste management.

P2 Adequate facilities provide for the temporary storage and removal of waste from separate business and residential occupancy.

Development controls

D1 For mixed use development (commercial with residential), the waste handling, storage and collection system shall be separate and self contained.

D2 The waste storage and recycling area shall be designed to be at least two separate centralised waste and recycling areas, one for residential waste and one for commercial. These spaces must be clearly identified as space for the housing of sufficient commercial and residential containers to accommodate the quantity of waste and recyclable material generated. In all cases, source separation is required.

D3 The Waste Management Plan shall identify the collection points and management systems for both residential and commercial waste streams for the proposed development. Commercial tenants in a mixed development shall be actively discouraged from using residential waste facilities through the provision of a separate storage area.

D4 For commercial premises, particular attention shall be paid to paper and cardboard recycling, with source separation at the waste storage and recycling area or garbage and recycling room, education of staff and regular collection services. Storage of paper and cardboard shall be in a dry, vermin-proof area.

D5 Appropriate measures shall be taken to ensure that noise and odour from the commercial waste facility does not impact on residents.

D6 Where on-site circumstances permit, the waste handling requirements can apply to applications for alterations and additions, refurbishment and fit outs.

D7 Contracts with cleaners, building managers and tenants shall clearly outline the waste management and collection system.

D8 Food, restaurants, refrigerated garbage, childcare and medical waste

Special attention shall be paid to food scrap generation. Specialised containment shall be provided and regular/daily collection service arranged. Refrigerated garbage rooms shall be provided when large volumes, perishables (such as seafood) and infrequent collection is proposed.

Grease traps shall be provided, where appropriate. Contact shall be made with Sydney Water to obtain trade waste requirements. These requirements shall be adhered to.

Where special waste material is to be generated (such as medical and childcare waste) special arrangements will be required and detailed in a waste management report. A private waste contractor may be used to service the development and details must be provided in the Waste Management Plan.

D9 Industrial units

Storage and disposal of hazardous waste shall comply with DECCW guidelines.

Garbage storage and location areas shall be designed, so as to be readily serviced within the confines of the site with minimum impact on adjoining uses.

D10 Council's waste and recycling requirements

Council's waste and recycling service for residential flat buildings, which are part of a mixed use development, is as follows:

- Waste collected in 240L (shared between two units) or 660L (shared between five units) mobile garbage bins (MGB) collected weekly.
- Commingled paper and container recycling collected in 240L MGB (per four units) collected fortnightly.

A method for calculating the number of bins for residential development component required is provided below:

Waste requirement	
Waste:	120 L/unit/week commingled
Recycling:	80 L/unit/week

4.2 Garbage chute

Performance criteria

P1 Adequate methods of transporting waste are provided from each level to a garbage and recycling room.

Note: Garbage chute is a vertical pipe passing from floor to floor of a building with openings as required to connect with hoppers and normally terminating at its lower end at the roof of the central waste room/s then into a compaction system.

Development controls

D1 A development containing more than four (4) storeys shall be provided with an acceptable method for transporting waste from each level to a garbage and recycling room such as a goods lift or chute system etc. Where such facilities are utilised, space shall be provided per floor for temporary storage of waste material and recyclables. The preferred method for waste disposal is a chute that is ventilated into a 660L MGB.

D2 Any garbage chutes must be designed in accordance with the requirements set out in the DECCW's Better Practice Guide for Waste Management in Multi-Unit Dwellings.

D3 In buildings where a chute system is required, a waste service compartment shall be provided on each floor of the building to contain the waste chute and recycling containers (240L or 660L MGB) for the intermediate storage of recyclables generated on that floor. Sufficient space shall be allocated to allow easy opening of the chute hopper and the storage and manoeuvring of the 240L or 660L MGBs.

D4 Chutes must be accessible to residents on each habitable floor. Chute hoppers shall open only into a service compartment or service room.

4.3 Location of storage waste

Performance criteria

P1 The location of storage areas for waste and recycling accommodates internal waste service requirements of a building with regards to:

- the size of the development and the volume of total waste generated from that development;
- convenient placement of waste storage and recycling areas or garbage and recycling rooms;
- structural capability of the driveway to carry the full load waste and vehicle;
- provision for turning circles and three point turn arrangements so that vehicles enter and leave the site moving in a forward direction;
- driveway width and adequate clearance height at entrance ways of garbage collection vehicles entering the premises;
- on-site manoeuvrability for all site users; and
- ensuring legality of access by the creation of an easement and private arrangements for on-site waste collection.

Development controls

D1 Space shall be allocated inside each unit for a waste, recycling and compostable organic receptacle each with capacity to store one (1) day's volume of waste, recyclables and compostables.

D2 Space shall be provided within the development to accommodate bins provided by contractors. Sufficient clearance must be allowed to ensure the safe handling of materials and equipment.

D3 Where internal servicing is required, the development shall be designed to allow for on-site access by garbage collection vehicles. Details of private waste contractors must be provided in the WMP.

D4 Collection of waste materials and recyclables shall be via the loading dock allocated for the development or brought to an accessible point.

D5 When collection vehicles are required to enter a building (to collect waste and recycling), the following access controls apply:

- Maximum grade 1 in 20 for first 6 metres from street, then 1 in 8 or 1 in 6.5 with a transition of 1 in 12 for 4 metres at lower end.
- Minimum vertical clearance height required is 4.0 metres. (**Note:** Clearances must take into account service ducts, pipe works, etc).
- Minimum width of driveway required is 3.6 meters.
- Minimum radius of the turning circle required is 10.5 metres.
- Collection vehicles shall enter and exit in a forward direction.
- Collection point for waste shall comply with relevant Australian Standards for loading bays.

D6 Residential units shall be insulated from noise if adjacent to or below:

- chutes or waste storage facilities;
- chute discharge;
- waste compaction equipment; or
- waste collection vehicle access points where possible, chutes shall not be situated adjacent to habitable rooms due to the noise from hopper use and waste falling within the shaft.

Additional Information:

For further information on Council's waste policies, please visit Council's website at www.auburn.nsw.gov.au or call Council's Waste Officer on 9735 1222.

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Tree Preservation

Contents

1.0 Introduction

1.1 The land to which this Part applies

This Part applies to all land within the Auburn local government area where Council is the consent authority.

1.2 Purpose of this Part

The tree preservation Part aims to manage and enhance significant trees by requiring consent for actions which are likely to adversely affect the health of trees or the landscape character of the area.

1.3 Objectives of this Part

a. To preserve and protect the ecological and aesthetic values of trees in the Auburn LGA, for the present and future benefit of residents, visitors and the natural environment.

b. To preserve significant trees in the public and private domain and prevent harm or damage.

c. To ensure appropriate protection measures are in place during construction.

d. To protect native fauna habitats.

1.4 Structure of this Part

- Section 2.0 addresses the application of this Part.
- Section 3.0 contains controls for tree preservation.

2.0 Application of this Part

This Part applies to the following trees:

a. Any trees (including palms) whether indigenous, endemic or exotic which have a height of 3.5 metres or greater; or a canopy spread of four (4) metres or greater; or a trunk diameter of 400mm or greater, measured at 1.5 metres from the base of the tree;

b. Mangroves;

c. Bushland; and

d. Trees identified in Schedule 5 Environmental heritage (Clause 5.10) of *Auburn LEP 2010*.

This Part does not apply to particular tree works where:

a. The tree is listed as an environmental or noxious weed in the Auburn LGA, as per Table 1;

b. The tree is a fruit tree or tree grown for the purposes of fruit, or is harbouring fruit fly, except Australian trees i.e. Lilly Pilly (Acmena spp, Syzygium spp) and Blueberry Ash (Eleocarpus spp);

c. The work involves the removal of any species of mistletoe or parasitic plant being removed from a tree by a qualified arborist; or

d. Any pruning of a tree by less than 10% of the foliage volume, carried out by a qualified arborist within any twelve (12) month period.

Note: All pruning work shall be carried out by a qualified arborist in accordance with the relevant Australian Standards.

Note: Any species, populations or communities listed under the provisions of the *Threatened Species Conservation Act 1995*, require approval from other government authorities.

Table 1 - Noxious and environmental tree weeds in the Auburn LGA

Botanical name	Common name
Acacia karoo	Karoo Thorn
Acer negundo	Box Elder
Bambusa spp.	Bamboo
Cestrum parqui	Green Cestrum
Cinnamomum camphora	Camphor Laurel. Except those with a height of 10 metres or more
Cotoneaster spp.	Cotoneaster
Erythrina x sykesii	Common Coral Tree
Ficus elastica	Rubber Tree
Ligustrum spp.	Small & Large Leaf Privet
Pyracantha spp.	Pyracantha
Salix spp.	Willows
Schefflera actinophylla	Umbrella Tree
Syagrus roamzoffianum	Coco Palms
Toxicodendron succedaneum	Rhus Tree

3.0 Development controls

D1 Alternative management strategies shall be considered before removal such as pruning of branches, roots and removal of deadwood or other appropriate remedial treatment as recommended by an arborist.

D2 The tree shall not be considered for removal if the tree:

- is of significance due to its height, size, position or age;
- forms a prominent part of the streetscape;
- forms part of a wildlife habitat;
- is locally indigenous, rare or endangered species;
- provides important visual screening; or
- is part of remnant or riparian vegetation.

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:

- the tree was dead;
- causing or potentially causing structural damage and supporting documentation is provided such as structural engineer's report;
- 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;

- being diseased or has structural defects and remedial pruning (see AS 4373/2007) will improve the health of the tree; or
- 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.

D4 A Tree Management Plan may be required with the development application for any development that will impact on trees on the site or adjoining sites. This plan shall be prepared by a qualified arborist to survey and assess existing vegetation both on the site and surrounding the site (within at least 5m of all boundaries i.e. inclusive of off-site areas).

D5 Where an existing tree limits the size of an addition or new residential dwelling, Council shall give consideration to its removal or pruning. Council shall give consideration to the level of pruning proposed, suitable tree replacement, retained trees and extent of the development. Development proposals shall endeavour to retain trees on their site and any trees to be removed shall be clearly shown on plans.

D6 Pruning of branches overhanging from a neighbouring property shall be approved by Council prior to any works being carried out and will be assessed at Council's discretion. This work shall also be discussed with the owner of the tree prior to commencement.

Note: Council may suspend the tree preservation conditions during a declared emergency for works carried out by authorised emergency workers.

Council reserves the right to impose conditions of consent relating to tree protection, hours of work, disposal of waste and replacement plantings.

Definitions & Terms

Definitions & Terms

Access driveway
A roadway extending from the edge of the frontage roadway to the property boundary to connect with the first ramp, circulation roadway, parking aisle or domestic driveway encountered, and carrying one - or two-way traffic.

Active street frontage
Are human scaled, interesting to look at, and rich in detail. Active street frontages consist of many windows and doors which enable direct physical and visual access between the street and the building interior, and typically comprise 10-20 units per 100m.

Adaptable housing
An adaptable housing unit is designed and built to meet various performance requirements and features. It can be modified easily in the future as people's housing needs change, to become accessible to both occupants and visitors with a disability or progressive frailties.

AEP
Average exceedance probability

AHD
Australian height datum

API
Antecedent precipitation index

AS
Australian Standards

Average recurrence interval (ARI)
A statistical likelihood of a storm event of at least a designated average rainfall intensity occurring. The probability is a long term average and not a period between events (e.g. 10-year ARI indicates 10 events over 100 years).

BCA
Building Code of Australia

Boundary adjustments
A boundary adjustment means a re-alignment of a lot boundary.

Building articulation
Building articulation is how a building contributes to the consistency of the existing character of its streetscape through design, composition and detailing of various architectural building elements. These building elements include windows, mouldings, window sills, doors, balconies, entrances/porches and columns. Therefore, a building is articulated by:

- Modulating the façade by stepping back or extending forward a portion of the façade forward of main building;
- Repeating the window patterns at an interval that equals the articulation interval;
- Providing a porch, patio, deck or covered entry for each interval;
- Providing a balcony or bay window for each interval;
- Changing the roofline by alternating stepped roofs, gables or other roof elements to reinforce the modulation or articulation interval; and
- Providing a lighting fixture, trellis, tree or other landscape feature with each interval.

Building envelope
Building envelope means the three-dimensional space within which a building is to be confined.

Building line
The line formed by the main external face of the building, excluding any balcony or bay window projections.

Built upon area
Built upon area means that area of a site containing any built structure (whether covered or uncovered), any building, carport, terrace, pergola, driveway, parking area and pathways or any like structure, but excludes swimming pools (water area only and not coping, decking etc.).

Ceiling height
Ceiling height means the greatest distance measured vertically from the finished floor level to the finished ceiling level.

Communal open space
Open space within a residential development that is not public and not allocated to an individual dwelling but is shared for the recreation and relaxation of all residents.

DCP
Development control plan

DDA 1992
Disability Discrimination Act 1992

Deep soil zone
Soft landscaping above unimpeded deep soil, not including permeable paving.

EP&A Act
Environmental Planning and Assessment Act 1979

EP&A Regulation
Environmental Planning and Assessment Regulation 2000

Finished Ceiling Level
The finished level of the lowest surface of a ceiling inclusive of all services, ducting and the like.

Finished Floor Level
The finished level of the upper surface of the floor inclusive of all services, ducting and the like.

Freeboard
Freeboard provides reasonable certainty that the risk exposure selected in deciding on a particular flood chosen as the basis for the flood planning level is actually provided. It is a factor of safety typically used in relation to the setting of floor levels, levee crest levels etc.

FRMP
Floodplain risk management plan

FRP
Flood Risk Precinct

Frontage
The width of an allotment at the street boundary.

Habitable room
Any room or area used for normal domestic activities, including living, dining, family, lounge, bedrooms, study, kitchen, sun room and play room.

Head height of windows
Head height of windows means the greatest distance measured vertically from the finished floor level to the top of the window, allowing for 40mm for the window frame.

LEC
Land and Environment Court of New South Wales

LEP
Local environmental plan

LGA
Local government area

Living room
Living room means a room that is constructed or adapted for domestic living such as a lounge room, living room, rumpus room, play room or sun room.

On-site stormwater detention (OSD) storage
Restricting the outflow of stormwater runoff from a site by draining collected surface flows from paved and roof areas through a storage with an outflow control device.

REP
Regional environmental plan

SEPP
State environmental planning policy

Setback
Side setbacks are measured from the side site boundary to the outside face of the building.

Street setbacks are parallel to the street boundary and are measured to the outside face of the front of the building.

Significant tree
Means any tree of historical or horticultural value. This also includes any bushland or remnant tree.

Solar amenity
Solar amenity means the improved amenity brought about by a dwelling's or site's direct access to sunlight.

SOP
Sydney Olympic Park

SOPA
Sydney Olympic Park Authority

Stacked parking
Car parking which may require the removal of other vehicles in order to gain access.