

## APPENDIX H

### DCP 2005 Chapter 64 – Multiple Dwelling Residential Development

	REQUIREMENT	PROPOSED	COMPLIANCE
<b>2.0 APPLICATION REQUIREMENTS</b>			
<b>Required Information</b>	Required information submitted?	All required information has been submitted.	Yes
<b>Services</b>	Any impact on drainage, water or sewer?	Acceptable plans provided.	Yes
	Kerb and guttering existing?	Kerb and guttering to be constructed.	Condition
<b>3.0 CONTEXT</b>			
<b>Site and Local Context Analysis</b>	Submit site and contextual analysis	Satisfactorily submitted.	Yes
<b>4.0 SCALE</b>			
<b>Residential Development by Zone</b>	Compatible with objectives of the zone	The proposed building is compatible with the zone objectives and surrounding development.	Yes
<b>Building Height</b>	12 m is nominated within DCP Ch.60/ There is no LEP height limit	A height of 8.8 m (to underneath of ceiling) is proposed.	Yes
<b>Site Coverage</b>	Minimum 25% site area as 'soft' landscaping = 891.5 m <sup>2</sup>	Approximately 1088m <sup>2</sup> of soft landscaped areas.	Yes
<b>5.0 BUILT FORM</b>			
<b>Construction and Appearance</b>	High architectural quality. Facades to be articulated in length and height. Suitable architectural features to provide visual relief and to minimise bulk and scale.	Facades well articulated and the design received favourable comment from the Design Review Panel.	Yes
Roof Design	Minimise intrusiveness of service elements.	The height of the lift overrun has been lowered from the original pre-DA application.	Yes
	Roof terraces to be setback from building edge.	No roof terraces are proposed.	Yes
<b>Cut and Fill</b>	Minimise cut and fill by stepping building.	Minimal cut and fill required. All units are above natural ground level and no basement parking is proposed.	Yes
<b>Building Lines – Foreshore and Coastal Hazards</b>	20m setback from high water mark	N/A	N/A
	Compliance with DCP 77 – Coastal Hazards.	N/A	N/A

	Rear setback to reserve =4.5m	N/A	N/A
<b>Setbacks</b>			
<i>Front</i>	7.5m	7.365m	No
<i>Side (north east)</i>			
Level 1	6m	6 - 8m	Yes
Level 2	6m	6m	Yes
Level 3	6m	6m	Yes
<i>Side (south west)</i>			
Level 1	6m	20 - 4.5m	No
Level 2	6m	20 - 4.5m	No
Level 3	6m	20 - 4.5m	No
<i>Rear</i>			
Level 1	6m	6 - 7.5m	Yes
Level 2	6m	6m	Yes
Level 3	6 m	6m	Yes
<b>Car Parking</b>			
Resident Parking	23 x 1 beds @ 1/unit = 23 + 3 x 2 beds @ 1.2/unit = 11  Total = 34 spaces	22	No (complies with SEPP (Seniors))
Visitor Parking	32 units @ 1 space per 5 units = 6 spaces	0	No (complies with SEPP (Seniors))
Bicycle Facilities	1 per 3 dwellings = 10	10 scooter spaces proposed.	Yes
<b>Vehicular Access Design</b>	Provide deep soil zones.	No basement parking proposed so deep soil zones are provided.	Yes
<b>Pedestrian Access Design</b>	Clear pedestrian access to development	Main entry located off Kitchener Road.	Yes
	Consider public through- site access ways in larger developments.	N/A	N/A
<b>6.0 DENSITY</b>			
<b>Floor Space Ratios</b>	1.5:1	0.8:1	Yes
<b>Development Bonuses</b>	Must be >1500m <sup>2</sup> , basement parking and amalgamation (not causing isolation).	N/A	N/A
<b>7.0 SUSTAINABILITY</b>			
<b>BASIX</b>	BASIX Certificate.	A BASIX certificate has been submitted.	Yes
<b>Waste Management</b>	WMP submitted.	A satisfactory Waste Management Plan has been submitted.	Yes
	Location of bins to be accessible and not visually intrusive.	Covered bin storage set back approx 21 m from street frontage and screened by landscaping.	Yes
	Method of collection.	Bulk bins to be collected from street level.	Yes
<b>Stormwater Management</b>	SWMP submitted	Satisfactory stormwater plan submitted, although works will be required within the road reserve.	Yes (conditions required for works within road reserve)
	Evidence of agreement for easements.	N/A	N/A
	Groundwater study.	N/A – no basement	N/A

		excavation	
<b>8.0 LANDSCAPE</b>			
<b>Landscape Design</b>	Category 3 Landscape design.	Landscape plan from an approved category 3 consultant submitted.	Yes
Deep Soil Zones	50% of required 'soft' landscaped area to be deep soil = 445m <sup>2</sup> .	599m <sup>2</sup> proposed.	Yes
Street Trees	2 semi advanced trees per 15 m frontage.	2 street trees proposed.	Yes
<b>9.0 AMENITY</b>			
<b>Private Open Space</b>	Grade not to exceed 1:14	All open space areas are level.	Yes
	10sqm with minimum dimension 2m, directly accessible from general living areas.	10 m <sup>2</sup> 2 bedroom 6 m <sup>2</sup> 1 bedroom	No (Complies with SEPP (Seniors))
<b>Communal Open Space</b>	Provide facilities e.g. BBQ, seating, pool.	Seating provided	Yes
	Communal open space not to be within front setback.	Communal open space provided between the two buildings.	Yes
	Roof top areas to be in addition to required ground level open space.	No roof top terraces proposed.	N/A
	Up to two locations min rate of 10sqm/dwelling min width 5m. 32 units x 10 sqm = 320 sqm	230m <sup>2</sup> proposed.	No
<b>Solar Access</b>	All dev to have 75% of each req o/space to have unobstructed sunlight for minimum 3 hours between 9.00 am and 3.00pm June 21.	81% of the development will have a minimum of three (3) hours of sunlight during 9.00am and 3.00pm on 21st June	Yes
	Shadow diagrams to be submitted for over 2 storeys. Development not to unreasonably impact adjoining properties.	Shadow diagrams submitted and satisfactory.	Yes
<b>Privacy</b>	Building layout (windows, balconies, screening & l/scaping) to min direct o/looking of internal living areas & private o/space.	Windows and balconies offset from adjacent developments. Privacy screens to be incorporated on balconies.	Yes
Acoustic Privacy	Site layout should separate active rec areas, parking areas, vehicle access ways etc from bedrooms.	Appropriate internal design.	Yes
<b>Views</b>	Minimise loss of views.	No unreasonable loss of views.	Yes
<b>10.0 SAFETY AND SECURITY</b>			
Crime Prevention	Crime Risk Assessment (CPTED)	Principles of CPTED have been incorporated in the design.	Yes

<b>11.0 SOCIAL DIMENSIONS</b>			
Housing Choice	Mix of 1, 2, 3 and 4 bedroom units	Mix of 1 and 2 bedroom units.	Appropriate for Seniors Housing
	10% of units to be suitable for adaptation for disabled/elderly persons.	5 units (15%) designed to be adaptable.	Yes
Facilities and Amenities	Each dwelling to have individual laundry.	Separate laundry area proposed for each dwelling	Yes
	Drying areas in accordance with BCA.	An external drying area has been provided.	Yes
	Car wash facility	No carwash identified.	No (can be addressed through conditions)
	Mailboxes	To be provided at street frontage.	Yes
	Storage: 1-2 beds - 3m <sup>2</sup>	Each dwelling has internal storage cupboards.	Yes
<b>12.0 AESTHETICS</b>			
Fencing	Details to be provided. Max 1.2 m along front boundary.	0.9 m open fencing along front boundary. 1.8 m closed fencing along side and rear boundaries.	Yes
Streetscape	Development is to enhance streetscape character.	Acceptable.	Yes