

Appendix I - Wyong DCP 2005 Chapter 64 – Multiple Dwelling Residential Development

	REQUIREMENT	PROPOSED	COMPLIANCE
2.0 APPLICATION REQUIREMENTS			
Required Information	Required information submitted?	Sufficient information submitted.	Sufficient information submitted.
Services	Any impact on drainage, water or sewer?	New water and sewer connections required.	Yes, Subject to conditions
	Kerb and guttering existing?	No. Will be required if development approved	Yes, Subject to conditions
3.0 CONTEXT			
Site and Local Context Analysis	Submit site and contextual analysis	Site analysis submitted. Contextual analysis contains some errors in relation to the site.	Sufficient information submitted.
4.0 SCALE			
Residential Development by Zone	Compatible with objectives of the zone 2(a)	The proposed development is not consistent with the zoning and objectives under WLEP 1991. SEPP (Affordable Rental Housing) overrides WLEP 1991 and permits the development.	Refer to SEPP (Affordable Rental Housing)
Building Height	2 storey and 7 metres to ceiling.	2 storeys and 8.5 metres to roof pitch as permitted by SEPP	Refer to SEPP (Affordable Rental Housing)
Site Coverage	Minimum 25% site area as 'soft' landscaping	Approximately 2000 m ² or 32% of the site is soft landscaping.	Yes
5.0 BUILT FORM			
Construction and Appearance	Respond sensitively to context in terms of scale, functionality and sustainability.	The modified design responds to the context.	Yes
Building Design	High architectural quality	The modified design has improved the architectural quality of the development.	Yes
	Facades to be articulated in length and height.	Internal elevations not visible from the street or adjoining properties are 13 m in length. Elevations facing the street or adjoining properties are broken up at ground level.	No, 30% variation, although elevations not visible from the street.
	Garages not to dominate street elevations.	No garages proposed	Yes
	Suitable architectural features to provide visual relief and to minimise bulk and scale.	Development suitably broken up into a number of buildings and articulation.	Yes
Roof Design	Relate roof design to desired built form and the size and scale of the building.	The buildings fronting Wilfred Barrett incorporate a pitched roof in keeping with existing development.	Yes

		The buildings facing the Lake feature a flat roof in keeping with the waterfront location.	
	Minimise intrusiveness of service elements.	No roof top service elements are proposed. Suitable screening can be conditioned.	Yes, subject to conditions of consent.
	Roof terraces to be setback from building edge.	None proposed.	N/A
Cut and Fill	Minimise cut and fill by stepping building.	Minimal cut and fill required for the buildings. Excavation is required for the basement carparking.	Yes
Building Lines			
Setbacks			
<i>Front</i>	6m	Building 7.5 m	Yes
<i>Side</i>	1.5m	Minimum 1.5 m	Yes
<i>Side</i>	1.5m	Minimum 5 m	Yes
<i>Rear</i>	4.5m	Minimum 5 m to courtyards.	Yes
Car Parking			
Resident Parking	7 x 1 beds @1 = 7 35 x 2 beds @ 1.2/unit = 38.4 Total 45.4 spaces	Proposal complies with 57 spaces in total, although lower parking rates are provided by SEPP (Affordable Rental Housing)	Yes
Visitor Parking	1 space per 5 units = 8.4 spaces	Proposal complies with 57 spaces in total, although lower parking rates are provided by SEPP (Affordable Rental Housing)	Yes
	Setback minimum 3m from category B roads, only where suitably screened by landscaping	All carparking located behind the building line.	Yes
Vehicular Access Design	Minimum driveway pavement width 5.5m	Driveway 6.6 m	Yes
	Driveway offset 2m from side boundary at front boundary, may taper back to 0.5m at front building line	2 metre landscape setback proposed.	Yes
	Screening cars from view of street and building	Parking located behind building.	Yes
Pedestrian Access Design	Clear pedestrian access to development	Clear pedestrian access, which is separate to driveway.	Yes
	Consider public through-site access ways in larger developments.	Public access is not suitable or necessary through the development. Access to the adjacent foreshore reserve is available from public road approx 140m to the north of the site.	N/A
6.0 DENSITY			
Floor Space Ratios	2(a) zone = 0.5:1	0.5:1	Yes

7.0 SUSTAINABILITY			
BASIX	BASIX Certificate.	BASIX Certificate provided	Yes
Waste Management	WMP submitted.	WMP submitted.	Yes
	Location of bins to be accessible and not visually intrusive.	Bins proposed on south western side of development and would be visible from the street. Conditions are recommended to screen the waste storage area.	Yes, subject to conditions of consent.
	Method of collection.	Bulk bin (1.1m ³) collection from the street.	Yes
Stormwater Management	SWMP submitted	Satisfactory stormwater plan submitted.	Yes
8.0 LANDSCAPE			
Landscape Design	Category 3 Landscape design.	Category 3 landscape design provided.	Yes
Deep Soil Zones	50% of required 'soft' landscaped area to be deep soil = 783m ²	Approx 1100m ² of deep soil zones proposed.	Yes
Street Trees	2 semi advanced trees per 15 m frontage = 12 trees.	Can be addressed by conditions of consent.	Yes, subject to conditions of consent.
9.0 AMENITY			
Private Open Space	Grade not to exceed 1:14	Level balconies and courtyards.	Yes
	10m ² with minimum width of 2m	Courtyards and balconies proposed ranging from 9.5m ² to 25m ²	No. 5% variation.
Communal Open Space	Provide facilities e.g. BBQ, seating, pool as appropriate.	BBQ, table and benches proposed.	Yes
	Communal open space not to be within front setback.	Communal open space provided at rear and side of site.	Yes
	20m ² /dwelling min width 5m = 840m ²	In excess of 870 m ²	Yes
Solar Access	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.		
	Shadow diagrams to be submitted for 2+ storeys. Development not to unreasonably impact adjoining properties.	Shadow diagrams submitted.	Yes
Privacy	Building layout (windows, balconies, screening & l/scaping) to min direct o/looking of internal living areas & private o/space.	Building layout appropriate to reduce direct overlooking.	Yes
Views	Minimise loss of views.	No issues raised in relation to view loss.	Yes
	Public views and vistas retained.	No issues raised in relation to public views and vistas.	Yes
10.0 SAFETY AND SECURITY			
Crime Prevention	Crime Risk Assessment (CPTED)	Satisfactory design and referral to Police has	Yes

		been undertaken.	
11.0 SOCIAL DIMENSIONS			
Housing Choice	Mix of 1, 2 and 3 bedroom units	Mix of 1 and 2 bedroom units with 50% to be affordable housing.	Yes
	10% of units to be suitable for adaptation for disabled/elderly persons.	5 units suitable for adaptation (11%).	Yes
Facilities and Amenities	Each dwelling to have individual laundry.	Each unit has laundry.	Yes
	Car wash facility 5m x 2.7m, drain to grassed common area, may be a visitor space	Car wash provided within carparking area.	Yes
	Mailboxes	Mailboxes at front pedestrian entrance.	Yes
	Storage: 1-2 beds - 3m ² 3+ beds - 6m ²	Storage provided within built in robes, kitchen cupboards and 26 storage bays within basement. Adaptable units have additional storage areas within the unit.	Yes
12.0 AESTHETICS			
Fencing	Details to be provided. Max 1.2 m along front boundary.	Front boundary fencing not proposed.	N/A
	1.8 around courtyards	Fencing no higher than 1.8 m.	Yes
	Courtyard fencing only in front setback (cat B road) to optimise solar access. Must be no closer than 1.5m from front boundary and 1.5m must be landscaped	Courtyards 5 m from front boundary and landscaped.	Yes
Streetscape	Development is to enhance streetscape character.	Compatible with existing streetscape	Yes
	Provide separate entry from street for pedestrians and cars	Separate entrances are proposed.	Yes