

LANE COVE DCP 2010 COMPLIANCE TABLE

CLAUSE	REQUIREMENT	COMPLIES? (✓/✗)/COMMENTS
Part B – General controls		
B4 View sharing	Existing view corridors to be protected	✓ The proposal is substantially within and smaller than the building envelopes established by the Stage 1 Consent. Minor modifications are addressed in the separate s.96 application which are recommended for approval.
B6 Environmental management 6.1 Sunlight to public spaces 6.3 Energy and water efficiency buildings	2 hrs to 50% of new and existing public areas between 11am and 2pm on 21st June.	✓ Public areas are not overshadowed.
	<ul style="list-style-type: none"> • Design systems to allow individual control of heating/cooling within rooms • Orientate building design to capture and manage solar access, natural ventilation and breezes into the building • The use of light wells as the primary source of daylight is prohibited for habitable rooms • All new residential developments are to capture and reuse rainwater for irrigation of landscape areas and for toilet flushing and washing machines 	✓ Sustainability initiatives are incorporated in the proposal in the Sustainability Report.
B7 Development near busy roads and rail corridors	Acoustic assessments for developments defined in cl. 87 and 102 of Infrastructure SEPP may be required if located in the vicinity of a rail corridor or busy roads.	N/A The site is not located on land in or adjacent to a busy road or rail corridor. Clauses 102 and 87 of SEPP Infrastructure do not apply.
B8 Safety & security	A formal crime risk assessment is required for development of more than 20 new dwellings.	✓ A Crime Prevention Through Environmental Design Report accompanies the DA.
8.1.2 Residential development	All ground floor apartments with a street frontage have direct access from the street and at least one habitable room with windows facing the street.	✓ Complies.
B9 Heritage 9.3 Development in the vicinity of heritage items	A Heritage Impact Statement is to be prepared as part of any DA for development "in the vicinity of a heritage item"	N/A The site is not located adjacent to or adjoining a heritage item. Roads separate the site from St. Andrew's Anglican Church Hall on the corner of Finlayson Street and Rosenthal Avenue.
Part C3 – Residential Development		
Locality 2 – Finlayson Street		
Block Plan 1 -Objectives	<ul style="list-style-type: none"> • To provide new development that achieves design excellence • To provide increased density of development close to the amenities • To provide improved and flexible amalgamation opportunities • To preserve existing vegetation • To safeguard the potential for widening Coxs Lane in the future if required 	<ul style="list-style-type: none"> ✓ The proposal achieves a high standard of architectural and landscape design. ✓ The Stage 1 Consent approved an increase in density on the site. ✓ The Stage 1 Consent approved amalgamated development on the site. ✓ Existing trees are to be retained, consistent with the Stage 1 Consent and the landscape plans will provide a new garden setting on the site. ✓ Setbacks are proposed to enable

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		widening of Coxs Lane (required as part of this DA via conditions).
1. Height	18m 5 storeys maximum	N/A Stage 1 Consent established building envelopes.
2. Uses	High density residential	✓ Stage 1 Consent established land use.
3. Building separation	12m	N/A ADG prevails
4. Building footprint	Maximum 18m depth	N/A Consistent with Stage 1 Consent.
5. Building setback	6m – to Rosenthal Avenue, Birdwood Avenues and Finlayson Street	✓ Complies. 6m proposed, consistent with Stage 1 Consent.
	9m – to Coxs Lane (3m road dedication for possible future widening of Coxs Lane)	✓ Complies. 9m proposed, consistent with Stage 1 Consent.
	9m – to rear lots	✓ Complies. 9m proposed, consistent with Stage 1 Consent.
	Plus 3m above 4 th floor – to Rosenthal Avenue, Birdwood Avenue and Finlayson Street	N/A Consistent with Stage 1 Consent.
	Plus 6m above 4 th floor – to Coxs Lane	N/A Consistent with Stage 1 Consent.
6. Pedestrian entry/address	From Finlayson Street, Rosenthal Avenue and Birdwood Avenue	✓ Complies.
7. Vehicle entry	From Birdwood Avenue, Finlayson Street and Rosenthal Avenue	✓ From Birdwood Ave only, consistent with Stage 1 Consent.
8. Car parking	Underground	✓ Predominantly underground/basement parking is proposed. Some parking will project above ground level due to site topography and fall in the land, consistent with Stage 1 Consent.
9. Building orientation/ length	Minimum 18m frontage Maximum 34m frontage	N/A >34m is proposed for Buildings A and B (both 50m), consistent with Stage 1 Consent. A setback at the centre of these buildings articulates the street frontage.
10. Landscaping / public domain	Street trees, footpath and lighting improvements to Birdwood Avenue, Rosenthal Avenue and Finlayson Street	✓ Landscape Plan prepared by 360° submitted with DA.
Part C3 - Residential Flat Buildings		
3.1 General objectives	<p>The objectives for residential flat buildings are:</p> <ol style="list-style-type: none"> 1. To achieve a reasonable level of amenity for the residential flat buildings, neighbouring properties and the surrounding area. 2. To achieve sustainable development whilst providing a concentration of residents close to public transport and facilities. 3. To create entrances which provide a desirable residential identity for the development, orient visitors and contribute positively to the streetscape and building facade design. 4. To provide opportunities for lifestyle choice and dwelling mix. 	✓ The proposal achieves a high standard of residential amenity for and from the proposed apartments, sustainability initiatives are proposed, well defined pedestrian entries from the adjoining streets are provided to each building and a variety of dwelling sizes and styles are provided to meet the needs of various households.

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3.2 Density	Minimum site area 1,500m²	✓ Complies																								
3.3 Building depth	18m exclusive of any balcony	N/A Consistent with Stage 1 Consent.																								
3.4 Building width	40m maximum fronting the street	N/A Locality 2 – Finlayson Street controls prevail																								
3.5 Setbacks																										
Front	Residential areas subject to Block Plans should comply with the front setbacks stated therein	N/A Locality 2 – Finlayson Street controls prevail.																								
Side/rear	6m up to 4 storey 9m for 5 – 8 storey 12m for 9 storey and above																									
3.6 Building separation within development	Unless indicated elsewhere through Block Plan controls, separation distances are: Habitable room/balcony separation <ul style="list-style-type: none">• 12m between 4 storey buildings• 18m between 5 storey buildings• 24m nine storey and above	N/A ADG prevails.																								
3.7 Fences	<u>Front</u> <ul style="list-style-type: none">• Solid fences - 900mm (front boundary)• Part solid - up to 1200mm (front boundary)• Part solid - up to 1800mm setback 1m from front boundary (solid portion <600mm) <u>Side and Rear</u> Maximum 1800mm Corner allotments, side return is to match height of the front fence	✓ See Landscape Plan prepared by 360o (Appendix G).																								
3.8 Excavation	Contained as close as practicable to footprint of development	The proposed basement car park fits within the footprint of the proposed buildings above. This allows for landscaping and deep soil planting to be maximised on the site.																								
3.9 Design of roof top area	Detailed landscape plan required	✓ Landscape Plan prepared by 360º																								
3.10 Size and mix of dwellings	Studios – 40m² 1, 2 and 3 beds – At least 10% of each unit type	✓ Studios – 44m² ✓ Studio/1 beds – 50% ✓ 2 beds – 35% ✓ 3 beds – 15%																								
3.11 Private open space	Above ground - 10m² with minimum depth 2m Ground level - 16m² with minimum depth 4m	N/A ADG prevails and complies.																								
3.12 Number of car parking spaces	<table><tr><th>Beds</th><th>Rate</th><th>Dwellings</th><th>Req'd</th></tr><tr><td>Studio</td><td>0.5</td><td>10</td><td>5</td></tr><tr><td>1</td><td>1</td><td>109</td><td>109</td></tr><tr><td>2</td><td>1.5</td><td>83</td><td>124.5</td></tr><tr><td>3</td><td>2</td><td>35</td><td>70</td></tr><tr><td colspan="3">Total resident spaces required</td><td>308.5</td></tr></table>	Beds	Rate	Dwellings	Req'd	Studio	0.5	10	5	1	1	109	109	2	1.5	83	124.5	3	2	35	70	Total resident spaces required			308.5	✓ Can comply. Condition 5 of Stage 1 Consent requires parking to be as per DCP part C (now Part R). In this instance, 297 spaces proposed, which equates to a shortfall of 71. Condition of consent to be attached requiring basements
Beds	Rate	Dwellings	Req'd																							
Studio	0.5	10	5																							
1	1	109	109																							
2	1.5	83	124.5																							
3	2	35	70																							
Total resident spaces required			308.5																							

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	Visitor	1/4 units	237	59.25	to be expanded to provide additional 71 parking spaces.
	Total spaces required			367.75 (or 368)	
	Total spaces proposed			297	
3.12 Number of motorcycle and bicycle spaces	Type	Control	Req	Prop	✓ Complies ✓ ✓ Complies
	Motorcycle	1/25 car spaces (i.e. 297/4)	11.88	20	
	Bike locker	1/10 dwellings (i.e. 237/10)	23.7	59	
	Bike rails	1/12 dwellings (i.e. 237/12)	19.75	25	
3.13 Ceiling heights	2.7m for habitable 2.25m for non-habitable				N/A ADG prevails
3.14 Storage	6m³ per 1 bedroom dwelling 8m³ per 2 bedroom dwelling 10m³ per 3 bedroom dwelling				N/A ADG prevails
3.15 Solar access	Living rooms & private open spaces of 70% of units receive 3 hours of direct sunlight between: 9am – 3pm on 21 June Maximum Max 10% dwellings with a southerly aspect				N/A ADG prevails
3.16 Natural ventilation	Min 60% of dwellings cross ventilated Min 25% of kitchens naturally ventilated				N/A ADG prevails
3.17 Visual privacy	Provide visual privacy between the adjoining properties				N/A ADG prevails
3.18 Communal open space	Min 25% of site area				✓ 32.54% (3,407m²) of the site is to be communal open space
3.19 Landscaped area	40% site area planted comprising: <ul style="list-style-type: none"> • 25% provided at ground level • Up to 15% provided on structures 				✓ 40% of site area (4,140m²) is to be planting comprising: <ul style="list-style-type: none"> – Ground Level planting = 3,950m² (38% of site area) – On Structure planting (balcony planters) = 190m² (2% of site area)
3.20 Planting on structures	The following are recommended as minimum standards for a range of plant sizes: a) Large trees (canopy 16m at maturity) <ul style="list-style-type: none"> – minimum soil volume 150m³ – minimum soil depth 1.3m – min soil area 10m x 10m area or equivalent b) Medium trees (8m canopy at maturity) <ul style="list-style-type: none"> – minimum soil volume 35m³ – minimum soil depth 1m – approximate soil area 6m x 6m or equivalent 				✓ Complies. See Landscape Plan submitted with DA.

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	c) Small trees (4m canopy at maturity) <ul style="list-style-type: none"> – minimum soil volume 9m³ – minimum soil depth 800mm – approximate soil area 3.5m x 3.5m or equivalent d) Shrubs <ul style="list-style-type: none"> – minimum soil depths 500-600mm e) Ground cover <ul style="list-style-type: none"> – minimum soil depths 300-450mm f) Turf <ul style="list-style-type: none"> – minimum soil depths 100-300mm 	
Part F - Access and Mobility		
3.1 General	Compliance with the BCA and Premises Standard	✓ Able to comply subject to conditions of consent and details with CC.
3.3 Public space and links to private properties	Provide accessible links between public and private space	✓ Private property within site accessible via DDA compliant footpath network surrounding site (see further discussion in report).
3.5 Parking	1 accessible parking space per adaptable dwelling (46 spaces required)	✓ 47 accessible spaces (including 1 visitor space)
3.6 Adaptable and Visitable Housing	Adaptable housing - 1 per 5 dwellings (20%) 47.4 (or 47) adaptable dwellings required.	✓ Essentially complies. 46 adaptable dwellings provided, which equates to 19.4% of total which is considered acceptable.
	Visitable housing - 80% of dwellings (190 visitable dwellings required)	✓ 225 visitable dwellings (95% of total)
Part J - Landscaping		
1.6 Landscaped area	Landscaped area 25% site area Planting 15% site area	✓ 40% of site area (4,140m ²) is to be planting comprising: <ul style="list-style-type: none"> – Ground Level planting = 3,950m² (38% of site area) – On Structure planting (balcony planters) = 190m² (2% of site area)
3.2 Preservation of significant trees	Control is consistent with the Lane Cove LEP 2009 Cl.5.9. A prerequisite is that the tree be greater than 4m in height and have a trunk diameter greater than 150 mm to be considered significant.	✓ Consent sought for removal of trees as part of DA.
Part L – Public Art		
Developer project based public art	Incorporate a public art component, in accordance with Lane Cove Council Public Art Policy.	✓ A Public Art Strategy has been prepared, consistent with Condition 10 of the Stage 1 Consent.
Part O - Stormwater Management		
2.1 Detailed Stormwater Plans	Prepare a detailed stormwater plan.	✓ A Stormwater Management Plan has been submitted with the DA.
Part Q – Waste Management		
2.1 Site Waste Minimisation	Prepare a SWMMP covering demolition, construction and the on-going use of the site	✓ A WMP has been submitted with the DA.

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Management Plan (SWMMP)		
4.3 Residential Flat Buildings	Each dwelling provided with an indoor waste/recycling storage area	✓
	Garbage chute provided for development over 4 storeys high	✓
	Communal waste/recycling storage room to be provided of a suitable size and location Communal compost container to be provided	✓
	Bulky good waste storage room provided for development containing 10 or more dwellings > 21 units – 30m ²	✓ Can comply with condition requiring bulk storage in each building as required by condition of Stage 1 consent.
	All waste must be collected on site	✓
Part R – Traffic, Transport and Parking		
2.2 Car parking rates	Addressed above	✓ Can comply with condition requiring additional spaces. See above.
5.1 Transport access guide (TAG) and Sustainable travel and access plan (STrAP)	TAG required for medium sized development (generate more than 10 peak hour vehicle trips) STrAP required for development containing more than 75 units	✓ Sustainable transport options are discussed in the TIA submitted with the DA. A Sustainable Travel Action Plan to be conditioned to be provided prior to Occupation Certificate.
6.1 Traffic impact assessment (TIA)	TIA required for development forecast to generate more than 10 peak hour vehicle trips	✓ A TIA has been submitted with the DA.
6.6 Servicing	Loading & service areas shown on the plans Waste collection arrangements clearly explained and marked on plans	✓ Full details are shown on the architectural plans and discussed in detail in Waste Management Plan submitted with DA.
7.1 Construction Traffic Management Plan (CTMP)	CTMP required before issuing of Construction Certificate (Condition 48 of DA-194/2013 requires a CTMP to be submitted as part of this proposal)	✓ A CTMP has been conditioned to be prepared prior to CC consistent with the Stage 1 Consent.