

ATTACHMENT 4

GDCP 2013 Compliance Table

Development Control	Required	Proposed	Compliance
4.1.1.4 City Centre Character	Mixed Use Zone (City edge) complements the commercial core and allows for residential units thereby providing for a walkable city. The city centre's tallest buildings are located in the mixed use zone and continue the sensation of an amphitheatre formed by Presidents Hill, the city centre and Rumbalara. The height in this area provided opportunity for frequent views to encourage residential and commercial outcomes that promotes investment with benefits.	The proposal is reflective of the desired future character	Yes
4.1.2.2 Building to street alignment and street setback	2-2.5m range to Bent Street 5-6m landscape setback to eastern boundary /road reserve.	Variable 2.9m to building and 1m to outdoor area/balcony to Bent Street Variable 5.7 to building and 2.5m to balconies	Variable but overall complies
4.1.2.3 Street Frontage Height	The street frontage height of buildings must comply with the minimum and maximum heights, being 10.5m- 16 m	The street frontage height exceeds the 16m maximum, to a height of approximately 21m. However given the topography of the site, its location at the end of the street and the modulated building façade the exceedance does not result in an unreasonable amenity or urban design impacts.	No, however variances are considered acceptable.
4.1.2.4 Building Depth & Bulk	Maximum floor plate 750sqm above 16m Maximum building depth (excluding balconies) – 24m	All levels have a floor plates below 750sqm except for Levels 3 and 4 with a floorplates of 757sqm and 760sqm. This minor variation is acceptable. Levels ground to 4 have a maximum length of 36m and depth of 28m. Levels 5 to 11 have a maximum	No, but considered acceptable in this instance.

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		<p>length of 32m and depth of 25m.</p> <p>No building elements, above 24m in height, have building dimensions in excess of 45m.</p> <p>The variation noted above are considered acceptable as those floors exceeding the depth and floor plate criteria provide appropriate side and rear setbacks, and adequate internal amenity.</p>	
4.1.2.5 Setbacks	<p>Front/street setbacks as per 4.1.2.2 above</p> <p>Separation from side and rear boundaries (habitable rooms and balconies):</p> <p>6m (up to 12m) 9m (up to 25m) 12m (over 25m)</p>	<p>Separation distances are as per the Apartment Design Guide and are detailed in the ADG Assessment Table at Attachment 3.</p> <p>Where compliance is not achieved the design deviates the apartments are facing a disparate angle to neighbouring properties and screening is also used to maintain privacy and enhance views.</p>	No, however variances are considered acceptable.
4.1.2.7 Site Cover	60%	<p>82%</p> <p>Given the site has an appropriate levels of landscaping and setbacks this exceedance is</p>	No, however variation is acceptable.
4.1.2.7 Deep Soil Zones	<p>15% min.</p> <p>Min. Dimension 6m</p>	The total area of deep soil amounts to 279sqm or 15.6% of the site. Whilst not all areas meet the minimum dimension of 6m, if taking area with a minimum dimension of 5.4m, the total area amounts to 264sqm or 14.7%.	No, however minor variation is acceptable.
4.1.2.8 Landscape Design	<p>Landscaped areas are to be irrigated with recycled water.</p> <p>A long-term landscape concept plan must be provided for all landscaped areas, in particular the deep soil landscape zone.</p>	<p>The on-site detention tank includes including a retention component for landscape irrigation.</p> <p>A landscape plan was submitted with the development application and is otherwise considered acceptable by Councils Tree Assessment Officer.</p>	Yes
4.1.2.9 Planting on Structures	Constraints on the location of car parking structures due to water table conditions may mean that open spaces and courtyards might need to be provided over parking	The majority of landscaping is within the deep soils zone. Planting over the basement includes planters with a depth of 0.5m for shrubs and 1m for trees. The stated areas are therefore considered	Yes

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	structures.	appropriate to accommodate shrubs, small trees and medium trees (2m to 8m high) in accordance with this provision.	
4.1.2.10 View Corridors	Protect significant view corridors	The site is not located in any identified view corridor.	Yes
4.1.3.3 Street Address	Clear Street address	Units fronting Bent Street are provided with balconies overlooking the street. Primary access to the building is provided via the ground floor lobby on Bent Street.	Yes
	Direct front door access for ground floor units.	Given the topography the (upper) ground floor units are not accessible from the street.	Yes
	Residential buildings are to provide not less than 65% of the lot width as street address.	Given the topography of the land a direct street address is difficult to achieve along the length of the site, the driveway at the lower level takes up less than 35% of the sites frontage and is acceptable.	Yes
4.1.3.5 CPTED Principles	Address Safer by Design and CPTED principles	<p>Passive surveillance is provided by unit and balconies facing over Bent Street.</p> <p>Pedestrian access will be limited to a single point and access to the lift will be controlled via electronic swipe cards.</p> <p>Landscaping and paving features have been utilised to highlight the transition between public and private domain.</p> <p>Compliance with recognised CPTED principles will be confirmed via the imposition of Condition 4.22.</p>	Yes
4.1.3.7 Vehicle Access	<p>One access point only.</p> <p>Max. 2.7m width (or up to 5.4m wide for safety reasons)</p>	One vehicular crossings provided, 5.5m wide.	No, however minor variation is acceptable.
4.1.3.9 Building Exteriors	Various controls, similar to clause 8.5 of GLEP.	Details of materials and colours are provided in the plans within the development application documentation and are supported by Council staff.	Yes
4.1.4.2	Building Entry Points - Clearly	Considered acceptable.	Yes

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Pedestrian Access and Mobility	visible from street	Appropriate conditions are recommended for imposition requiring compliance with the BCA.	
	Design for disabled persons		
	Barrier free access to not less than 20% of dwellings		
	At least 1 main pedestrian entrance with convenient barrier frees access to ground floor		
	Continuous access paths of travel from all public roads		
	Access paths of durable materials (slip resistant materials, tactile surfaces and contrasting colours)		
4.1.4.3 Vehicle Footpath Crossings and Vehicular Driveways and Manoeuvring	Located 6m min. from the perpendicular of any intersection	The vehicle access crossing is acceptable. Appropriate conditions required by Councils Development Engineer are recommended for imposition.	Yes
	Minimum driveway setback 1.5m from side boundary		
	Enter and leave in forward direction		
	Compliance with Council's standard Vehicle Entrance Design & subject to Roads Act approval		
	Compliance with AS2890.1		
	Use semi-pervious materials for driveways open car spaces		
4.1.4.4 On-Site Parking	1 space/1-bed (29 units) = 29	<u>Total Required:</u> <ul style="list-style-type: none"> Residential spaces: 118 Visitor spaces: 20 Accessible: 10% - 14 Motorcycle parking: 7 Bicycle parking: 42 <u>Total Proposed:</u> <ul style="list-style-type: none"> Residential spaces: 106. (10% non-compliance) Visitor spaces: 14 (30% non-compliance) Accessible spaces: 19 (complies) Motorcycle parking: 12 (complies) Bicycle parking: 43 (complies) <p>Minimum parking has been provided in accordance with the RMS Parking Guide for</p>	No, however non-compliance with the amount of residential car spaces is considered acceptable given it exceed the RMS parking requirements applicable, meeting the ADG requirements .
	1.2 space/2-bed (63 units) = 75.6		
	1.5 space/ 3- bed (9 units)= 13.5		
	Visitor parking (0.2 per unit) =20.2		
	Disability accessible car parking, Not less than 10% of the required resident and visitor spaces: 13.8		
	Motorcycle parking 1 space/15 dwellings (or part thereof): 6.7		
	Bicycle parking:		

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	1 resident's space per 3 dwellings + 1 visitor space/12 dwellings (or part thereof): 33.6 resident 8.4 visitor Total = 42	Metropolitan Sub-Regional Centres, which require 100 total spaces (120 provided). In this regard, no further objection is raised.	
	Provided car parking wholly underground unless unique site conditions prevent achievement.	Complies, with respect to the topography of the site.	Yes.
	Compliance with AS2890.1	Capable of complying via condition	Yes
	Uncovered parking areas are prohibited	Not applicable	Not applicable
	Bicycle parking secure and accessible with weather protection	Complies	Yes
4.1.4.5 Site Facilities	Mail boxes in one location, integrated into a wall, similar building materials and secure and of sufficient size	Capable of complying via condition. Refer to Condition 2.13.	Yes
	Locate ancillary structures (e.g. satellite dish and air conditioning units) away from street. Integrated into roof scape design. One master antenna per residential apartment buildings.		
	Size, location and handling procedures for all waste to satisfaction of Council's Waste & Emergency Staff	Considered acceptable. Appropriate conditions required by Waste Servicing are recommended for imposition.	Yes
	Waste storage not to impact on neighbours in terms of noise, and be screened from the public and neighbouring properties		
	Waste storage area well lit, easily accessible and on level grade, free of obstructions		
	Waste storage area behind main building setback and facade		
4.1.4.5 Fire & Emergency Vehicles	Compliance with Fire Brigades Code of Practice – Building Construction – NSWFB Vehicle Requirements	Considered acceptable.	Yes
4.1.5.2 Energy Efficiency and	Compliance with BASIX	Acceptable.	Yes

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Conservation			
4.1.5.3 Water Conservation	Efficient best practice management of water resources	Water saving devices and recycling within the landscaped areas is proposed.	Yes
4.1.5.4 Reflectivity	Visible light reflectivity from building materials used on the facades of new buildings should not exceed 20%.	It is considered glare will not pose a problem to surrounding road users. In any instance, in order to ensure compliance, Condition 2.13 is recommended for imposition.	Yes
4.1.5.5 Wind Mitigation	Wind Effects Report for buildings over 14m	The height of the proposed development and those surrounding negate the requirement to prepare a wind effects report.	No, not considered necessary.
4.1.5.6 Waste and Recycling	Length of storage area 0.65 x no of bins	Considered acceptable.	Yes
	Width of storage area 2.5m min.	Appropriate conditions required by Waste Servicing are recommended for imposition.	
	SEPP 65 & ADC		
4.1.5.7 Noise and Vibration	Effective management of noise and vibration in a city centre environment	<p>A Noise Assessment report accompanies the development application, as supporting information.</p> <p>The recommendations of this report are to be implemented at the required stages of construction. Refer to Condition 2.14.</p>	Yes
4.1.6.2 Housing Choice & Mix	1 bed units 10% min to max 25%	The proposed development generates the following unit mix: <ul style="list-style-type: none">• 1 bed: 29%• 2 bed: 62%• 3 bed: 9%	No, however minor variation is considered acceptable.
	2 Bed not more than 75%		
	15% of dwellings (for sites with slope less 20%) capable of adaption for disabled or elderly residents = 15 accessible dwellings	16 adaptable units.	Yes
	Where possible provide adaptable dwellings on the ground level	Given the topography of the land there are no true ground floor units.	Yes
	Application to be accompanied by an Access Consultant report	Complies.	Yes
	Car parking to adaptable dwelling to comply with AS	Complies.	Yes
4.1.6.3 Storage	7.5m ³ for 1 bed units 10m ³ for 2 bed units	Generally complies and will be ensured via condition.	Yes, subject to condition.

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	12.5m ³ for 3 bed plus Min 50% of required storage areas within dwelling		
6.3 Erosion and Sediment Control	Plans required	Complies.	Yes
6.4 Geotechnical Requirement	Investigations	<p>The subject site is located in a high risk land slip area. A geotechnical investigation was and it is considered that site disturbance can be minimised through several conditions of development consent.</p> <p>These conditions would require the submission of dilapidation reports, and reports from appropriately qualified and practicing structural engineers, detailing the structural adequacy of adjoining properties, and certifying those properties ability to withstand the proposed excavation and any measures required to be incorporated into the work to ensure that no damage will occur during the course of the works.</p>	Yes, via condition.
6.7 Water Cycle Management	Minimise the impact of the development on the natural predevelopment water cycle.	Council's Development Engineer has reviewed the development water cycle management report and raised no objection subject to the imposition of conditions.	Yes