

## ATTACHMENT 4

### GDCP 2013 Compliance Table

Development Control	Required	Proposed	Compliance
<b>4.1.1.4 City Centre Character</b>	<p><u>Mixed Use (City Edge):</u> The site is located within the Mixed Use (City Edge) character area and is zoned B4.</p> <p>The Mixed Use Zone at the city edge complements the commercial core but also allows for residential units thereby providing for a walkable city for residents to work in.</p>	The proposal is reflective of the desired future character	Yes
<b>4.1.2.2 Building to street alignment and street setback</b>	0m setback to Mann Street	0m	Yes
<b>4.1.2.3 Street Frontage Height</b>	The street frontage height of buildings must comply with the minimum and maximum heights, being 10.5m- 16 m	The proposed podium has a variable street frontage height of between 11.5m and 15.5m	Yes
<b>4.1.2.4 Building Depth &amp; Bulk</b>	<p>Mixed use: Maximum floor plate size up to a 750sqm max above 16m</p> <p>Maximum building depth (excluding balconies) – 24m</p> <p>No building above 24m in height is to have a building dimension in excess of 45m.</p>	<ul style="list-style-type: none"> <li>• Max floorplate approximately 1200sqm</li> <li>• Max building depth – 25.5m</li> <li>• Max building dimensions for over 24m - 49m</li> </ul> <p>While the maximum floorplate is considerably in excess of the 750sqm maximum, and maximum building dimension is 4m in excess of the 45m this is a result of requiring the development to include the additional site of No. 331 Mann Street. The sites would achieve compliance in isolation. The proposed floor plate is comprised of</p>	No, variations considered acceptable in this instance given request to combine sites

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		two parts is a rational outcome for the site and architecturally provides articulation between the two tower 'halves'	
<b>4.1.2.5 Setbacks</b>	<p>Mixed Use:</p> <p>Commercial Front: Up to 16m = Street setback</p> <p>Commercial Side: Up to 16m = 0m</p> <p>Residential 12-24m (habitable): Front = 6m Side = 9m Rear = 9m</p> <p>Residential above 24m: Front = 8m Side = 13m Rear = 13m</p>	<p>Commercial front up to 16m = Street setback (0m)</p> <p>Commercial side up to 16m = 0m</p> <p>Residential 12-24m (habitable): Front = 6m Side = 12m Rear = 12m</p> <p>Residential above 24m: Front = 6m Side = 12m Rear = 12m</p> <p>The 6m front setback and 12m side and rear setbacks above 24m are considered satisfactory. It allows for each unit to have sufficient outdoor space whilst maintaining the uniformity of the structure and achieving the 12m ADG side setbacks required. Overall there are minimal impacts arising.</p>	No, however variances are considered acceptable.
<b>4.1.2.6 Mixed Use Buildings</b>	Minimum floor to ceiling heights of 4.4m for commercial tenancies and 2.7m for residential uses.	Complies	Yes
<b>4.1.2.7 Site Cover</b>	75%	82% Given the site has an appropriate levels of landscaping and setbacks this exceedance is acceptable	No, however variation is acceptable.
<b>4.1.2.7 Deep Soil Zones</b>	15% min.  Min. Dimension 6m	7.5m 560sqm (16% of site)	Yes
<b>4.1.2.8 Landscape Design</b>	<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>Landscaped areas are proposed to be irrigated with recycled water.</p> <p>A landscape plan was submitted with the development application and is otherwise considered</p>	Yes

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		acceptable by Councils Tree Assessment Officer.	
<b>4.1.2.9 Planting on Structures</b>	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 structures.	The majority of landscaping is within the deep soils zone. Planting over on the podium included planters that will comply with the requirements of this section of the DCP.	Yes
<b>4.1.2.10 View Corridors</b>	Protect significant view corridors	The site is not located in any identified view corridor.	Yes
<b>4.1.3.3 Active Street Frontages and Address</b>	Active street frontage required to Mann Street	Complies	Yes
<b>4.1.3.5 CPTED Principles</b>	Address Safer by Design and CPTED principles	<p>Passive surveillance is provided by unit and balconies, as well as commercial uses and large windows facing over Mann Street. Ground level commercial uses will increase activity and ownership of the area.</p> <p>Separated residential and commercial entrances provide a clear distinction between public and private.</p>	Yes
<b>4.1.3.6 Awnings</b>	To be provided as per Figure 3.6	Street awnings are proposed along the entire length of the Mann Street frontage.	Yes
<b>4.1.3.7 Vehicle Access</b>	<p>One access point only.</p> <p>Max. 2.7m width (or up to 5.4m wide for safety reasons)</p>	Single access point proposed however has a driveway width of 7.2m to accommodate waste collection and delivery vehicles. In light of the size and scale of the development, this width is considered acceptable. The driveway does not detract from the development.	No, however variation is acceptable.
<b>4.1.3.9 Building Exteriors</b>	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
<b>4.1.3.11 Public Artworks</b>	Public art plan for required.	A conditions is recommended to require a require submission of a Public Art Plan.	

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<b>4.1.4.2 Pedestrian Access and Mobility</b>	Building Entry Points - Clearly visible from street	Considered acceptable.  Appropriate conditions are recommended for imposition requiring compliance with the BCA.	Yes
	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)		
<b>4.1.4.3 Vehicle Footpath Crossings and Vehicular Driveways and Manoeuvring</b>	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		
<b>4.1.4.4 On-Site Parking</b>	<p>Shoptop housing: 1 space per dwelling = 184 spaces</p> <p>Commercial: Clause 8.6 of GLEP 1 space per 75m<sup>2</sup> used for 'commercial activities' = 34 spaces</p> <p>Visitor = N/A</p> <p>Motorcycle (commercial): 1 space per 25 car spaces = 2</p> <p>Bicycle: 1 space/200sqm GFA = 13</p> <p>1 space/750sqm GFA visitor = 4</p>	<ul style="list-style-type: none"> <li>Total of 265 spaces proposed over 6 levels. 32 spaces to be accessible.</li> <li>Residential = 185 spaces proposed</li> <li>Commercial = 71 spaces proposed</li> <li>Visitor = 9 spaces</li> <li>No motorcycle however as overall there is an excess of car parking spaces, this is considered satisfactory</li> <li>An area for cycle parking is provided on basement level 1 and is acceptable.</li> </ul>	No, however minor variances are considered acceptable.
<b>4.1.4.5 Site Facilities</b>	Mail boxes in one location, integrated into a wall, similar	Capable of complying via condition.	Yes

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	building materials and secure and of sufficient size		
	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		
<b>4.1.4.5 Fire &amp; Emergency Vehicles</b>	Compliance with Fire Brigades Code of Practice – Building Construction – NSWFB Vehicle Requirements	Considered acceptable.	Yes
<b>4.1.5.2 Energy Efficiency and Conservation</b>	Compliance with BASIX	Acceptable.	Yes
<b>4.1.5.3 Water Conservation</b>	Efficient best practice management of water resources	Water saving devices and recycling within the landscaped areas is proposed.	Yes
<b>4.1.5.4 Reflectivity</b>	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. An appropriate condition has been included.	Yes
<b>4.1.5.5 Wind Mitigation</b>	Wind Effects Report for buildings over 14m	A Wind Tunnel Test was provided as part of the application. The test found that Mann Street will have an average wind speed that is less than the maximum wind criteria that is to be met by new buildings in retail streets.	Yes.
<b>4.1.5.6</b>	Length of storage area 0.65 x no of bins	Considered acceptable.	Yes

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<b>Waste and Recycling</b>	Width of storage area 2.5m min.	Appropriate conditions required by Waste Servicing are recommended for imposition.	
	SEPP 65 & ADC		
<b>4.1.5.7 Noise and Vibration</b>	Effective management of noise and vibration in a city centre environment	<p>A Acoustic Assessment accompanies the development application, as supporting information.</p> <p>The recommendations of this report are to be implemented at the required stages of construction.</p>	Yes
<b>4.1.6.2 Housing Choice &amp; Mix</b>	1 bed units 10% min to max 25%	<p>The proposed development generates the following unit mix:</p> <ul style="list-style-type: none"> <li>• 1 bed: 49%</li> <li>• 2 bed: 32%</li> <li>• 3 bed: 18%</li> </ul>	No, however 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 = 28 accessible dwellings	30 adaptable units.	Yes
	Where possible provide adaptable dwellings on the ground level	N/A	N/A
	Application to be accompanied by an Access Consultant report	Complies.	Yes
	Car parking to adaptable dwelling to comply with AS	Complies.	Yes
<b>4.1.6.3 Storage</b>	<p>7.5m<sup>3</sup> for 1 bed units 10m<sup>3</sup> for 2 bed units 12.5m<sup>3</sup> for 3 bed plus</p> <p>Min 50% of required storage areas within dwelling</p>	Generally complies and will be ensured via condition.	Yes, subject to condition.
<b>6.3 Erosion and Sediment Control</b>	Plans required	Appropriate conditions are recommended.	Yes, subject to condition.
<b>6.4 Geotechnical Requirement</b>	Investigations	A Geotechnical Report has been provided and assessed as suitable by Council's Building Surveyor. Site disturbance can be minimised through conditions of development consent.	Yes, via condition.
<b>6.7 Water Cycle Management</b>	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	Yes

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		no objection subject to the imposition of conditions.	