LANE COVE DCP 2010 COMPLIANCE TABLE		
CLAUSE	**REQUIREMENT**	**COMPLIES? (✓/✗)/COMMENTS**
Part B – General Controls		
B4 View sharing	a) Where existing views from public spaces are through the gaps between side setbacks of buildings, the length of the building and roof of any proposal should be oriented towards the view in order to minimise view obstruction. Refer Diagram No. 2. b) Existing or potential view corridors to the water from the street are to be protected as public view corridors by ensuring that fencing to the front boundary is open in character. c) Garages and outbuildings are not to be located within the view corridor and the required side setback is to be clear of all built form obstructions. Lightweight carport structures may be considered in side setbacks. d) Buildings on steeply sloping sites should adjust the height of the building envelope to follow the natural topography of the site e) To facilitate view sharing for residential developments, flat roofs or low mono-pitched roofs can be used where the design of the building and roof is integrated architecturally and where its appearance would be appropriate given the character of the street. f) Applicants may not be able to achieve the maximum permissible height in order to cater and facilitate view sharing. In such cases, concessions shall be given for side and rear setbacks subject to meeting the requirements for privacy, amenity and solar access to the adjoining neighbours. These concessions should be discussed with the Council Officers prior to the lodgement of Development Application. g) Views from commercial development will not carry the same weight as views from dwellings. h) Development is not to unreasonably affect existing water views from living areas of adjoining dwellings. Views from bedrooms are not considered to have the same significance unless they are the only available views within the dwelling. i) In such cases the maintenance of the view will be tested against its reasonableness i.e. how the view is obtained and where the view is gained. For instance, views that are gained by leaning out a side boundary window and looking obliquely across a number of lots will not be given weight against a view from the main living area	✓ Existing views from the western side of Burns Bay Road are limited due to existing vegetation on both sides of the road and the existing flat buildings to the south and further to the east. An extensive gap would be provided between the new building and the existing flat building to south (23 metres – well in excess of the separation required under SEPP 65) to maintain a significant view corridor through the site. The development also comprises a flat roof which is integrated into the design of the building as encouraged in Part B4 to minimise the impact of any perceived view loss. It is also noted that the maximum permissible height of the development has not been achieved for a large proportion, with much of the building well under the 25 metre height limit.

LANE COVE DCP 2010 COMPLIANCE TABLE		
CLAUSE	**REQUIREMENT**	**COMPLIES? (✓/✗)/COMMENTS**
	window. j) Views will also be tested against the extent of view available. Where appropriate the views will also be tested against the view sharing principles stated by the Land and Environment Court.	
B6 Environmental Management **6.1 Sunlight to public spaces**	• 2 hrs to 50% of new and existing public areas between 11am and 2pm on 21st June. • The location of the sunlight during these hours for urban plazas is to be adjacent to building frontages to allow for outdoor seating during the lunchtime period.	✓ Hughes Park to immediate east receives 4 hrs sunlight between 8 – 12 noon 21st June. N/A
6.3 Energy and water efficiency buildings	• 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 as indicated in the BASIX Certification.
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.	✓ Site located adjacent to the state classified Burns Bay Road. As such, consistent with Clause 102 of the iSEPP, acoustic report submitted with DA which found that the residential component of the proposed development can satisfy the above noise criteria, subject to the incorporation of various design measures such as specific glazing treatment and use of sealants around glazing, doors, windows, roofs and other similar areas. This report has been reviewed by Council's Manager Environmental Health who has recommended a condition be attached to the consent requiring compliance with the recommendations of this report.
B8 Safety & security	a) Ensure that the building design allows for casual surveillance of access ways, entries and driveways. b) Avoid creating blind corners and dark alcoves that provide concealment opportunities in entry areas, pathways, stairwells, hallways and car parks. c) Provide a clear line of sight between one public or communal circulation space and the next. d) Provide entrances which are in visually prominent positions and which are easily identifiable, with visible numbering. e) Provide adequate lighting of all pedestrian access ways, parking areas and building entries. Such lighting should be on a timer	✓ Crime Prevention Through Environmental Design (CPTED) principles have been incorporated in to the design of the development such as: • The proposal includes windows, balconies, as well as pedestrian entries which directly overlook public spaces such as the Waterview Drive road corridor as well as the park immediately to the east of Waterview Drive. They also overlook proposed common areas within the subject development site. • The proposed entries to building and

LANE COVE DCP 2010 COMPLIANCE TABLE		
CLAUSE	**REQUIREMENT**	**COMPLIES? (✓/✗)/COMMENTS**
	or movement detector to reduce energy consumption and glare nuisance. f) Provide clear lines of sight and well-lit routes throughout the development. g) A formal crime risk assessment is to be carried out and provided as part of any development application for development of more than 20 new dwellings. h) Provide security access controls where appropriate. i) Public pedestrian areas within developments as well as communal access ways within multi- unit developments are to provide non-slip pavement surfaces. j) High density residential and mixed use development buildings should contain multiple stairs/ k) lift cores which limit the number of dwellings with access from the circulation core.	services are visually prominent and identifiable. • Automatic lighting is to be provided particularly throughout landscaped areas, along boundaries and in the vicinity of pedestrian and vehicular entries to provide deterrence to opportunistic site access and maximise safety for residents of their visitors. • Security access would be adopted for the proposal. • Public pedestrian areas within the proposal as well as communal access ways would be provided with non-slip pavement surfaces. • Two (2) stair and lift cores are included in the proposal.
8.1.1 Activation	a) Development is to be well connected to the street and contribute to the accessibility of the public domain b) Minimise the impact of services and vehicle access on the street character, activation and amenity of the street and public spaces by: i. Limiting the extent of blank walls and service doors to the street where possible particularly for major residential and mixed use or commercial development ii. Limiting the number of vehicle access points by combining service and vehicle access points wherever possible for larger developments iii. Considering opportunities for shared vehicle access for multiple developments where possible iv. Locating vehicle and service access points in secondary streets and laneways where available. v. Improving the appearance of car parking and service entries b) Integrate artworks into the design of private development, in publicly accessible locations such as main entrances, lobbies, street frontages, gardens, walls and rooftops. c) All development is to face the street and/or public open spaces and provide uses at ground level that provide activity.	✓ • Proposal is well activated with a shop, childcare centre, and 'hang out' areas all proposed at ground level, along Waterview Drive frontage. Pedestrian entries which lead directly to Waterview Drive from the proposal are also provided. • Shared access points to childcare centre and RFB comply. • Vehicle access to RFB off Waterview Drive (as opposed to Burns Bay Rd) complies. • Artwork is integrated (see Level 2 plan, north-east corner near roundabout). • Ground floor uses have direct access to street.
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.	**N/A** No ground floor apartments with street frontage. CCC and shop address Waterview Drive.
8.2 Passive Surveillance	a) All development at ground level is to offer passive surveillance for safety and security	✓ • Development offers acceptable level of

LANE COVE DCP 2010 COMPLIANCE TABLE		
CLAUSE	**REQUIREMENT**	**COMPLIES? (✓/✗)/COMMENTS**
	of residents and visitors. b) All development is to contribute to the safety of any public domain areas. c) Development is to optimise the visibility, functionality and safety of building entrances. d) Development is to improve at least some these opportunities for casual surveillance by: i. For mixed use commercial or retail development - orienting active areas within tenancies to provide direct outlook (without blinds) to streets and other public areas. ii. For residential semi and detached dwellings - orienting habitable areas to provide direct outlook to the streets and other public areas. iii. Using bay windows and balconies to protrude beyond the main facade of the building to enable a wider angle of view to the street iv. Using corner windows which provide oblique views to the street or open space v. Providing casual views of common internal semi public areas such as lobbies, foyers, hallways, recreation areas for mixed use commercial developments. e) Minimise opportunities for concealment in all development. f) Control access to residential flats, commercial and mixed use development by: i. Making adjoining uses, apartments or tenancies inaccessible from the balconies, roofs and windows of neighbouring buildings or dwellings ii. Separating and controlling the residential car parking component of developments from any other building use and from public and common areas iii. Providing direct access from car parks to apartment lobbies for residents iv. Providing direct access from car parks to each floor of the development for all uses v. Providing separate access for residents in mixed use buildings vi. Providing an audio or video system at the entry or in the lobby for visitors to communicate with residents or tenants vii. Providing keyed car parking access for residents	passive surveillance to: • Burns Bay Rd via above ground balconies and habitable rooms which overlook the street. • Waterview Drive and neighbouring park via above ground balconies and habitable rooms which overlook each. • Ground floor commercial tenancies with glazing which directly overlook Waterview Drive. • Common internal semi-public spaces with features which generate incidental surveillance such as mail boxes located in or in close proximity to lobbies, security cameras overlooking lobbies and other public spaces, as well as the location of the proposed shop tenancy in proximity to semi-public space areas. • Further, separate and controlled access is provided for pedestrians
B9 Heritage **9.3 Development in the**	A Heritage Impact Statement is to be prepared as part of any DA for development "in the vicinity of a	**N/A** The site is not located adjacent to or adjoining a

LANE COVE DCP 2010 COMPLIANCE TABLE		
CLAUSE	**REQUIREMENT**	**COMPLIES? (✓/✗)/COMMENTS**
vicinity of heritage items	heritage item"	heritage item.
Part C3 – Residential Development		
Block 1: 296-314 Burns Bay Road		
1. Height	LEP control (i.e. 25 m)	✗ 25.0 metre height limit complied with except for minor portion of the roof along the southern side of the building which exceeds the height limit by 950mm. Can be approved under Clause 5.6 of LEP as a roof feature as opposed to Clause 4.6 variation, as requested by applicant and agreed to by Cl's SEPP 65 Officer. Further discussed in report.
2. Building Separation	SEPP 65 Between buildings on site (ADG)	✓ Separated from the nearest allotments by 24m, which complies with (is in excess of) the ADG separation requirement for a 25m high building.
3. Setbacks	6m minimum To Burns Bay Road 5 m minimum To Waterview Drive up to Burns Bay Road 3m minimum Clear of Northern Ocean Outfall Sewer Car park setbacks may extend to the boundary below	✓ ✓ ✗ Built up to edge of easement. Subject to approval by Sydney Water as part of S.73 process. Conditions to address.
4. Northern Ocean Outfall Sewer (NOOS)	Foundations to be a minimum of 5m from calculated position of the sewer and to meet Sydney Water requirements to protect the NOOS from superimposed loads from any building	As above
5. Building Orientation / Length	• Maximum 40m façade to Burns Bay Road without significant angular rotation to the facade to Burns Bay Road. • Building length permitted to increase beyond 40m if façade articulation etc is satisfactory in streetscape and length of individual facades are 40m or less.	✓ Individual facades are 40 metres or less. In addition, Council's SEPP 65 Officer has indicated that the building meets the nine (9) design principles of SEPP 65 (including character, scale and context), is suitably consistent with the provisions of the ADG, provides for adequate amenity and is well-articulated to compensate for its increased depth.
6. Pedestrian Entry/ Address	From Burns Bay Road and Waterview Drive	✓
7. Vehicle Entry	From Waterview Drive only.	✓
8. Road Dedication	As required to create Waterview Drive and extension to Burns Bay Road as public road	✓ Addressed by draft condition requiring consolidation of site and creation of public road and public reserve as necessary.
9. Car parking	• Underground to meet relevant DCP provisions with dedicated spaces, turning	✓

LANE COVE DCP 2010 COMPLIANCE TABLE		
CLAUSE	**REQUIREMENT**	**COMPLIES? (✓/✗)/COMMENTS**
	area and lift access to any non residential uses incorporated in the development • Provision for 3 car space layover on the western side of Waterview Drive. • May be sleeved with residential uses to the new access road due to topography.	✓
10. Ceiling Heights	In addition to the normal provisions for ceiling heights in the DCP, the minimum floor to ceiling height for the ground floor is to be 3.1m to allow for potential non residential uses on the ground floor	✓ Ground floor to ceiling clearances are 3.4m.
11. Landscaping / Open Space/ Public Domain/ Communal Open Space	• Setbacks to be treated as a landscaped buffer.	✓ Treated as landscaped buffers where physically possibly taking into embankments.
	• Communal Open Space may include roof top spaces and any internal communal spaces, subject to achieving privacy for adjoining users.	✓ Communal open space provided as ground level open space & communal open space on level 8
	• Open space required for any non-residential uses incorporated into the development may be included in the communal open space calculation with a minimum of 25% of the site area used for communal open space.	✓ Site area of 4,625m^2, requires 1156.25m^2 minimum open space (i.e. 25%). The proposal includes 1,917m^2 as open space, or 41.44% of the site area. This open space includes some of the open space provided for the purposes of the childcare centre. In his regard, 420m^2 of outdoor play area is required for the child care centre (60 children @7m^2/child). As such, when the 420m^2 is taken away from the figure of 1,917m^2, a total area of 1,497m^2 of the communal open space is still provided, well in excess of the 1156.25m^2 required. This area is landscaped, furnished with seating and other facilities and accessible to the residents via keyed gates and is therefore appropriate to be included in the total. However, separating communal open space from the outdoor play area for the child care centre considered necessary so they can function independently and also be contained within the future respective allotments. To this end, sufficient area exists to provide the 420m^2 of outdoor play area required for the child care centre and the 1,156m^2 of communal open space required for the RFB as separate self-contained areas (with some additional land remaining for either purpose as deemed appropriate by both parties). As such, a condition is attached requiring an amended plan to be submitted to and approved by Council prior to issue of the construction certificate showing the amount and location of each area of outdoor space and in turn, that each area be appropriately fenced, secured and landscaped for their respective purposes.

LANE COVE DCP 2010 COMPLIANCE TABLE		
CLAUSE	**REQUIREMENT**	**COMPLIES? (✓/✗)/COMMENTS**
	• Fencing/ retaining / acoustic walls along Burns Bay Road not to exceed 1800mm above footpath level; along any other boundary not to exceed 1800mm above finished surface level. • Fencing / retaining / acoustic walls are to have regard to maintaining view corridors from the public domain	✓ Can comply. No fencing details provided. Covered by draft condition of consent. **N/A** Retaining walls below road level and no acoustic walls proposed.
12. Outdoor Lighting	Energy Efficient Outdoor lighting is encouraged and is required to complement any lighting design of the adjacent public park. The lighting design prepared by an appropriately qualified person is to be submitted with any development application.	✓ Energy efficient outdoor lighting is provided where appropriate. The proposal is also BASIX compliant.
13. Other	SEPP 65 and DCP 2010 to apply.	✓ Compliance with each indicated where relevant throughout table.
Part C3 - Residential Flat Buildings		
3.1 General objectives	The objectives for residential flat buildings are: 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.	✓ See plans and SEPP 65 assessment. ✓ ✓ ✓
3.2 Density	Minimum site area 1,500m^2	✓ Subject development site area is 4,625m^2
3.3 Building depth	18m exclusive of any balcony	✘ Building depth 21 – 29m, but variation satisfactorily justified by the applicant and considered appropriate as discussed earlier in the report.
3.4 Building width	40m maximum fronting the street	**N/A** Burns Bay Locality Plan takes precedence over Part C requirements. In this regard, the Locality Plan allows building length to Burns Bay Road (the same standard as building width in this

LANE COVE DCP 2010 COMPLIANCE TABLE		
CLAUSE	**REQUIREMENT**	**COMPLIES? (✓/✗)/COMMENTS**
		instance) to increase beyond 40 metres if façade articulation is satisfactory and length of individual facades are 40 metres or less, which is the case in this instance as discussed in the report.
3.5 Setbacks		
Front	Residential areas subject to Block Plans should comply with the front setbacks stated therein. Locality 1 – Burns Bay Rd Precinct setbacks identified above	**N/A** Burns Bay Locality Plan takes precedence over Part C requirements and complies as indicated above.
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 • 12m between 4 storey buildings • 18m between 5 storey buildings • 24m nine storey and above	**N/A** ADG prevails and complies.
3.7 Fences	<u>Front</u> • 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	**N/A** Burns Bay Rd Locality Plan takes precedence over Part C requirements and can comply as indicated above.
3.8 Excavation	Contained as close as practicable to footprint of development	✓ The proposed basement car park fits within the footprint of the proposed building 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	✓ Details of planting to communal open space provided in landscape plan.
3.10 Size and mix of dwellings	Studios – 40m^2 1, 2 and 3 beds – At least 10% of each unit type	✓ The proposed dwelling mix includes a minimum of 10% of 1, 2 & 3 bed units.
3.11 Private open space	Above ground - 10m^2 with minimum depth 2m Ground level - 16m^2 with minimum depth 4m	**N/A** ADG prevails and complies.
3.12 Ceiling heights	2.7m for habitable 2.25m for non-habitable	**N/A** ADG prevails and complies.
3.13 Storage	6m^3 per 1 bedroom dwelling 8m^3 per 2 bedroom dwelling 10m^3 per 3 bedroom dwelling	✘ Storage of only 3m^3 and 5m^3 have been provided for studio, 1, 2 and 3 bedroom units and

LANE COVE DCP 2010 COMPLIANCE TABLE		
CLAUSE	**REQUIREMENT**	**COMPLIES? (✓/✗)/COMMENTS**
		inadequate justification provided by applicant for non-compliance. To be addressed by deferred commencement consent condition requiring submission of amended plans which demonstrate the provision of the provision of correct amount of storage for apartments. Same standard for ADG applies and is also non-compliant.
3.14 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 and complies.
3.15 Natural ventilation	Min 60% of dwellings cross ventilated Min 25% of kitchens naturally ventilated	**N/A** ADG prevails and complies.
3.16 Visual privacy	Provide visual privacy between the adjoining properties	✓ Provided via compliant setbacks, larger than required building separation to south and orientation of balconies to east and west. In any event, ADG prevails and complies.
3.17 Communal open space	Min 25% of site area	**N/A** ADG prevails and complies (same requirement anyway -1,156m^2 req'd and 1,160m^2 provided).
3.18 Landscaped area	40% site area planted comprising: • 25% provided at ground level • Minimum 15% provided on structures	✓ A total of 1,860m^2 (40.21%) of the site area is proposed to be landscaped purposes. This comprises of 1,504m^2 of landscaping at ground level and 356m^2 of landscaping on structures.
3.19 Planting on structures	The following are recommended as minimum standards for a range of plant sizes: a) Large trees (canopy 16m at maturity) – minimum soil volume 150m^3 – minimum soil depth 1.3m – min soil area 10m x 10m area or equivalent b) Medium trees (8m canopy at maturity) – minimum soil volume 35m^3 – minimum soil depth 1m – approximate soil area 6m x 6m or equivalent c) Small trees (4m canopy at maturity) – minimum soil volume 9m^3 – minimum soil depth 800mm – approximate soil area 3.5m x 3.5m or equivalent d) Shrubs – minimum soil depths 500-600mm e) Ground cover – minimum soil depths 300-450mm f) Turf – minimum soil depths 100-300mm	✓ Complies. See Landscape Plan submitted with DA.
Part F - Access and Mobility		
3.1 General	Compliance with the BCA (now national Construction Standard) and Premises Standard	✓ Able to comply subject to conditions of consent

LANE COVE DCP 2010 COMPLIANCE TABLE		
CLAUSE	**REQUIREMENT**	**COMPLIES? (✓/✗)/COMMENTS**
		and details with CC.
3.3 Public space and links to private properties	Provide accessible links between public and private space	✓ Public open space opposite site and entry into building accessible via DDA compliant footpath network.
3.5 Parking	1 accessible parking space per adaptable dwelling (23 spaces required)	✓ 25 accessible spaces
3.6 Adaptable and Visitable Housing	Adaptable housing – 1 per 5 dwellings (20%) 18.6 (or 19) adaptable dwellings required.	✓ 23 dwellings (21.5%) have been designed as adaptable.
	Visitable housing – 80% of dwellings (190 visitable dwellings required)	✓ 100 (93%) visitable dwellings provided.
Part I – Child Care Centres		
3.1 – Indoor Play Area	At least a minimum of 3.25 square metres of unencumbered indoor play space for each licensed child care place (children aged 0-6 years). Required unencumbered indoor play area = 60 x 3.25m^2 = 195m^2.	✓ 315m^2 unencumbered indoor play area provided.
3.2 Other Indoor Space	a) A Child Care Centre should have 5 square metres in total for each employee (for office space, adult toilet etc.) = requires 50m^2 for 10 staff. b) A Child Care Centre must provide a room or an area that is used only for administration of the service and for private consultation between staff and parents, and a room or an area, located away from the areas used by children, that is used for respite of staff.	✓ Dedicated adult bathrooms, staff room, and administration offices are provided (see indicative layout plan of proposed centre), which equate to 59m^2.
3.3 Outdoor Play Area	a) A centre must provide at least a minimum of 7 square metres of unencumbered outdoor space for each licensed child care place • 60 kids x 7.0m^2 = 420m^2 (usable) b) Outdoor areas should if possible be located to the north or north east of a building. The exposure to external noise, pollution and wind should be minimised. c) The outdoor play space must be adequately shaded in accordance with guidelines published by the New South Wales Cancer Council under the title Shade for Child Care Services. Fifty percent of all outdoor open spaces should be shaded during the hours of 10am – 3pm. Shading may be provided by trees, awnings, or similar structures.	✓ 780m^2 provided. Although oriented to the south, the proposed centre benefits from a generously sized area due to the substantial separation between the proposal and adjoining development to the south. This would provide for adequate sunlight, ventilation and general outdoor amenity for the centre. Further, the centre includes east and west facing openings. The outdoor play area includes adequate shaded play areas, capacity for vigorous play, as well as a variety of materials and equipment.
I.4 Built Form and Building Appearance	a) Child care centres must comply with the same standards for built form controls as provided under the DCP of the respective zone. b) The design and layout of the child care centres must respond to the character of the existing neighbourhood and streetscape. Existing residential character of the locality	✓ ✓

LANE COVE DCP 2010 COMPLIANCE TABLE		
CLAUSE	**REQUIREMENT**	**COMPLIES? (✓/✗)/COMMENTS**
	must be maintained through the use of appropriate finishes, materials, landscaping, fencing and plantings. c) In low density residential areas, child care centres are encouraged to be single storey in height for reasons of safety and access. In the case of 2 storey buildings, the second storey should only be used for the purposes of storage and staff facilities. d) All child care centres are preferred to be located at ground floor level where achievable and in areas where the opportunity for natural landscaping comprising deep planting is possible (i.e., not located entirely over a basement area) e) In buildings including both residential uses and child care centres, the residential areas of the property are to be designed so as to prevent access to them by non-resident children. This includes both indoor and outdoor areas (such as washing lines etc.)	**N/A** ✓ ✓
I.5 Car parking/Traffic	• Car parking - Refer within DCP Part R for car parking rates (Tables 1 and 2), and Section 2.12 for criteria for exceptions. • Traffic - the centre should not be located on a road which carries traffic volumes in excess of 1,000 vehicles per hour, unless satisfactory off-street parking and entry/ exit provision is made.	✓ See table above **N/A** Centre fronts Waterview Drive (but satisfactory off-street parking and entry/ exit provision made anyway)
I.6 Accessibility	Access should be in accordance with Australian Standard 1428.1 to 4 and comply with Part D of the Building Code of Australia.	✓ The proposal has been assessed by Independent Living Centre NSW (Appendix 20 of SEE) who found that it satisfies the prescribed controls.
I.7 Safety/Security/ Fencing	a) Floors should be of a non-slip surface and easy to clean. b) Fire safety precautions must be provided in accordance with Building Code of Australia and Australian Standard 1851.1–1995. c) Every gate should be provided with a childproof self-locking mechanism, but must still be accessible for adults in wheelchairs. d) Child Care Centres which are not entirely located at ground level must satisfy Council as to their high safety level relating to fence / balcony heights, reduced window opening sizes etc. e) Any part of the Child Care Centre that is designated for outdoor play space must be fenced on all sides. f) Any side of a stairway, ramp, corridor, hallway or external balcony that is not abutting a wall must be enclosed to prevent a child being trapped or falling through. g) Fences should be designed to minimise noise transmission (on busy roads), improve privacy and must not dominate the	✓ Does or can comply. To be addressed as part of construction certificate upon submission of detailed plans.

LANE COVE DCP 2010 COMPLIANCE TABLE		
CLAUSE	**REQUIREMENT**	**COMPLIES? (✓/✗)/COMMENTS**
	streetscape. Materials and finishes for fences may be used that complement the surrounding streetscape.	
I.8 Environmental Hazards /Air Quality	a) In Child Care Centres located on roads where there is an average daily traffic rate of more than 5,000 per day, exposure to air and noise pollution sources should be minimised by the use of air conditioning and the location of outdoor play areas. b) To avoid mosquito bite infections Council may require that all doors and windows should be screened. Mosquito breeding must be minimised by ensuring that drains and gutters are cleared and/or covered and that dark, damp areas are clear of vegetation and clutter.	✓ The proposed CCC is located below the crown of Burns Bay Road. This minimises noise transmission to the centre. Despite this, the centre is designed with access to sufficient setbacks and open space to ensure an appropriate degree of sunlight and ventilation.
I.9 Landscaping/planting	a) Planting should be used for its quality of shading, screening and decorating outdoor areas. Trees located on the northern and western boundary will shade the place during the hottest part of day. b) The planting and vegetation should provide educational features. c) Where the outdoor play area is proposed above ground level natural plants are to be provided in pots.	✓ Suitable details provided in Landscape Plan submitted by applicant.
I.10 Privacy and Noise Minimisation	d) Effort should be made to reduce any possible adverse noise impact into the Child Care Centre. In certain situations, this may require double-glazing of windows or appropriate location of windows. e) The development application should demonstrate that privacy and noise minimisation for neighbouring properties have been considered in designing the centre.	✓ Acoustic assessment undertaken for CCC childcare which concludes that the centre can be adequately designed to provide suitable internal noise levels for children. Assessment also concludes that the proposed centre can be designed and operated such that it does not unreasonably affect the amenity of existing or proposed dwellings.
I.11 Sustainability	Applications in residential zonings need to indicate that they fulfil any requirements for a BASIX Certificate.	**N/A** BASIX doesn't apply to Child Care Centres. However, residential building BASIX compliant.
I.12 Hours of Operation	• The maximum hours of operation shall be between 7.00am and 6pm, Monday till Friday, in a residential zone. • Hours of operation for other zones will be assessed on demand and merit considerations.	✓ Applicant has advised child care centre would operate between these hours only. Condition of consent to require same.
Part J - Landscaping		
1.6 Landscaped area	Landscaped area 25% site area Planting 15% site area	✓ See above (C3.19 Landscaped area)
3.2 Preservation of significant trees	As per Cl.5.9 of Lane Cove LEP 2009, consent is required for any tree greater than 4m in height with a trunk diameter greater than 150 mm.	✓ Consent sought for removal of 13 trees as part of DA.
Part L – Public Art		
Developer project based public art	Incorporate a public art component in a public space of a development (e.g. a public plaza in front	✓

<table>
<tr><th colspan="3">LANE COVE DCP 2010 COMPLIANCE TABLE</th></tr>
<tr><th>CLAUSE</th><th>REQUIREMENT</th><th>COMPLIES? (✓/✗)/COMMENTS</th></tr>
<tr><td></td><td>of an office building or apartment complex, or a public park within a medium-density housing development, etc)</td><td>Applicant already discussed provision of public art along the Waterview Drive frontage. Provision of public art will be subject to ongoing discussions with Council.</td></tr>
<tr><td colspan="3">Part 0 - Stormwater Management</td></tr>
<tr><td>2.1 Detailed Stormwater Plans</td><td>Prepare a detailed stormwater plan.</td><td>✓
A Stormwater Management Plan has been submitted with the DA and been deemed acceptable by Council's Engineer.</td></tr>
<tr><td colspan="3">Part Q – Waste Management</td></tr>
<tr><td>2.1 Site Waste Minimisation Management Plan (SWMMP)</td><td>Prepare a SWMMP covering demolition, construction and the on-going use of the site</td><td>✓
Both a Construction Waste Minimisation Plan and Site Waste Minimisation Management Plan covering the required phases of the development have been submitted with the DA and deemed acceptable by Council's Waste Contract Officer.</td></tr>
<tr><td>4.3 Residential Flat Buildings</td><td>Each dwelling provided with an indoor waste/recycling storage area</td><td>✓</td></tr>
<tr><td></td><td>Garbage chute provided for development over 4 storeys high</td><td>✓</td></tr>
<tr><td></td><td>Communal waste/recycling storage room to be provided of a suitable size and location
Communal compost container to be provided</td><td>✓
✓</td></tr>
<tr><td></td><td>Bulky good waste storage room provided for development containing 10 or more dwellings
> 21 units – 30m^2</td><td></td></tr>
<tr><td></td><td>All waste must be collected on site</td><td>✓</td></tr>
<tr><td colspan="3">Part R – Traffic, Transport and Parking</td></tr>
<tr><td>2.2 Car Parking Rates</td><td>As per Table 1 (outside of St Leonards Railway Station) as follows:
<table>
<tr><th colspan="4">Residential Component</th></tr>
<tr><th>Beds</th><th>Rate</th><th>Dwellings</th><th>Req'd</th></tr>
<tr><td>Studio</td><td>0.5</td><td>7</td><td>3.5</td></tr>
<tr><td>1</td><td>1</td><td>39</td><td>39</td></tr>
<tr><td>2</td><td>1.5</td><td>48</td><td>72</td></tr>
<tr><td>3</td><td>2</td><td>13</td><td>26</td></tr>
<tr><td>Visitor</td><td>1 per 4 dwellings</td><td>107</td><td>26.75</td></tr>
<tr><td colspan="2">Removalist Truck
1 space per 100 dwellings</td><td>107</td><td>1.07</td></tr>
<tr><td colspan="2">Car Wash Bays
1 space per 50 dwellings</td><td>107</td><td>2.14</td></tr>
<tr><td colspan="3">Total Residential Parking required</td><td>170.46</td></tr>
<tr><td colspan="4">Child Care Centre Component</td></tr>
</table></td><td>✓
194 spaces provided.</td></tr>
</table>

LANE COVE DCP 2010 COMPLIANCE TABLE		
CLAUSE	**REQUIREMENT**	**COMPLIES? (✓/✗)/COMMENTS**
	1 space/2 staff x 10 employees — 5 1 space/5 children x 60 children — 12 **Total CCC Parking Required — 17** **Shop Component** 1 space/40m^2 x 120m^2 — **3** **TOTAL SPACES REQUIRED — 190.46 (or 190)**	
2.7 Motorcycle Parking	Motorcycle spaces to be provided at the rate of 1 space per 15 car spaces **i.e. 187.25 (required car spaces)/15 = 12.48 (or 12)**	✓ 13 motorcycle spaces are proposed
2.8 Disabled Parking Provision	As per Table 1 (outside of St Leonards Railway Station) as follows: **Residential** 1 space for each adaptable unit **i.e. 23 adaptable units = 23 spaces** plus 1 disabled space per 50 visitor spaces (minimum 1 disabled space) **i.e. 26.75/50 = 0.54 (or 1 space min)** **Child Care Centre** 1 space per 20 spaces (minimum 1 disabled space) **i.e. 17 spaces = 0.85 (or 1 space min)** **Shop** 1 space per 20 spaces (minimum 1 disabled space) **i.e. 17 spaces = 0.15 (or 1 space min)** **TOTAL REQUIRED = 26**	✓ 26 spaces provided.
2.10 Parking and access for service vehicles	a) Parking areas shall be provided and designed to allow for access and loading by Council's waste collection contractor. b) All parking areas for delivery and service vehicles must be designed in accordance with AS 2890.2:2002 Parking facilities—Off-street commercial vehicle facilities. On site delivery and service areas for residential flat buildings must be large enough to accommodate removal trucks.	✓ ✓ See Section Q above. Council's Waste Contractor advises waste and service facilities satisfactory.
2.11 Parking area access and design	All parking areas, including access ramps and driveways, must be designed in accordance with AS/NZS 2890.1:2004 Parking facilities—Off-street car parking	✓ Condition of consent.
3.2 Public Transport -	For large developments, applicants must ensure	✓

LANE COVE DCP 2010 COMPLIANCE TABLE		
CLAUSE	**REQUIREMENT**	**COMPLIES? (✓/✗)/COMMENTS**
Large development sites	that access to public transport services is maximised by negotiating with the State Transit Authority (STA) where deemed necessary by Council to divert routes or provide for additional services. The need for applicants to liaise with state transport authorities is to be determined by Council at the Pre-Development Application stage.	Not requested by Council at pre-DA meeting and not applicable to apply to specific development or site. However, due to significant concern raised by objectors re insufficient bus services to this area which would be exacerbated by this development, considered appropriate for Council to continue liaison with STA re potential to increase services to this area commenced in 2012. Included as additional recommendation of report.
4.2 Pedestrian Facilities	a) To be addressed in the TIA b) Necessary pedestrian infrastructure improvements shall be funded either fully or partly by the developer or provided as works in kind prior to Occupation Certificate.	✓ Conditions attached requiring a new footpath 1.80m wide adjacent the entire frontage of Burns Bay Road and Water view Drive to Council's satisfaction at developers cost
4.3 Bicycle Parking	As per Table 3 as follows: **Residential** 1 per 4 dwellings (residents) **= 107/4 = 26.75 racks** 1 rack + 1 rack per 10 dwellings (visitors) **= 1 rack + 107/10 (10.7) racks = 11.3 racks** **Child Care Centre** 1 per 10 employees + 2 per centre for visitors **= 1 rack (10 staff proposed) + 2 = 3 racks** **Shop** 1 per 50m^2 + 2 racks + 1 per 200m^2 in excess of 200m^2 **= 120/50 = 2.4 + 2 racks + 0 = 4.4 racks** **TOTAL REQUIRED = 45.45 (SAY 45)**	✓ 46 bicycle racks provided
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.
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 which has been deemed satisfactory by Council's Traffic and Transport Manager.
6.6 Servicing	Loading and service areas shown on the plans. Waste collection arrangements clearly explained and marked on plans	✓ Details are shown on the architectural plans and discussed in detail in Waste Management Plan submitted with DA. Separate servicing area for residential and CCC components as requested by CI at pre-DA meeting.
7.1 Construction Traffic Management Plan (CTMP)	CTMP required before issuing of Construction Certificate	✓ A CTMP was submitted with the DA. Condition attached requiring compliance with same as part of the construction phase, in addition to further conditions controlling noise, construction hours, vibration, dust control etc.