***Attachment 2 - Wyong DCP 2013, Chapter 2.4 – Multiple Dwelling Residential Development***

|  |  |  |
| --- | --- | --- |
| **Requirement** | **Proposal** | **Compliance** |
| **2.0 Context** |
| Submission of a suitable site analysis to be provided with the development application (s2.1.1) | Site analysis submitted.  | Yes  |
| Contextual analysis submitted addressing economic, social, environmental and urban design context (s2.1.2) | Assessment provided in SEE and supporting documentation.  | No – Urban Design Outcomes not supported  |
| **3.0 Scale** |
| Building heights to comply with Heights of Building Map under WLEP 2013 (3.1.1) | Proposal exceeds maximum height of buildings limit under WLEP.  | Yes, subject to Key sites provisions  |
| Ceiling heights within R1 zones shall not exceed two storeys and 7m in height (3.1.2) | N/A | N/A |
| Minimum of 25% of site area to be soft landscaping. (s3.2) | Concept DA – insufficient detail to determine compliance | No |
| **4.0 Built Form** |
| **4.1 Construction and Appearance of Development** |
| Need to respond to their context in terms of scale, functionality and sustainability. (4.1.1a) | Proposal not supported on urban design principles.  | No |
| Buildings facades to be articulated in length and height, monotonous and unbroken lengths of wall >10m in length and >3m in height not permitted. Visual interest to be provided for two storey designs. (s4.1.1b) | Concerns raised to overall length of tower facades and appearance as a single tower  | No |
| Garages shall not dominate the street elevations (s4.1.1c) | N/A | N/A |
| Roof design to be related to the built form and size and scale of the building. (s4.1.2) | Roof design suitable for proposed development.  | Yes  |
| Existing buildings to be suitably upgraded in terms of architectural features and form, roof form, external building materials and colours, location and orientation and dwelling curtilage. (s4.1.3a) | N/A | N/A |
| Internal finishes, bathrooms and kitchen facilities are to be upgraded in existing buildings. (s4.1.3b) | N/A | N/A |
| **4.2 Cut and Fill** |
| Cut and fill considerations (s4.2) | N/A | N/A |
| **4.3 Building Lines** |
| **General Requirements (4.3.1)** |
| Absolute water frontage= 20m (4.3.1a) | N/A | N/A |
| Coastal Hazard Setbacks (4.3.1b) | N/A | N/A |
| Rear boundary adjoining reserve= 4.5m (4.3.1c) | N/A | N/A |
| **RFB – 3 or more storeys in Height (s4.3.3)** |
| Front setbacks for development: 7.5m with some exceptions. | N/A | N/A |
| Side and rear setbacks:First to fourth storeys: 6.0mFifth to eight storeys: 9.0mNinth storey and above: 12.0m | N/A | N/A |
| Garages: 6.0m when direct access from road OR 7.5m for Category A roads | All parking at basement level.  | NA |
| Corner allotments: same as side and rear setbacks, plus comply with sight lines. | N/A | N/A |
| **4.4 Transport Needs** |
| **General Requirements (4.4.1)** |
| Enclosed space to be provided for each dwelling. | Basement and podium level parking proposed.  | Yes |
| All vehicles to enter and exit the site in a forward direction. | Concept DA – details required to be satisfied at construction DA stage | Yes  |
| **Resident Parking (4.4.2)** |
| One bedroom unit: 1 car spaceTwo bedroom unit: 1.2 car spacesThree or more bedrooms unit: 1.5 car spaces (s5.4.2) | Concept DA – marginal non-compliance that could be achieved details required to be satisfied at construction DA stage | Yes |
| **Visitor Parking (4.4.3)** |
| Visitor parking:15 units: 1 space / 5 units or part thereof  | Concept DA – details required to be satisfied at construction DA stage | Yes |
| Visitor parking is generally not encouraged within the front setback. | Provided in basement and podium parking levels.  | Yes  |
| Bicycle facilities to be provided for RFBs where common carparking provided: rate of 1 / 3 units.  | Concept DA – details required to be satisfied at construction DA stage | Yes |
| **4.5 Vehicular Access Design** |
| Refer to s4.5.1 for general vehicular access design general requirements. | Concept DA – details required to be satisfied at construction DA stage | Yes |
| **Basement Parking (4.5.3)** |
| See section 4.5.3 for requirements. | Concept DA – details required to be satisfied at construction DA stage | Yes |
| **4.6 Pedestrian Access**  |
| See section 4.6 for requirements. | Concept DA – details required to be satisfied at construction DA stage | Yes |
| **5.0 Density** |
| **5.1 Floor Space Ratio** |
| R3 – As specified under the WLEP 2013 Mapping. | 2.79:1 | Yes |
| **5.2 Development Bonuses** |
| Refer to 5.2 for bonus provision requirements. | N/A | N/A |
| **6.0 Amenity** |
| **6.1 Private Open Space** |
| **Developments others than single dwellings above shops or commercial premises (6.1.6)** |
| Each dwelling to have min 10m2 with min dimension of 2m and 20m2 / dwelling as communal open space with min dimension of 5m. | Concept DA – details required to be satisfied at construction DA stage | Yes  |
| **6.2 Communal Open Space** |
| **General Requirements (6.2.1)** |
| Spaces to be landscaped and include facilities  | Concept DA – details required to be satisfied at construction DA stage | Future DA |
| Communal areas not to be provided in front setback without demonstrated need  | Concept DA – details required to be satisfied at construction DA stage | Yes  |
| Roof top open space only to be provided for low and high rise RFBs in additional to ground level requirements.  | Concept DA – details required to be satisfied at construction DA stage | Yes |
| **6.3 Solar Access** |
| At least 75% of each required open space area shall receive at least 3 hours unobstructed sunlight between the hours of 9am and 3pm on June 21. | ADG Compliance required to be satisfied at construction DA stage.  | Future DA |
| Developments of 2 storeys and above shall provide shadow diagrams showing shadow casting at 9am, 12 noon and 3pm on June 21. The diagrams are to show shadows over the site and adjoining properties.  | Shadow diagrams prepared.  | Yes |
| **6.4 Privacy** |
| Direct overlooking of internal living areas and private open space to surrounding dwellings shall be minimised.  | Concept DA – details required to be satisfied at construction DA stage | Future DA |
| Refer to s9.4.1 for recommended building separation distances.  | Compliance with ADG required | No |
| Site layout should separate sources of noise from bedroom areas of dwellings.  | Compliance required to be satisfied at construction DA stage | Future DA |
| **6.5 Views** |
| A visual analysis illustrating the impacts of the proposed may be required for developments which have the potential to obstruct views. | Concept DA – details required to be satisfied at construction DA stage | No |
| Developments should be designed to minimise view loss from adjoining and adjacent properties. (s9.4) | Concept DA – details required to be satisfied at construction DA stage | No |
| **7.0 Services**  |
| Details of services available and impacts on existing services to be provided. | Concept DA – details required to be satisfied at construction DA stage | Yes |
| Kerb and guttering to be provided along the street frontage unless unreasonable. | Capable of condition of development consent.  | Yes  |
| **8.0 Stormwater Management** |
| Stormwater management plan to be submitted with the development application. (s7.3) | Concept DA – details required to be satisfied at construction DA stage. Capable of condition of development consent.  | Yes |
| **9.0 Landscaping** |
| A Landscape plan prepared by an approved consultant to be submitted with the development application.  | Indicative details provided, Concept DA – details required to be satisfied at construction DA stage.  | Yes |
| Deep soil zones: 50% of soft landscaping area to be deep soil zone (12 ½ % of the site). | Future DA |
| Planting on structures: see 9.1.3 | Future DA |
| Two semi-advanced trees per 15 metre frontage to be provided, details to be provided as part of landscape plan.  | Future DA |
| **10.0 Sustainability** |
| **10.1 Waste Management**  |
| **General Requirements (10.1.1)** |
| Proposed development to comply with the requirements of Chapter 3.1 – Site Waste Management. | Concept DA – details required to be satisfied at construction DA stage.  | NA |
| **Residential Flat Buildings 3 or more storeys in height (10.1.2)** |
| RFBs > 3 storeys = Garbage chute system required.Recycling room for each floor and bins centrally located within basement of building. 3 collection options available. | Concept DA – details required to be satisfied at construction DA stage. Capable of condition of development consent.  | Future DA |
| **11.0 Safety and Security** |
| CPTED principles should be taken into account  | CPTED Assessment submitted. Concept DA – details required to be satisfied at construction DA stage. Capable of condition of development consent.  | Yes, update required |
| > 20 dwellings a formal Crime Risk Assessment may be required. | CPTED Assessment submitted | Yes  |
| **12.0 Social Dimensions** |
| **12.1 Housing Choice** |
| A variety of dwelling types, particularly in large RFD and on ground floor, to be provided. | Variety of dwelling types proposed.  | Yes  |
| 10% of units in RFBs is to be suitable for adaptation for occupancy by disabled/aged persons. | Concept DA – details required to be satisfied at construction DA stage. Capable of condition of development consent. | Future DA |
| **12.2 Facilities and Amenities** |
| An internal laundry shall be provided within each dwelling.  | Concept DA – details required to be satisfied at construction DA stage.  | Future DA |
| Provision is to be made for a car washing facility for each development. | Concept DA – details required to be satisfied at construction DA stage.  | Future DA |
| Internal storage space is to be provided.1-2 bedrooms: 3m2 floor area3 or more bedrooms: 6m2 floor area.  | Concept DA – details required to be satisfied at construction DA stage.  | Future DA |
| **13.0 Aesthetics** |
| **13.1 Fencing** |
| Details of material, height, type and extent of all proposed fencing shall be shown on development application plans. | No fencing proposed, no necessary for island development site.  | N/A |
| Fences contribute to the amenity, beauty and useability of private open spaces through incorporating design features.  | N/A | N/A |
| Dividing fences shall not adversely affect flow of surface water or create flooding problems.  | N/A | N/A |
| Courtyard fencing is to be of a decorative nature and 1.8m in height.  | N/A | N/A |
| Courtyard fencing in front setbacks may only be provided:* On category A roads for noise attenuation.
* On category B roads for solar access.
* No closer than 1.5m from front boundary alignment, and setback to be suitably landscaped.
 | N/A | N/A |
| Decorative fencing may be provided along the front boundary with a maximum height of 1.2m.  | N/A | N/A |
| No courtyard fencing permitted within the setback area on side streets.  | N/A | N/A |
| No structures of landscaping to be provided within sight lines.  | N/A | N/A |