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4 General Principles for Development		
4.1.3 Water Management		
Stormwater Management	1. Development must comply with Council's Technical Specification – Stormwater Management which provides detail of drainage requirements for different development types. Consultation with Council is recommended. 2. Water Sensitive Urban Design (WSUD) principles are to be incorporated into the design of stormwater drainage, on-site retention and detention and landscaping and in the design of development.	Complies The proposal complies with Rockdale Technical Specification–Stormwater Management 2011 and on-site detention is incorporated into the design, through absorption system tanks. Refer to Section 6.5 of the SEE for further discussion.
Water Quality	10. Measures to control pollutants in stormwater discharge from development sites are to be included in any development. Refer to Council's Technical Specification - Stormwater Management for details of design criteria for pollutant control. 11. Runoff entering directly to waterways or bushland is to be treated to reduce erosion and sedimentation, nutrient and seed dispersal.	Complies The sand layer at the bottom of the absorption tanks will effectively be a filter which will treat the stormwater runoff total nitrogen (TN) and total phosphorous (TP). Refer to Section 6.5 of the SEE for further discussion.
Groundwater Protection	12. Operating practices and technology must be employed to prevent contamination of groundwater. 13. Development which has high potential risk to groundwater, e.g. development in the Botany Sands Aquifer must submit a geotechnical report to address how possible impacts on groundwater are minimised. 14. Certain types of development in areas subject to the Botany Sands Aquifer may be considered as Integrated Development and must be referred to the relevant State Government Authority.	
4.1.4 Soil Management		
	1. Development must minimise any soil loss from the site to reduce impacts of sedimentation on waterways. 2. Development that involves site disturbance is to provide an erosion and sediment control plan which details the proposed method of soil	Complies During construction, an erosion and sediment control plan is to be implemented to prevent sediment flowing into adjoining properties, roadways or water bodies. Refer to

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	management and its implementation. Such details are to be in accordance with The Blue Book - Managing Urban Stormwater: Soils & Construction by Landcom. 3. Development is to minimise site disturbance, including impacts on vegetation and significant trees and the need for cut and fill	Section 6.6 of the SEE for further discussion.
4.1.5 Contaminated Land		
	1. Development on land that is or has previously been used for a purpose which is likely to have contaminated the site is to follow the procedures and guidelines contained in State Environmental Planning Policy 55 – Remediation of Land.	Complies Refer to Section 5.2 of the SEE for further discussion on compliance with SEPP 55.
4.2 Streetscape and site context		
Site Context	1. Development is to respond and sensitively relate to the broader urban context including topography, block patterns and subdivision, street alignments, landscape, views and the patterns of development within the area. 2. Development adjoining land use zone boundaries should provide a transition in form, considering elements such as height, scale, appearance and setbacks. 3. Buildings addressing or bordering public open space must relate positively to it through the provision of windows, openings, access points and outlook. Overshadowing of public spaces must be minimised.	Complies The site is unique in shape with a narrow frontage along Barton Street and a large square shape that abuts a number of smaller residential lots. The development has been sensitively designed to respond to the adjoining residential properties by limiting the built form along these boundaries. The building envelope incorporates generous setbacks, landscaping buffers and reduced heights along the boundaries.
Streetscape Character	4. The building design and use of materials, roof pitch and architectural features and styles must have regard to those of surrounding buildings to ensure a cohesive streetscape. 5. Building setbacks from the street boundary are to be consistent with prevailing setbacks of adjoining and nearby buildings.	Complies The building design, use of materials and roof pitch are consistent with surrounding residential properties and generally create a cohesive streetscape. Whilst the building is not strictly consistent with the prevailing front setback pattern, the setback will allow for landscaping and will

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		reduce the visible bulk and scale along the streetscape.
Pedestrian Environment	11. Buildings are designed to overlook streets and other public areas to provide casual surveillance. Buildings adjacent to a public area must have at least one habitable room window with an outlook to that area. 13. Site planning, buildings, fences, landscaping and other features clearly define public, common, semi-private and private space 14. Vehicle entries are discrete and minimise conflicts with pedestrian.	Complies The proposal will incorporate windows along Barton Street which will allow for casual surveillance. The proposed building, front fence and landscaping will clearly define the public/private domain whilst the vehicle access will be clearly defined to minimise pedestrian conflicts.
4.3 Landscape planning and design		
	1. Development must comply with Council's Technical Specification Landscape. 2. Council requires a Landscape Plan prepared by a qualified Landscape Architect to be included with development applications for all developments except single dwelling houses and secondary dwellings. 3. Significant existing trees and natural features such as rock formations should be retained and incorporated into the design of the development wherever possible. 4. The amount of hard surface area is to be minimised to reduce runoff by: a. directing run-off from the overland flow of rainwater to pervious surfaces such as garden beds, and b. utilising semi-pervious paving materials wherever possible 5. Landscape must relate to building scale and assist integration of the development with the existing street character. 6. Planting design solutions are to: a. provide shaded areas in summer, especially to west facing windows and open car parking areas;	Complies The DA is accompanied by a Landscape Plan prepared by LANDFX (refer to Appendix 5). The amount of hard surface has been minimised and generous landscaping areas are proposed. Landscaping has been provided in between the built form fingers and along the boundaries to create landscaping buffers with the neighbours.

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	b. provide screening for visually obtrusive land uses or building elements; c. provide vegetation and tree cover within large expanse of car parking areas; d. provide privacy between dwellings; e. not cause overshadowing of solar collectors on rooftops; f. incorporate plant species in locations and in densities appropriate for their expected size at maturity; g. rely primarily on plants that have a low water demand and nil or low fertilizer requirements; and h. use appropriate indigenous plant species wherever possible. 7. Trees must be planted within properties to maximise tree cover. 10. Landscaped areas should adjoin the landscaped area of neighbouring properties so as to provide for a contiguous corridor of landscape and vegetation. 11. Where a basement car park protrudes above ground level and is not wrapped in residential or retail uses, the walls are to be screened with appropriate treatments, such as planting. 12. With the exception of development applications for single dwellings, street trees are to be provided in accordance with Council's Street Tree Masterplan. 13. Council requires the footpath area adjacent to the site to be restored at the time of the development. This includes grading, trimming and the planting of suitable turf and trees.	
4.4 Sustainable Design		
4.4.2 Solar Access	1. Development must be designed and sited to minimise the extent of shadows that it casts on: • private and communal open space within the development; • private and communal open space of adjoining dwellings;	Complies The Architectural Package includes overshadowing diagrams (refer to Appendix 3). The built form has been skillfully designed to minimise overshadowing to adjoining

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	- public open space such as parkland and bushland reserves; - solar collectors of adjoining development; and - habitable rooms within the development and in adjoining developments. 2. Building form, separation and plan layout facilitates good solar access to internal and external living spaces. 3. Buildings must be sited to reduce overshadowing on adjoining properties by increasing setbacks, staggering of design, variations in roof form and/or reducing building bulk and height. 4. Development must have adequate solar access as per the following standards. Where existing adjoining properties currently receive less sunlight than these standards, sunlight must not be reduced by more than 20%. Low and medium density residential a. Dwellings within the development site and adjoining properties should receive a minimum of 3 hours direct sunlight in habitable rooms and in at least 50% of the private open space between 9am and 3pm in mid winter.	neighbours with generous staggered setbacks and the bulk of the building height to the centre of the site. The proposal will not significantly increase overshadowing to the adjoining neighbours and complies with Council's provisions.												
4.4.3 Natural Lighting and Ventilation	1. Buildings must comply with the following minimum ceiling heights to facilitate adequate natural lighting and ventilation. <table border="1"> <thead> <tr> <th>Development type</th><th>Minimum height Habitable space</th><th>Minimum height Non-habitable space</th></tr> </thead> <tbody> <tr> <td>Residential</td><td>2.7m</td><td>2.4m</td></tr> <tr> <td>Retail and commercial</td><td>3.3m</td><td>2.4m</td></tr> <tr> <td>First floor of a mixed use building</td><td>3.3m</td><td>2.4m</td></tr> </tbody> </table> 2. Buildings must be designed to maximise opportunities for cross flow ventilation by providing clear breeze paths and shallow building depths. The maximum internal plan depth of a residential apartment should be 18m	Development type	Minimum height Habitable space	Minimum height Non-habitable space	Residential	2.7m	2.4m	Retail and commercial	3.3m	2.4m	First floor of a mixed use building	3.3m	2.4m	Complies The floor to ceiling heights will comply with the minimum requirements of 2.7m for residential habitable spaces and 2.4m for non-habitable spaces. The building is designed to allow for cross ventilation as the rooms aren't too deep and the communal areas off the wing elements will allow for ventilation through the corridors.
Development type	Minimum height Habitable space	Minimum height Non-habitable space												
Residential	2.7m	2.4m												
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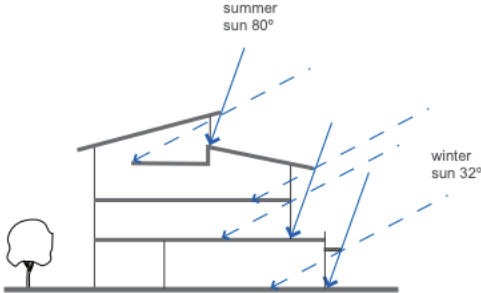
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	from glass line to glass line. Developments that propose greater than 18m must demonstrate how satisfactory daylight and natural ventilation is achieved. 3. Windows that can open and which are designed to provide controlled air flow must be installed	
4.4.4 Glazing	1. Areas of glazing are located to avoid energy loss and unwanted energy gain. 2. Development provides appropriate sun protection during summer for glazed areas facing north, west and east. Extensive areas of glazing that are unprotected from sun during summer are not permitted. Shading devices include eaves, awnings, balconies, pergolas, external louvers, and projecting sunshades. Unprotected tinted windows are not acceptable.  <i>Shading devices admit low angle winter sunlight and exclude high angle summer sunlight</i>	Complies The proposal does not incorporate large areas of glazing and includes eaves and external louvers which will provide sun protection during the summer months.
4.4.5 Visual and Acoustic Privacy	Visual Privacy 1. The windows of a habitable room with a direct sightline to the windows of a habitable room of an adjacent dwelling and located within 9.0m: a. are sufficiently of-set to preclude views into the windows of the adjacent building; or b. have sill heights of 1.7m above floor level; or c. have fixed obscure glazing in any part of the window below 1.7m above floor level 2. Balconies, terraces, rooftop recreation areas and the like should be located to minimise overlooking of an adjoining property's open space or windows.	Complies The windows along the boundaries are generally setback greater than 9m from adjoining habitable rooms. Where possible the windows have been positioned internally or they are at an oblique angle and therefore don't have a 'direct' sightline into the adjoining neighbour.

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	Techniques such as recessing, screens or landscaping may be used to prevent direct views into habitable rooms or private open space of adjacent dwellings. 3. The use of the roof top area for recreational purposes is permissible subject to the following: a. internal stair access must be provided to the roof top area from within the building; and b. the usable area of roof must be set back at least 1500mm from the edge of the building. Other devices such as privacy screens and planter boxes should be incorporated to protect the visual and acoustic amenity of neighbouring properties.	
	Acoustic Privacy 4. The location of driveways, open space and recreation areas and ancillary facilities external to the dwelling must be carefully planned to ensure minimal noise impact on adjoining residential properties. 5. Bedrooms of one dwelling should not share walls with living rooms or garages of adjacent dwellings. Bedrooms of one dwelling may share walls with living rooms of adjacent dwellings provided appropriate acoustic measures are documented. 6. Where party walls are provided they must be carried to the underside of the roof. 7. All residential development except dwelling houses are to be insulated and to have an Impact Isolation between floors to achieve an Acoustical Star Rating of 5 in accordance with the standards prescribed by the Association of Australian Acoustical Consultants (AAAC). An Acoustic Report is to be submitted at Development Application stage & post construction stage to ensure that the above standards have been achieved. 8. In attached dwellings and multi-unit development the internal layout should consider acoustic privacy, by locating circulation spaces and non-habitable rooms adjacent to party walls.	Complies The multi purpose and private function rooms and communal open spaces are located towards the centre of the site, away from the residential boundaries to minimise acoustic impacts. Furthermore, the landscaping areas create a buffer between the future and adjoining residents. The DA is accompanied by a Noise Impact Assessment (refer to Appendix 10).

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4.4.6 Noise Impact	1. Where development must comply with the Australian Standard 2021 – 2000 Acoustic – Aircraft Noise, in relation to interior noise levels, the applicant is to provide an Acoustic report prepared by a suitably qualified Noise Consultant to advise on appropriate measures to be incorporated into the design of the building so it will meet this standard. Note: Applicants are warned that in some areas severely affected by aircraft noise, the difficulties in satisfying this standard may, in practice, preclude the proposed development. It is therefore suggested that for areas exceeding ANEF 30, prospective applicants seek expert advice from a Noise Consultant before committing themselves financially to their project 2. Details of any mitigation measures must be included with the Development Application submission. The mitigation measure must be consistent with the BASIX certificate 3. Non-residential development is not to adversely affect the amenity of adjacent residential development as a result of noise, hours of operation and/or service deliveries. 4. External walls facing potential sources of noise are to be constructed of materials with good sound insulating quality and have no large openings that would transmit noise. 5. The building plan, walls, windows, doors and roof are to be designed to reduce intrusive noise levels from potential sources of noise emanating from adjacent non-residential uses, such as: a. having a thinner building width fronting the noise source and containing non-habitable spaces; b. orientating noise sensitive rooms, including living, dining and bedrooms, away from the noise source. 6. Balconies and other external building elements are to be located, designed and treated to minimise noise infiltration 7. Where new windows face potential sources of noise, they are required to be fitted with noise attenuating glass to minimise the impact of	Complies It is noted that the site falls within an ANEF contour of less than 20 and is therefore not impacted by plane noise. The DA is accompanied by a Noise Impact Assessment (refer to Appendix 10). Section 6.8 of the report recommends a number of façade requirements to be incorporated into the design to minimise noise impacts which include thick glazing, acoustic seals and other requirements for ceiling and wall construction.

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	background noise from non-compatible development. 8. Design landscaping of communal and private open space to create a buffer between new residential development and adjacent potential sources of noise.	
4.5 Social Equity		
4.5.2 Equitable Access	1. The siting, design and construction of premises available to the public are to ensure an appropriate level of accessibility, so that all people can enter and use the premises. Access is to meet the requirements of the Disability Discrimination Act, the relevant Australian standards and the Building Code of Australia. 2. An Access Report may be required to be submitted with a development application for development other than single dwellings and dual occupancies. Note: Compliance with this DCP, the Australian Standards and the Building Code of Australia does not necessarily guarantee that a development will meet the full requirements of the DDA. Applicants should make the necessary enquiries to ensure that all aspects of the DDA legislation are met.	Complies The DA is accompanied by a Statement of Compliance (Access Provisions) which addresses compliance with relevant Australian Standards, BCA provisions and Council's DCP controls relating to Access for People with a disability (refer to Appendix 18).
4.6 Car Parking, Access and Movement		
Car Park Location and Design	7. Vehicle access points and parking areas are to be: a. easily accessible and recognisable to motorists b. located to minimise traffic hazards and the potential for vehicle to queue on public roads c. not located off the primary frontage of a development where a secondary frontage exists d. located to minimise the loss of on-street car parking and to minimise the number of access points. Multiple driveway crossings are not permitted. e. designed to minimise conflict with pedestrians, particular in locations with heavy pedestrian traffic such as shopping centres.	Complies Vehicle access is achieved along Barton Street which is easily access and recongnisable to motorists. All parking will be located within the basement and therefore will not visually dominate the public domain. Vehicles will be able to enter and exit in a forward direction.

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	8. Car parking and service/delivery areas are to be located so that they do not visually dominate either the development or the public domain 9. Carparking areas must be well lit, well laid out and facilitate convenient maneuvering into and out of spaces and should have a legible circulation pattern with adequate signage. 10. The following developments shall be designed with internal manoeuvring areas so that vehicles can enter and exit the site in a forward direction: a. developments of four or more dwellings b. child care centres c. developments with vehicle access from a classified road, industrial development, and e. other street locations where Council considers it necessary, 11. Basement car parking is to be: a. adequately ventilated, preferably through natural ventilation; b. located within the building footprint. Construction must be carried out in a way to enable deep soil planting to be provided on the site; c. located fully below natural ground level. Where site conditions mean that this is unachievable, the maximum basement projection above natural ground level is to be 1m at any point on the site, or in flood prone areas, to the minimum floor level required by Council; d. designed for safe and convenient pedestrian movement and to include separate pedestrian access points to the building that are clearly defined and easily negotiated; and e. provided with daylight where feasible. 12. The widths of access driveways shall comply with Council's Technical Specifications 13. For development on land fronting a Classified Road, the applicant must demonstrate that the development would not conflict with the traffic flow by reason of vehicles entering or leaving the site, from parking congestion. Where available, all	

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	vehicular access to the land must be by way of a service lane or road other than the Classified Road 14. All car parking for residential flat buildings is to be provided within basement car park, with the exception of any required accessible or visitor parking which may be provided at-grade. 15. Mechanical parking systems may be supported subject to compliance with the requirements from Council's Technical Specifications 16. All visitor car parking must be clearly marked, and must not be behind a security shutter unless an intercom system is provided for access. 17. Parking spaces for people with a disability are to be provided in close proximity to lifts or access points. 18. Garage doors must be treated as an integrated element of the building design. 19. Where building uses will require the provision of loading facilities they are to be designed in such a way as to permit all loading and unloading to take place wholly within the site and prevent conflict with pedestrian and vehicular movement within or surrounding the site.	
Pedestrian Access and Sustainable Transport	21. Pedestrian access within a development must be legible and separated from vehicular access wherever possible. 22. Provide safe and convenient pedestrian access from car parking and other public areas, with well co-ordinated signage, lighting, security, direct paths of travel with stairs and disabled access ramps. 23. Provide legible bicycle access between the cycle network and bicycle parking areas, which does not create conflict with pedestrian traffic 24. All bicycle parking is to be secure and where provided within the public domain must be designed to minimise obstruction of pedestrian movement. 25. Design of bicycle parking is to cater to the various users of the development and their differing modes of bicycle parking required, such as:	Complies Pedestrian access will be legible and separated from vehicle access. Safe and convenient pedestrian access from the basement to the facility will be provided via lifts.

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	a. parking for employees or residents, and b. visitor parking, which is conveniently located preferably in areas which provide passive surveillance at ground level. 26. Where bicycle parking is to be provided for residents in basement car parks, it is to be in the form of individual bicycle lockers or within a caged or gated secure area. 27. Bicycle parking for non-residential development is to be provided as bike racks within publicly accessible areas or within the parking area. 28. New developments must maintain and enhance existing pedestrian, cycle and public transport networks including bus stops. 29. Design initiatives which promote sustainable transport are encouraged and can include: a. small car parking spaces b. dedicated communal or shared car spaces c. bicycle exchanges or communal bicycles d. dedicated and convenient motorcycle and scooter parking 30. Applicants of larger developments should liaise with Council and transport organisations regarding public transport opportunities such as shuttle bus services or new bus stops. 31. Use ground surfaces throughout the pedestrian network that are slip-resistant, traversable by wheelchairs and indicate changes of grade by use of materials which provide a visual and tactile contrast.	
4.7 Site facilities		
Air Conditioning and Communication Structures	1. Satellite dishes, TV antennas, air conditioning units and any ancillary structures: a. are not visually intrusive to the streetscape; b. are located in positions that have a minimal impact on the amenity of adjoining properties and neighbouring lands; and	Complies All ancillary structures have been located to ensure they are not visually intrusive along the streetscape.

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	c. do not have a negative impact on the architectural character of the building to which they are attached. 2. For each building comprising more than 2 dwellings, a master TV antenna or satellite dish is to be provided. Individual antennas or dishes may not be placed on balconies or verandahs.	
Waste Storage and Recycling Facilities	3. Development must comply with Council's Technical Specification – Waste Minimisation and Management regarding construction waste and ongoing management of waste facilities. 4. Waste must be minimised through source separation of waste, reuse and recycling by ensuring appropriate storage and collection facilities. 5. Waste storage areas/facilities must be appropriately located so that they are easily accessed by tenants and do not have negative impacts on the streetscape or the residential amenity of occupants and neighbours with regards to smell, visual appearance or noise disturbance. 6. Development must incorporate convenient access for waste collection. 7. For mixed uses, industrial and other non-residential uses, waste storage facilities should be designed to cater for different needs of multiple tenants as well as future changes in uses.	Complies A central waste and recycling room will be located in the basement which will separate general waste with recycling. The waste room will be conveniently located and will be accessible to staff.
Service Lines/Cables	8. Substation facilities must meet Energy Australia's requirements and if able to be viewed from the street, must be screened by landscaping to a height of at least 1.5m. Note: Energy Australia requires that buildings maintain clearances to high voltage electricity supply cables, and therefore may require a developer to place high voltage cables underground in any location at no cost to Council or Energy Australia. 9. In Wolli Creek and Bonar Street precincts, the developer is required to relocate underground	Complies The substation to the front of the site will meet Energy Australia's requirements.

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	electricity cables on the frontages at no cost to Council. 10. Internal communication cabling must be installed for telephone, internet and cable television uses.	