

## COMPLIANCE TABLES

The following tables outline the relevant provisions of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors SEPP) and the Lane Cove Development Control Plan (including the exhibited and draft site specific DCP) in relation to the proposed mixed use development at 4-18 Northwood Road, 274 & 274A Longueville Road, Lane Cove.

Note: The Seniors SEPP prevails to the extent of any inconsistency found in other EPI or DCP in relation to the Seniors component of the development.

### State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004		
Provisions	Comments	Complies?
<b>CHAPTER 1 PRELIMINARY</b>		
<b>4 Land to which Policy applies</b>		
<p>(1) General</p> <p>This Policy applies to land within New South Wales that is land zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes, but only if—</p> <p>(a) development for the purpose of any of the following is permitted on the land—</p> <p>(i) dwelling-houses,</p> <p>(ii) residential flat buildings,</p> <p>(iii) hospitals,</p> <p>(iv) development of a kind identified in respect of land zoned as special uses, including (but not limited to) churches, convents, educational establishments, schools, and seminaries, or</p> <p>(b) the land is being used for the purposes of an existing registered club.</p>	<p>The Senior SEPP applies to the site because the land is zoned primarily for urban purposes (B4 Mixed Use Zone) and Residential flat buildings are permitted in the B4 Zone under the LCLEP 2009.</p>	<p><b>Yes</b></p> <p>The Policy does apply.</p>
<p>(6) Land to which Policy does not apply</p> <p>This Policy does not apply to—</p> <p>(c) land described in Schedule 1 (Environmentally sensitive land), or</p> <p>(d) land (other than land to which Warringah Local Environmental Plan 2000 applies) that is zoned for industrial purposes, or</p> <p>(e) (Repealed)</p>	<p>(6)(c)The land is not known to be 'environmentally sensitive land'. Refer to end of table for assessment against Schedule 1.</p> <p>(d) N/A land is not zoned for industrial purposes</p> <p>(e)–</p>	<p><b>Yes</b></p> <p>The Policy does apply.</p>

<p>(f) the land to which Sydney Regional Environmental Plan No 17—Kurnell Peninsula (1989) applies, or</p> <p>(g) the land to which State Environmental Planning Policy (Western Sydney Parklands) 2009 applies.</p> <p>(7) Nothing in subclause (6)(a) or Schedule 1 operates to preclude the application of this Policy to land only because—</p> <p>(a) the land is identified under State Environmental Planning Policy (Coastal Management) 2018, or</p> <p>(b) in the case of land that is used for the purposes of an existing registered club—the land is described in another environmental planning instrument as:</p> <p>(i) private open space, or</p> <p>(ii) open space where dwellings or dwelling-houses are permitted.</p> <p>(8) (Repealed)</p>	<p>(f) N/A Sydney Regional Environmental Plan No 17—Kurnell Peninsula (1989) does not apply to land</p> <p>(g) N/A State Environmental Planning Policy (Western Sydney Parklands) 2009 does not apply to land.</p> <p>(7)(a) N/A State Environmental Planning Policy (Coastal Management) 2018 does not apply to the site</p> <p>(b) N/A land is not used for the purposes of an existing club.</p> <p>As such, the Policy does apply.</p>	
<b>4A Land to which Policy applies—heritage conservation areas in Greater Sydney Region</b>		
<p>(1) This Policy does not apply to land in the Greater Sydney Region if an environmental planning instrument identifies the land as being within a heritage conservation area.</p> <p>(2) This Policy continues to apply to development on land referred to in subclause (1) if—</p> <p>(a) the relevant development application was lodged before the commencement of this clause, or</p> <p>(b) the relevant development application was lodged after the commencement of this clause, but the development application relies on a site compatibility certificate and the application for that certificate was lodged before the commencement of this clause.</p> <p>(3) A site compatibility certificate may be issued for land referred to in subclause (1) after the commencement of this clause if the application for that certificate was lodged before the commencement of this clause.</p> <p>(3A) This clause does not apply to land in the North Sydney local government area.</p> <p>(4) This clause ceases to have effect on 1 July 2020.</p>	<p>N/A the site is not located in a heritage conservation area under the LCLEP.</p>	<p><b>N/A</b></p>

<b>4B Land to which Policy applies—metropolitan rural areas in Greater Sydney Region</b>		
(1) This Policy does not apply to land identified on the metropolitan rural areas exclusion zone map as a metropolitan rural area exclusion zone.	N/A land in Lane Cove Local Government Area is not identified on the metropolitan rural area's exclusion zone map.	<b>N/A</b>
<b>CHAPTER 2 KEY CONCEPTS</b>		
<b>11 Residential care facilities</b>		
<p>In this Policy, a residential care facility is residential accommodation for seniors or people with a disability that includes:</p> <ul style="list-style-type: none"> <li>(a) meals and cleaning services, and</li> <li>(b) personal care or nursing care, or both, and</li> <li>(c) appropriate staffing, furniture, furnishings, and equipment for the provision of that accommodation and care, not being a dwelling, hostel, hospital or psychiatric facility.</li> </ul> <p>Note. The Aged Care Act 1997 of the Commonwealth requires residential care facilities to which that Act applies to meet certain requirements.</p>	The proposal includes a residential aged care facility (RACF) for seniors or people with a disability.	<b>Yes</b>
<b>CHAPTER 3 DEVELOPMENT FOR SENIORS HOUSING</b>		
<b>PART 1 GENERAL</b>		
<b>15 What Chapter does</b>		
<p>This Chapter allows the following development despite the provisions of any other environmental planning instrument if the development is carried out in accordance with this Policy:</p> <ul style="list-style-type: none"> <li>(a) development on land zoned primarily for urban purposes for the purpose of any form of seniors housing, and</li> <li>(b) development on land that adjoins land zoned primarily for urban purposes for the purpose of any form of seniors housing consisting of a hostel, a residential care facility or serviced self-care housing.</li> </ul>	While the RACF is a permissible land use in the B4 zone under the LCLEP, consent for the RACF is being sought under the Seniors SEPP.	<b>Yes</b>
<b>17 Development on land adjoining land zoned primarily for urban purposes</b>		
(1) Subject to subclause (2), a consent authority must not consent to a development application made pursuant to this Chapter to carry out development on land that adjoins land zoned primarily for urban purposes unless the proposed development is for the purpose of any of the following:	This clause does not apply as the land is zoned primarily for urban purposes.	<b>N/A</b>

<ul style="list-style-type: none"> <li>(b) a residential care facility,</li> <li>(c) serviced self-care housing.</li> </ul> <p>(2) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development for the purposes of serviced self-care housing on land that adjoins land zoned primarily for urban purposes unless the consent authority is satisfied that the housing will be provided:</p> <ul style="list-style-type: none"> <li>(a) for people with a disability, or</li> <li>(b) in combination with a residential care facility, or</li> <li>(c) as a retirement village (within the meaning of the Retirement Villages Act 1999).</li> </ul>		
<b>18 Restrictions on occupation of seniors housing allowed under this Chapter</b>		
<p>(1) Development allowed by this Chapter may be carried out for the accommodation of the following only:</p> <ul style="list-style-type: none"> <li>(a) seniors or people who have a disability,</li> <li>(b) people who live within the same household with seniors or people who have a disability,</li> <li>(c) staff employed to assist in the administration of and provision of services to housing provided under this Policy.</li> </ul> <p>(2) A consent authority must not consent to a development application made pursuant to this Chapter unless:</p> <ul style="list-style-type: none"> <li>(a) a condition is imposed by the consent authority to the effect that only the kinds of people referred to in subclause (1) may occupy any accommodation to which the application relates, and</li> <li>(b) the consent authority is satisfied that a restriction as to user will be registered against the title of the property on which development is to be carried out, in accordance with section 88E of the Conveyancing Act 1919, limiting the use of any accommodation to which the application relates to the kinds of people referred to in subclause (1).</li> </ul> <p>(3) Subclause (2) does not limit the kinds of conditions that may be imposed on a development consent or allow conditions to be imposed on a development consent otherwise than in accordance with the Act.</p>	<p>This project represents a genuine residential care facility and seniors housing project.</p> <p>It is recognised that a suitable condition will be imposed by the consent authority to restrict the kinds of people who may occupy the accommodation. A restriction as to user will be registered against the title of the property to address this matter.</p>	<p><b>Yes</b></p>
<b>19 Use of seniors housing in commercial zones</b>		

Development allowed by this Chapter for the purposes of seniors housing does not include the use for residential purposes of any part of the ground floor of a building that fronts a street if the building is located on land that is zoned primarily for commercial purposes unless another environmental planning instrument permits the use of all of the building for residential purposes.	The site is located in a B4 Mixed Use zone. No part of the ground floor level of the building (i.e. the floor plate fronting Northwood Road) will be used for residential purposes. The ground floor level and street frontage will contain active commercial uses and the lobby to the RACF.	Yes
<b>21 Subdivision</b>		
Land on which development has been carried out under this Chapter may be subdivided with the consent of the consent authority.	The proposed development requires the consolidation of the existing lots.	Yes
<b>22 Fire sprinkler systems in residential care facilities for seniors</b>		
Development for the purpose of the installation of a fire sprinkler system in a residential care facility for seniors may be carried out with development consent.	As noted on the Architectural Plans (Appendix 2) the building incorporates a fire sprinkler system throughout in accordance with the requirements of the Seniors SEPP and Part E1.5 of the Building Code of Australia 2019.	Yes
<b>PART 1A SITE COMPATIBILITY CERTIFICATES</b>		
<b>24 Site compatibility certificates required for certain development applications</b>		
<p>(1) This clause applies to a development application made pursuant to this Chapter in respect of development for the purposes of seniors housing (other than dual occupancy) if:</p> <p>(a) the development is proposed to be carried out on any of the following land to which this Policy applies:</p> <ul style="list-style-type: none"> <li>(i) land that adjoins land zoned primarily for urban purposes,</li> <li>(ii) land that is within a zone that is identified as “special uses” under another environmental planning instrument (other than land on which development for the purposes of hospitals is permitted),</li> <li>(iii) land that is used for the purposes of an existing registered club, or</li> </ul> <p>(b) the development application involves buildings having a floor space ratio that would require the consent authority to grant consent under clause 45.</p> <p>(1A) Despite subclause (1), this clause does not apply to a development application made pursuant to this Chapter in respect of development for the purposes of seniors housing if the proposed development is permissible with</p>	N/A land is zoned primarily for urban purposes and the proposal does not require consent under clause 45. Therefore, a site compatibility certificate is not required.	N/A

consent on the land concerned under the zoning of another environmental planning instrument.		
<b>25 Application for site compatibility certificate</b>		
<p>(5) The Director-General must not issue a site compatibility certificate unless the Director-General:</p> <p>(b) is of the opinion that the proposed development is compatible with the surrounding land uses having regard to (at least) the following criteria:</p> <ul style="list-style-type: none"> <li>(i) the natural environment (including known significant environmental values, resources, or hazards) and the existing uses and approved uses of land in the vicinity of the proposed development,</li> <li>(ii) the services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision,</li> <li>(v) without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development,</li> </ul>	<p>N/A</p> <p>Notwithstanding, Clause 29 requires an assessment against 25(5)(b) (i), (iii) and (v). This is a matter for the consent authority to consider as part of their assessment, noting that these issues have been addressed in the accompanying SEE.</p>	N/A
<b>PART 2 SITE-RELATED REQUIREMENTS</b>		
<b>26 Location and access to facilities</b>		
<p>(1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with subclause (2) to:</p> <ul style="list-style-type: none"> <li>(a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and</li> <li>(b) community services and recreation facilities, and</li> <li>(c) the practice of a general medical practitioner.</li> </ul> <p>(2) Access complies with this clause if:</p> <ul style="list-style-type: none"> <li>(a) the facilities and services referred to in subclause (1) are located at a distance of not more than 400 metres from the site of the proposed development that is a distance accessible by means of a suitable access</li> </ul>	<p>There are several bus stops within 200m of the site which provide multiple bus services to the surrounding areas.</p> <p>This includes various services to nearby Lane Cove, North Sydney and the City, where shops, banks and services are provided, as well as community facilities and recreation facilities. The bus route available to the site includes the 261 which operates every 30 minutes during the time window identified in this provision of the SEPP.</p> <p>The Access Report at Appendix 11 confirms that the path of travel to and from the</p>	Yes

<p>pathway and the overall average gradient for the pathway is no more than 1:14, although the following gradients along the pathway are also acceptable:</p> <ul style="list-style-type: none"> <li>(i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time,</li> <li>(ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time,</li> <li>(iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time, or</li> </ul> <p>(b) in the case of a proposed development on land in a local government area within the Greater Sydney (Greater Capital City Statistical Area)—there is a public transport service available to the residents who will occupy the proposed development:</p> <ul style="list-style-type: none"> <li>(i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and</li> <li>(ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and</li> <li>(iii) that is available both to and from the proposed development at least once between 8am and 12pm per day and at least once between 12pm and 6pm each day from Monday to Friday (both days inclusive), and the gradient along the pathway from the site to the public transport services (and from the public transport services to the facilities and services referred to in subclause (1)) complies with subclause (3), or</li> </ul> <p>(c) in the case of a proposed development on land in a local government area that is not within the Greater Sydney (Greater Capital City Statistical Area) - there is a transport service available to the residents who will occupy the proposed development:</p> <ul style="list-style-type: none"> <li>(i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and</li> <li>(ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and</li> </ul>	<p>nearby bus stops meets the requirements for accessibility.</p> <p>The bus services run throughout the required times and will provide access to the required facilities. There are accessible footpaths from the site to where the bus services are provided.</p> <p>The gradients along the pathway from the site to the nearby bus stops are no more than 1:14.</p> <p>Refer to the Access Report at Appendix 11 for further detail.</p>	
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<p>(iii) that is available both to and from the proposed development during daylight hours at least once each day from Monday to Friday (both days inclusive),</p> <p>and the gradient along the pathway from the site to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) complies with subclause (3).</p> <p>Note. Part 5 contains special provisions concerning the granting of consent to development applications made pursuant to this Chapter to carry out development for the purpose of certain seniors housing on land adjoining land zoned primarily for urban purposes. These provisions include provisions relating to transport services.</p> <p>(3) For the purposes of subclause (2) (b) and (c), the overall average gradient along a pathway from the site of the proposed development to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) is to be no more than 1:14, although the following gradients along the pathway are also acceptable:</p> <ul style="list-style-type: none"> <li>(i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time,</li> <li>(ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time,</li> <li>(iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time.</li> </ul>		
<b>27 Bush fire prone land</b>		
<p>(1) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development on land identified on a bush fire prone land map certified under section 10.3 of the Act as “Bush fire prone land—vegetation category 1”, “Bush fire prone land—vegetation category 2” or “Bush fire prone land—vegetation buffer” unless the consent authority is satisfied that the development complies with the requirements of the document titled Planning for Bush Fire Protection, ISBN 0 9751033 2 6, prepared by the NSW Rural Fire Service in co-operation with the Department of Planning, dated December 2006.</p>	<p>According to the NSW Rural Fire Service website, the land is not bushfire prone.</p>	<p><b>N/A</b></p>
<b>28 Water and sewer</b>		
<p>(1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written</p>	<p>Adequate services are available to the site. The site is located in an established</p>	<p><b>Yes</b></p>



<p>evidence, that the housing will be connected to a reticulated water system and have adequate facilities for the removal or disposal of sewage.</p> <p>(2) If the water and sewerage services referred to in subclause (1) will be provided by a person other than the consent authority, the consent authority must consider the suitability of the site with regard to the availability of reticulated water and sewerage infrastructure. In locations where reticulated services cannot be made available, the consent authority must satisfy all relevant regulators that the provision of water and sewerage infrastructure, including environmental and operational considerations, are satisfactory for the proposed development.</p>	<p>urban/residential area with access to water and sewer infrastructure.</p> <p>This matter can be addressed as a “Prior to the issue of a Construction Certificate” condition of consent.</p>	
<p><b>29 Consent authority to consider certain site compatibility criteria for development applications to which clause 24 does not apply</b></p>		
<p>(1) This clause applies to a development application made pursuant to this Chapter in respect of development for the purposes of seniors housing (other than dual occupancy) to which clause 24 does not apply.</p> <p>Note. Clause 24 (1) sets out the development applications to which that clause applies.</p> <p>(2) A consent authority, in determining a development application to which this clause applies, must take into consideration the criteria referred to in clause 25 (5) (b) (i), (iii) and (v).</p> <p>(3) Nothing in this clause limits the matters to which a consent authority may or must have regard (or of which a consent authority must be satisfied under another provision of this Policy) in determining a development application to which this clause applies.</p>	<p>This clause requires the consent authority to consider certain site compatibility criteria for DAs to which clause 24 does not apply. Given clause 24 does not apply to this DA, the consent authority in determining the DA, must take into consideration the criteria referred to in clause 25 (5) (b) (i), (iii) and (v). This criteria requires that the proposed development is compatible with the surrounding land uses having regard to the natural environment, the surrounding existing and approved uses, the availability of services and infrastructure, and the impact (if any) of the bulk, scale, built form and character of the proposed development. The accompanying SEE has considered each of these issues and demonstrates that the proposal is compatible with the surrounding land uses and will not have any detrimental impacts on the adjoining residential properties to the north and south or the bushland adjoining the eastern boundary of the site.</p>	<p><b>Yes</b></p>

## PART 3 DESIGN REQUIREMENTS

### DIVISION 1 GENERAL

#### 30 Site analysis

<p>(1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied that the applicant has taken into account a site analysis prepared by the applicant in accordance with this clause.</p> <p>(2) A site analysis must:</p> <ul style="list-style-type: none"> <li>(a) contain information about the site and its surrounds as described in subclauses (3) and (4), and</li> <li>(b) be accompanied by a written statement (supported by plans including drawings of sections and elevations and, in the case of proposed development on land adjoining land zoned primarily for urban purposes, an aerial photograph of the site): <ul style="list-style-type: none"> <li>(i) explaining how the design of the proposed development has regard to the site analysis, and</li> <li>(ii) explaining how the design of the proposed development has regard to the design principles set out in Division 2.</li> </ul> </li> </ul> <p>(3) The information listed in this clause is to be identified in a site analysis—</p>	<p>Clause 30 of the Seniors SEPP requires a written statement explaining how the design of the proposed development has regard to the site analysis, and explaining how the design of the proposed development has regard to the design principles set out in Division 2.</p> <p>The site layout demonstrates a clear and appropriate design strategy and arrangement of building mass in response to the Site Analysis conducted as part of the Architectural Plans in Appendix 2.</p> <p>The site layout is logical and addresses opportunities and constraints present on the site, which include a sloping site, its interface with adjoining low density residential typologies and the bushland located to the rear of the site. The proposal provides appropriate landscaped and deep soil areas to create a transition between the site and adjoining uses.</p> <p>To this end, the proposal responds to the site attributes such as streetscape character, existing vegetation, and topography, and addresses associated opportunities and constraints.</p> <p>Solar access provisions are addressed in further detail under clause 35.</p> <p>The proposed development has regard to the design principles of Division 2 as noted in the assessment against Clauses 33-39 below.</p>	<p><b>Yes</b></p>
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#### 32 Design of residential development

<p>A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied that the</p>	<p>Refer below for consideration of the principles set out in Division 2 (Cl. 33 - 39).</p>	<p><b>Noted</b></p>
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proposed development demonstrates that adequate regard has been given to the principles set out in Division 2.		
<b>DIVISION 2 DESIGN PRINCIPLES</b>		
<b>33 Neighbourhood amenity and streetscape</b>		
<p>(a) recognise the desirable elements of the location's current character (or, in the case of precincts undergoing a transition, where described in local planning controls, the desired future character) so that new buildings contribute to the quality and identity of the area, and</p>	<p>The character of the area is summarised as follows:</p> <ul style="list-style-type: none"> <li>▪ To the east of the site is bushland which separates the site from the Lane Cove Golf Course and Gore Creek. Lane Cove Council is currently proposing to redevelop the Lane Cove Golf Course as a recreational precinct, including new driving range, indoor sports courts, tennis courts and restaurants.</li> <li>▪ To the south are low-density detached residential buildings. To the south-west, on the opposite site of Northwood Road, is an existing and a recently decommissioned service station.</li> <li>▪ To the west, on the opposite side of Northwood Road, is a mix of commercial premises including a liquor outlet (Porters) and the Longueville Sporting Club (the 'Diddy').</li> <li>▪ To the north is a mix of residential typologies including detached dwellings, town houses and medium density residential flat buildings. A physiotherapist and Buddhist temple are located to the north-west of the site on the opposite side of the intersection.</li> </ul> <p>The bulk and scale of the proposal is compatible with the area, being located in a B4 Mixed Use zone and presenting as a 3 storey building to Northwood/Longueville Road.</p>	<p><b>Yes</b></p>

	<p>The proposal will provide a 143 bed RACF in a strategic location close to the existing Lane Cove Town Centre and a short distance from St Leonards Health and Education Precinct. The proposed development is compatible with the existing built form, as well as the future built form of the neighbouring sites to the north which are zoned for high density residential pursuant to the current LEP. To the south of the site the current zoning is R2 Low Density Residential, however increased upper level setbacks of 11.5m to 18m are proposed to the southern boundary to minimise overshadowing and the opportunity for overlooking.</p> <p>Overall, the proposed building significantly improves the presentation of the site compared to the existing buildings. The consolidation of the lots allows for the development of a unified and landmark building at the site which is located at a highly visible intersection.</p>	
(b) retain, complement and sensitively harmonise with any heritage conservation areas in the vicinity and any relevant heritage items that are identified in a local environmental plan, and	The site does not adjoin and is not within close proximity to a heritage conservation area or heritage item.	<b>N/A</b>
<p>(c) maintain reasonable neighbourhood amenity and appropriate residential character by:</p> <ul style="list-style-type: none"> <li>(i) providing building setbacks to reduce bulk and overshadowing, and</li> <li>(ii) using building form and siting that relates to the site's landform, and</li> <li>(iii) adopting building heights at the street frontage that are compatible in scale with adjacent development, and</li> <li>(iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and</li> </ul>	<p>(i) The proposal incorporates appropriate building setbacks to reduce bulk and overshadowing especially to the two adjoining residential buildings. The proposal includes a 6m setback to the residential flat building to the north and increased upper level setbacks of 11.5m to 18m are proposed to the southern boundary to minimise overshadowing and opportunities for overlooking of the adjoining dwelling.</p> <p>Whilst the proposal does not strictly comply with the required setbacks in the DCP, the variations are considered minor in nature</p>	<b>Yes</b>

	<p>and do not cause any overshadowing, privacy or amenity impacts. Further details of the proposed setbacks are provided in the Site Specific DCP Compliance Table below and in Section 6.3.2 of the SEE.</p> <p>(ii) The site slopes from west to east towards the rear of the site. The proposed building has been designed as 3 storeys to Northwood Road and then increases towards the rear of the site presenting as 5 storeys from the rear, with a lower basement level located entirely below ground. The proposed building generally complies with the 10m rear setback requirement which assists in protecting the adjoining bushland.</p> <p>(iii) As discussed above, the proposal adopts a 3 storey wall height which is consistent with that anticipated in a B4 Mixed Use Zone. The site immediately adjoins R4 and R2 Zoned land which contain a two storey residential flat building and single storey detached dwelling respectively. Although these residential buildings are located in different zones to the site and are subject to lower building height, the design of the proposed building has given detailed consideration to the presentation to the street and minimising impacts on adjoining properties.</p> <p>(iv) N/A no part of the building is proposed on the boundary.</p>	
<p>(d) be designed so that the front building of the development is set back in sympathy with, but not necessarily the same as, the existing building line, and</p>	<p>The proposed building is generally setback 3m in accordance with the DCP, with the exception of the ground floor lobby entrance and rooms located directly above which are setback 2m. Compared to some of the existing buildings on site, the setback is greater and allows for</p>	<p><b>Yes</b></p>

	improvements to be made to the public domain, including high quality footpath paving, planting areas, turf and street trees within the verge.	
(e) embody planting that is in sympathy with, but not necessarily the same as, other planting in the streetscape, and	Detailed landscape plans accompany this application at Appendix 7, which detail the landscape treatment in and around the site and within recreational areas within the RACF. The proposal includes substantial landscaping in the rear, front and side setbacks and within communal open space areas, as well as the podium garden.	<b>Yes</b>
(f) retain, wherever reasonable, major existing trees, and	Tree retention will be maximised where possible, with 3 trees proposed to be relocated on the site where they are located in the building footprint.  The 11 trees to be removed will be replaced with native mature large trees as detailed in the landscape plans at Appendix 7.  Refer to the arborist report in Appendix 5 for further detail and for tree protection methods during construction.	<b>Yes</b>
(g) be designed so that no building is constructed in a riparian zone.	The proposal is not located in a riparian zone.	<b>N/A</b>
<b>34 Visual and acoustic privacy</b>		
The proposed development should consider the visual and acoustic privacy of neighbours in the vicinity and residents by—  (a) appropriate site planning, the location and design of windows and balconies, the use of screening devices and landscaping, and  (b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.	The proposal incorporates a combination of privacy screens, increased building setbacks and landscaping to reduce the opportunity for overlooking of 20 Northwood Road (to the south) and 272 Longueville Road (to the north). The proposed privacy screens provided to the Level 5 and 6 northern terraces prevent overlooking of the adjoining property at 272 Longueville Road. Refer to the sight line diagrams at Appendix 2 and Section 6.3.5 of the SEE for further detail. As discussed, the proposed building adopts a 6m setback to the northern boundary and a 11.5m to 18m setback to the southern boundary (from upper levels) to	<b>Yes</b>

	<p>create separation between the adjoining buildings.</p> <p>Suitable noise control measures have been proposed in the Acoustic Report to provide reasonable levels of noise amenity within the proposed development and adjacent properties. The acoustic assessment has considered the noise from mechanical plant, noise sources associated with the development and external environmental noise.</p> <p>The noise control measures recommended are as follows to ensure acceptable noise levels in rooms on the site and adjoining dwellings:</p> <ul style="list-style-type: none"> <li>▪ Acoustic design of façade and services to minimise noise intrusions.</li> <li>▪ Location of noise sensitive activities within the building and using intervening building structure to control noise emissions.</li> <li>▪ Demand control of external A/C plant to minimise noise emissions.</li> </ul> <p>Refer to the Acoustic Report at Appendix 12 for further detail.</p>	
<b>35 Solar access and design for climate</b>		
<p>The proposed development should:</p> <ul style="list-style-type: none"> <li>(a) ensure adequate daylight to the main living areas of neighbours in the vicinity and residents and adequate sunlight to substantial areas of private open space, and</li> <li>(b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation solar heating and lighting by locating the windows of living and dining areas in a northerly direction.</li> </ul>	<p>Due to the orientation of the site, the proposal does not result in any overshadowing of the existing residential flat building at 272 Longueville Road (to the north). Located to the south of the subject site is a single storey detached dwelling at 20 Northwood Road. As demonstrated by the 3D shadow diagrams at Appendix 3, by 3pm the proposed shadowing falls to the site's south and south-east, on the surrounding bushland and the rear yards of the dwelling houses at 20 and 22 Northwood Road. The site's existing buildings already</p>	<b>Yes</b>



	<p>overshadow the adjoining dwelling at 20 Northwood Road, including the partial shadowing of the house's windows (along its northern elevation) and a portion of the back elevated deck. The proposed development will increase overshadowing, mainly to the house's back window (which likely provides solar access to a living room) and the remaining area of the deck. This dwelling and private open space, however, generally receives full solar access before 12pm, noting that it is only after 12pm that the proposal begins to overshadow the adjoining dwelling.</p> <p>A Section J Assessment has been undertaken by Aspire Sustainability Consulting and is provided at Appendix 13. The report assesses the proposed development against Section J Deemed-to-Satisfy requirements of the 2019 National Construction Code (NCC).</p>	
<b>36 Stormwater</b>		
<p>The proposed development should:</p> <ul style="list-style-type: none"> <li>(a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and</li> <li>(b) include, where practical, on-site stormwater detention or re-use for second quality water uses.</li> </ul>	<p>The proposal includes an 89m<sup>3</sup> on-site detention (OSD) tank to the rear of the site as shown on the accompanying stormwater plans prepared by Acor (Appendix 15). The roof and balcony drainage and basement pump out will connect directly into the OSD tank. The site outlet will discharge to Gore Park Reserve (at the rear of the site) via headwall and energy dispersion structures.</p> <p>An Erosion and Sediment Control Plan is also provided with the civil plans in Appendix 15. This Plan identifies all areas likely to cause pollution of waterways from the transport of stormwater run-off containing sediment and silt and implement appropriate devices to stop the risk of pollution.</p>	<b>Yes</b>
<b>37 Crime prevention</b>		

<p>The proposed development should provide personal property security for residents and visitors and encourage crime prevention by:</p> <ul style="list-style-type: none"> <li>(a) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins any such area, driveway or street, and</li> <li>(b) where shared entries are required, providing shared entries that serve a small number of dwellings and that are able to be locked, and</li> <li>(c) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.</li> </ul>	<p>The proposed development has been designed in accordance with CPTED principles. The proposed development promotes good passive surveillance, will be well lit internally within the development and along pathways to public areas, and security cameras provided where required to monitor entry to the development.</p> <p>As an aged care facility approved and operated under the Aged Care Act, the RACF is required to ensure resident safety and security. This is provided by means of the following:</p> <ul style="list-style-type: none"> <li>▪ Internal and external CCTV;</li> <li>▪ Access security systems controlled according to resident needs;</li> <li>▪ Fencing where appropriate; and</li> <li>▪ Facility policies as and when needed.</li> </ul> <p>The operator of the RACF recognises that it is essential to provide a safe environment for all residents.</p> <p>The design of doors and intercom/ security systems will be conducted at detailed design stage.</p>	<p><b>Yes</b></p>
<p><b>38 Accessibility</b></p>		
<p>The proposed development should:</p> <ul style="list-style-type: none"> <li>(a) have obvious and safe pedestrian links from the site that provide access to public transport services or local facilities, and</li> <li>(b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.</li> </ul>	<p>The proposal ensures that walkways and landings provide appropriate transitions between sections of different gradients allowing for equitable access to public places for all members of the community.</p> <p>The proposal ensures doorways and doors are designed such that all members of the community can traverse the opening without hindrance.</p> <p>The proposal ensures that all public spaces are accessible to people with disabilities via a continuous accessible path of travel.</p>	<p><b>Yes</b></p>

	<p>The proposal ensures that adequate circulation spaces, which allow the easy manoeuvrability of wheelchairs, and rest spaces are provided and positioned so that they do not impact on the circulation space.</p> <p>The proposal ensures that accessible lifts are provided to the RACF.</p> <p>The Access Report at Appendix 11 confirms that the proposal is compliant with or is capable of complying with relevant BCA provisions. The proposal is also compliant with the provisions of relevant Australian Standards including AS1428 suite of Standards, AS2890.6 for car parking and AS1735.12 for lifts.</p>	
<b>39 Waste management</b>		
<p>The proposed development should be provided with waste facilities that maximise recycling by the provision of appropriate facilities.</p>	<p>An Operational Waste Management Plan (WMP) in accordance with the requirements of Lane Cove Council has been provided in Appendix 18.</p> <p>The organisation of waste in each individual room, in communal areas and in back of house will be coordinated by RACF staff. A waste storage area is provided in the basement in Level 3. The waste room adjoins the loading zone proposed for the development.</p> <p>The Waste Management Form at Appendix 17 details waste management outcomes during the demolition and construction phases of the proposal.</p>	<b>Yes</b>
<b>PART 4 DEVELOPMENT STANDARDS TO BE COMPLIED WITH</b>		
<b>DIVISION 1 GENERAL</b>		
<b>40 Development standards—minimum sizes and building height</b>		
<p>(1) General - A consent authority must not consent to a development application made pursuant to this Chapter unless the proposed development complies with the standards specified in this clause.</p>	<p>(2) The site has a total area of approximately 5,003sqm and therefore exceeds 1,000sqm</p>	<b>Yes</b>

<p>(2) Site size - The size of the site must be at least 1,000 square metres.</p> <p>(3) Site frontage - The site frontage must be at least 20 metres wide measured at the building line.</p> <p>(4) Height in zones where residential flat buildings are not permitted If the development is proposed in a residential zone where residential flat buildings are not permitted:</p> <p>(a) the height of all buildings in the proposed development must be 8 metres or less, and</p> <p>(b) a building that is adjacent to a boundary of the site (being the site, not only of that particular development, but also of any other associated development to which this Policy applies) must be not more than 2 storeys in height, and</p> <p>(c) a building located in the rear 25% area of the site must not exceed 1 storey in height.</p>	<p>(3) The site frontage to Northwood and Longueville Road is approximately 100m</p> <p>(4) N/A Residential flat buildings are permitted in the B4 Zone, therefore, the height provisions under Clause 40(4) do not apply.</p>	<p><b>Yes</b></p> <p><b>N/A</b></p>
<b>DIVISION 2 RESIDENTIAL CARE FACILITIES – STANDARDS CONCERNING ACCESSIBILITY AND USEABILITY</b>		
<p>Development standards concerning accessibility and useability for residential care facilities are not specified in this Policy. For relevant standards, see the Commonwealth aged care accreditation standards and the Building Code of Australia.</p>	<p>See response to clause 38 above.</p>	<p><b>Yes</b></p>
<b>PART 6 DEVELOPMENT FOR VERTICAL VILLAGES</b>		
<b>45 Vertical villages</b>		
<p>Granting of consent with bonus floor space Subject to subclause (6), a consent authority may consent to a development application made pursuant to this Chapter to carry out development on land to which this clause applies for the purpose of seniors housing involving buildings having a density and scale (when expressed as a floor space ratio) that exceeds the floor space ratio (however expressed) permitted under another environmental planning instrument (other than State Environmental Planning Policy No 1—Development Standards) by a bonus of 0.5 added to the gross floor area component of that floor space ratio.</p>	<p>The bonus floor space ratio referred to in Clause 45(2) can only be granted if a site compatibility certificate has been obtained for the site pursuant to Clause 24(1)(b) of the Seniors SEPP.</p> <p>The subject site does not require a site compatibility certificate and one has not been obtained for the purpose of gaining a bonus FSR.</p>	<p><b>N/A</b></p>
<b>PART 7 DEVELOPMENT STANDARDS THAT CANNOT BE USED AS GROUNDS TO REFUSE CONSENT</b>		
<b>DIVISION 2 RESIDENTIAL CARE FACILITIES</b>		
<b>48 Standards that cannot be used to refuse development consent for residential care facilities</b>		

NOTE: Strict compliance with these standards is not required, but if compliance is met, then they cannot be used as a reason to refuse the application (i.e. these are "non-refusal" items).

As stated at clause 48, *"The provisions of this clause do not impose any limitations on the grounds on which a consent authority may grant development consent"*.

Where the development exceeds the "non-refusal" matter, then the consent authority is to determine if the proposal is satisfactory on its merits.

A consent authority must not refuse consent to a development application made pursuant to this Chapter for the carrying out of development for the purpose of a residential care facility on any of the following grounds:

- (a) building height: if all proposed buildings are 8 metres or less in height (and regardless of any other standard specified by another environmental planning instrument limiting development to 2 storeys), or

The consent authority cannot refuse development consent if the height of the proposed seniors housing development is 8m or less.

The proposed development has a maximum height of RL 68.65 to the top of the stair overrun. Whilst the overall height of the development exceeds the non-refuse standard of 8m, it does not prevent the consent authority from granting consent to the application.

The height provisions under Clause 40(4) do not apply to the subject site and there are no other applicable height standards for RACF's in the SEPP.

The LEP, however, contains a site specific height standard of RL 66.25 metres for the site. The proposal is largely consistent with the maximum height otherwise permitted to other development under the LEP (excluding the parapet, rooftop services and stair overrun).

The proposed height is considered satisfactory given that there are no adverse environmental impacts as a consequence of the contravention of the maximum building height standard and that there are sufficient environmental planning grounds to justify the variation.

For further details refer to the Clause 4.6 variation request at Appendix 3.

Non-refusal standard not met, but satisfactory on merit.

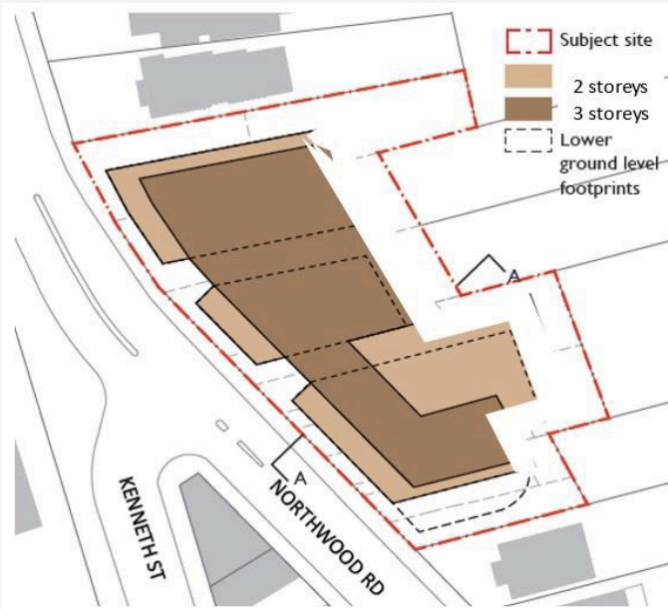
<p>(b) density and scale: if the density and scale of the buildings when expressed as a floor space ratio is 1:1 or less,</p>	<p>The consent authority cannot refuse development consent if FSR is 1:1 or less. The proposal has a total FSR of 1.83:1 and the seniors component accounts for 1.42:1, exceeding 1:1.</p> <p>Whilst the proposal exceeds the non-refuse standard of 1:1m, it does not prevent the consent authority from granting consent to the application. It is noted that the LEP contains applies a maximum FSR of 1.85:1 to the site (1:1 is permitted as shown on the LEP Height of Buildings Map and an additional 0.85:1 is permitted under clause 6.9 of the LEP). The proposal therefore does not exceed the maximum FSR that applies to the site under the LEP.</p> <p>It is also noted that no additional bonus FSR was sought under clause 45 of the Seniors SEPP.</p>	<p>Non-refusal standard not met, but satisfactory on merit.</p>
<p>(c) landscaped area: if a minimum of 25 square metres of landscaped area per residential care facility bed is provided,</p>	<p>The proposal contains 143 beds. The non-refusal standard therefore is for a landscaped area of 3,575m<sup>2</sup>.</p> <p>The proposal does not satisfy the non-refusal standard for landscaped area.</p> <p>The proposed development proposes 1,406sqm of landscaping at the ground level (excluding any pathways or paving). An additional 65sq.m of communal open space is proposed at the podium level to provide a high level of amenity for future occupants of the development as well as two landscaped terraces (Levels 5 and 6).</p> <p>The extent of landscaping is appropriate for the subject site as discussed at Section 6.4.3 of the SEE.</p>	<p>Non-refusal standard not met but satisfactory on merit.</p>

<p>(d) parking for residents and visitors: if at least the following is provided:</p> <ul style="list-style-type: none"> <li>(i) 1 parking space for each 10 beds in the residential care facility (or 1 parking space for each 15 beds if the facility provides care only for persons with dementia), and</li> <li>(ii) 1 parking space for each 2 persons to be employed in connection with the development and on duty at any one time, and</li> <li>(iii) 1 parking space suitable for an ambulance.</li> </ul> <p>Note. The provisions of this clause do not impose any limitations on the grounds on which a consent authority may grant development consent.</p>	<p>The proposal contains 143 beds and 40 staff will be on duty at any one time. The proposal therefore requires 35 car parking spaces to satisfy the provisions of this clause.</p> <p>A Transport and Parking Impact Assessment (TIA) including details of parking has been provided in Appendix 8. For the RACF component of the development, the proposal includes 15 spaces for RACF visitors and 20 spaces for RACF staff. As discussed in Section 3.4 of the TIA, the proposed loading area in the Level 3 basement is suitable for an ambulance.</p> <p>As the non-refusal standard is met, the proposal cannot be refused on the grounds of parking for residents and visitors.</p>	<p><b>Yes</b></p>
<p><b>CHAPTER 4 MISCELLANEOUS</b></p>		
<p><b>55 Residential care facilities for seniors required to have sprinkler systems</b></p>		
<p>A consent authority must not grant consent to carry out development for the purpose of a residential care facility for seniors unless the proposed development includes a fire sprinkler system.</p>	<p>As noted on the Architectural Plans (Appendix 2) the building incorporates a fire sprinkler system throughout in accordance with the requirements of the Seniors SEPP and Part E1.5 of the Building Code of Australia 2019.</p>	<p><b>Yes</b></p>
<p><b>SCHEDULE 1 ENVIRONMENTALLY SENSITIVE LAND</b></p>		
<p>Land identified in another environmental planning instrument by any of the following descriptions or by like descriptions or by descriptions that incorporate any of the following words or expressions:</p> <p>(a) coastal protection,</p>	<p>N/A site not identified as coastal protection under <i>State Environmental Planning Policy (Coastal Management) 2018</i>.</p>	<p><b>N/A</b></p>
<p>(b) conservation (but not land identified as a heritage conservation area in another environmental planning instrument),</p>	<p>N/A the site is not identified as conservation under the LEP.</p>	<p><b>N/A</b></p>
<p>(c) critical habitat,</p>	<p>N/A the site is not identified as critical habitat.</p>	<p><b>N/A</b></p>
<p>(d) environment protection,</p>	<p>N/A site is not identified as environmental protection under the LEP.</p>	<p><b>N/A</b></p>



(e) open space,	N/A site is not identified as open space under the LEP.	<b>N/A</b>
(f) escarpment,	N/A site is not identified as an escarpment under the LEP.	<b>N/A</b>
(g) floodway,	N/A site is not identified as floodway under the LEP.	<b>N/A</b>
(h) high flooding hazard,	N/A site is not identified as high flooding hazard under the LEP.	<b>N/A</b>
(i) natural hazard,	N/A site is not identified as natural hazard under the LEP.	<b>N/A</b>
(j) (Repealed)	-	-
(k) scenic (but not land that is so identified if: (i) the land is within a residential zone in which development of two storeys or more in height is permitted, or (ii) an adjacent residential zone, also identified as scenic, permits development of two storeys or more in height),	N/A site is not identified as scenic under the LEP.	<b>N/A</b>
(l) water catchment,	N/A site not identified on WaterNSW's Sydney's drinking water catchments map.	<b>N/A</b>
(m) natural wetland.	N/A the site is not identified as natural wetland under the LEP.	<b>N/A</b>
Land shown cross-hatched on the bush fire evacuation risk map.	Land is not identified as bushfire prone.	<b>N/A</b>

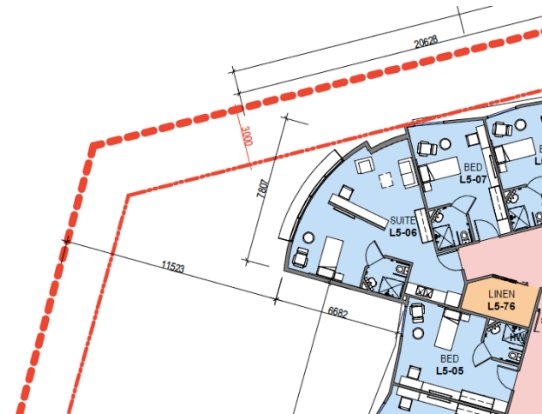
Revised draft site specific DCP adopted by Council for exhibition 17 August 2020

Provisions	Comments	Y/N
<p>Site Planning</p> <p>(a) Development shall incorporate varying heights, including:</p> <p>(i) A maximum street wall height of 2 storeys along Northwood Road, with a recessed 3<sup>rd</sup> floor.</p> <p>(ii) A maximum height of 5 storeys at the rear of the site. This equates to a maximum height of RL 66.25.</p> <p>(b) The site's existing telecommunications facilities may be relocated to another suitable position on the site.</p> 	<p>The building proposes a 3 storey street wall height along Northwood Road. This is inconsistent with the DCP as the third storey is not proposed to be recessed. However, the 3 storey street wall height is consistent with that envisaged in the original planning proposal and accompanying urban design report. It is noted that the street wall design in the PP was reduced from 4 to 3 storeys and this was deemed appropriate in the PP Finalisation Report. The proposed street wall provides a scale and form that reinforces the street edge on a highly visible intersection. The height and presentation of the building at Northwood Road is consistent with that anticipated in the B4 Mixed Use Zone.</p> <p>The site immediately adjoins R4 and R2 Zoned land which contain a two storey residential flat building and single storey detached dwelling, respectively. Although these residential buildings are located in different zones to the site and are subject to lower building height, the design of the proposed building has given detailed consideration to the presentation to the street and minimising impacts on adjoining properties. As discussed in the SEE the proposed building does not result in any adverse impacts on the adjoining residential properties in terms of visual privacy and overshadowing. Therefore, the proposed 3 storey street wall assists in creating a defined neighbourhood centre in a key location on Northwood/Longueville Road.</p> <p>The proposed building is 5 storeys at the rear, with a lower basement level located entirely below ground.</p> <p>The applicant is currently in discussions with the telecommunications company in relation to the temporary relocation of the telecommunications tower. This application does not seek consent for the relocation of the tower.</p>	<p><b>Partial</b></p>

<p><b>Indicative Built Form</b></p> <ul style="list-style-type: none"> <li>(a) Finished floor to floor heights shall be a minimum of 4.25m for the ground floor level.</li> <li>(b) Floor to floor heights for levels above and below the ground level shall be a minimum of 3.2m.</li> <li>(c) Basement level (lowest level) shall have a minimum floor to floor height of 3 metres.</li> </ul> <p>Note: Roof gardens will require an increase in height to permit lift overrun, stairs, amenities area and parapet (garden to include facilities &amp; landscaping).</p>	<p>The proposed floor to floor height is 4.25m on the ground floor and minimum 3.2m on all other levels, excluding the basement which is 3m.</p> <p>The floor to floor heights comply with the draft DCP.</p>	<p><b>Yes</b></p>
<p><b>Setbacks</b></p> <ul style="list-style-type: none"> <li>(a) Building setbacks shall include the following: <ul style="list-style-type: none"> <li>(i) Front Setback: 3 metres (1-2 floors); 8 metres (3<sup>rd</sup> floor).</li> <li>(ii) Rear Setback: 10 metres</li> <li>(iii) Side Setback: <ul style="list-style-type: none"> <li>▪ To southern boundary: <ul style="list-style-type: none"> <li>▫ Ground and lower levels: 3-10 metres.</li> <li>▫ Upper levels: 12 metres</li> </ul> </li> <li>▪ To northern boundary: 6-9 metres.</li> </ul> </li> </ul> </li> </ul> <p>Note: Ground level is measured from Northwood Road</p> <p>Note: Number of “storeys” measured from site’s frontage along Northwood and Longueville Roads.</p> <ul style="list-style-type: none"> <li>(b) Basement parking may encroach into setback areas, provided sufficient deep soil is retained to permit the buffer area to be replanted with native indigenous plants.</li> <li>(c) Rear setback to be 10 metres. Setback to allow an appropriate amount of space for established trees, offset native indigenous plants, and drainage that protects the adjoining bushland. Seek to direct stormwater towards front of the site.</li> </ul>	<p>Front: As discussed above, the proposed building adopts a 3 storey street wall and therefore the 3<sup>rd</sup> floor has not been recessed 8m in accordance with the DCP control. The proposed street wall provides a scale and form that reinforces the street edge on a highly visible intersection. Notwithstanding, the ground and first floor of the building generally comply with the 3m front setback required under the draft DCP, with the exception of the ground floor lobby areas and rooms directly above which have a setback of 2m. This reduced setback occurs for approximately 16m (16%) of the sites frontage and assists in articulating the building façade and emphasising the lobby to the RACF.</p> <p>Rear: The building generally complies with the 10m rear setback requirement, except where balconies and part of the proposed terraces encroach into the setback. Where these elements encroach into the rear setback, a minimum setback of 7.3m is still provided to minimise any visual or physical impacts on the bushland at the rear.</p> <p>Side (south): The proposal provides a minimum 2.5m setback to the southern boundary for the lower ground levels resulting in a non-compliance with the 3-10m draft DCP control. These levels are predominately below ground and therefore will have minimal impact on the adjoining neighbour. At ground level, the 3m</p>	<p><b>Partial</b></p>

setback is also proposed to be landscaped to create a buffer to the adjacent residential building to the south.

Above the ground level the building is setback between 11.5m to 18m from the southern boundary. The 11.5m setback occurs at the front corner of the building which is proposed to be curved. Although this part of the building results in a minor non-compliance with the minimum 12m setback, the curved design allows for the building to address Northwood Road and create visual interest for pedestrians and motorists compared to a sharp corner or blank wall.



Side (north): The proposal complies with the 6m side setback required under the DCP. No detail has been provided in the draft Site Specific DCP to confirm where the 9m setback applies to the building. However, it is assumed that the 9m setback is intended for the upper level of the building. Although the proposal does not provide an increased building setback of 9m to the north boundary, the proposed 6m setback ensures that there are no adverse impacts on the residential building to the north.

As shown on the accompanying plans, the proposal adopts a 6m setback from the northern boundary to all

	<p>levels. As discussed in detail in the SEE the proposed 6m setback, privacy screens to terraces and landscaping at the ground level ensure that there are no privacy impacts on the adjoining property at 272 Longueville Road. Further, the proposed building does not result in any overshadowing of 272 Longueville Road (to the north of the site).</p> <p>(b) The proposed basement car parking encroaches into the front setback. However, the basement is setback from the side and rear boundaries to facilitate the required deep soil zones.</p> <p>(c) Rear setback of 10m generally provided as discussed above. A landscaped area is proposed within the rear setback. The site outlet will discharge to Gore Park Reserve (at the rear of the site) via headwall and energy dispersion structures. This control is contrary to Council's Part O – Stormwater Management document which states in section O.4: "Council will generally not approve stormwater systems that drain against the natural grade of the land".</p> <p>If the proposal discharged towards the street, this would increase the catchment (from the existing case) draining towards the street. This in turn increases the volume and flow of water draining to the street and will increase flooding on downstream properties. The proposal seeks to avoid changing existing catchments to avoid having potential flooding issues on downstream properties.</p> <p>Refer to the Stormwater Plans at Appendix 15 for further detail.</p>	
<p>Through site links and view corridors</p> <p>(a) Through site links and view corridors shall be provided in accordance with the locations in the Figure below with a minimum width of between 4.5 to 6 metres.</p>	<p>Three view corridors are proposed in accordance with the locations in the DCP figure. The two corridors through the building have a minimum width of 4.5m and the view corridor in the northern setback is a minimum 6m, compliant with the DCP.</p>	Yes

- (b) Through site links may be integrated into the built form and may be covered.
- (c) A minimum height of 4m shall be provided to covered through-site links.
- (d) Through site links shall comprise appropriate lighting for security and amenity.



The two through site links are integrated into the built form and have a height of 4m. Appropriate lighting will be provided in the through site link for security and amenity.

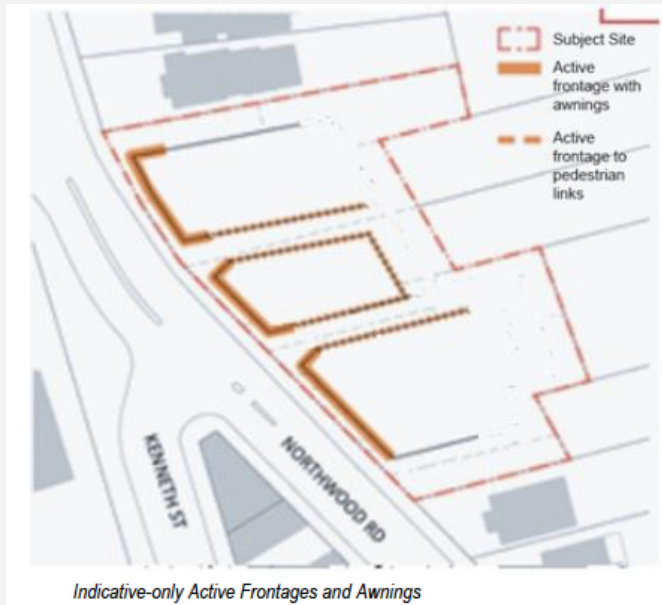
#### Active Frontages

- (a) Footpaths shall be located along the site's Northwood Road frontage.
- (b) Active uses shall be located in accordance with the indicative locations in the Figure below.
- (c) Active uses shall incorporate one or a combination of the following:
  - a. Entrances to retail.
  - (ii) Shop fronts (including doors and/or windows).
  - (iii) Outdoor dining opportunities.
  - (iv) Glazed entries to lobby or reception areas.
  - (v) Other non-residential uses such as business premises.
- (d) Service areas, fire exit doors and blank walls facing an active frontage shall be minimised where possible.

- (a) The proposal includes a new footpath along the Northwood Road frontage.
- (b) Active uses are located in accordance with Figure 6 including the lobby to the RACF, through-site links, entrances to retail premises and shopfronts in accordance with c).
- (d) The proposed design minimises blank walls on the active frontage and has located areas such as fire exit doors on the side boundaries. A substation is located on the front boundary for a small part of the frontage, but overall active frontages have been maximised.

**Yes**

- (e) Where blank walls are unavoidable these facades should be treated with high-quality materials and design solutions.
- (f) A horizontal awning shall be provided along the site's street frontage in accordance with the indicative locations in the Figure below (subject to detailed design) and with a minimum width of 3 metres.
- (g) Design of the awnings shall be integrated into the design of the ground floor and not to compromise street trees.



- (e) As shown on the accompanying architectural plans there are a few blank walls at the ground floor level. Where a blank wall is unavoidable, high quality materials have been adopted and a high level of articulation is provided to the façade.
- (f) The proposal includes a horizontal awning along the Northwood Road frontage which is 2.8m in width in the areas identified in Figure 6. The 2.8m awning provides cover for pedestrians while also allowing sufficient space for mature trees to be planted and grow on the adjacent verge.
- (g) The proposed awning is appropriately integrated into the ground floor design and has been positioned to allow for the future street trees to grow without being impacted by the awning.

#### Building facades

- (a) The building façade shall be broken up by vertical elements reflecting the existing 'fine-grain' patterns of the existing neighbourhood centre's traditional small street frontages and provide interest to the streetscape at pedestrian level.
- (b) Facades shall be articulated along all boundaries.
- (c) The future built form shall include appropriate articulation to create visual interest, such as a clear base, middle and top to the building.

As demonstrated on the material elevations at Appendix 2, the use of different colours and materials across the building façade not only creates visual interest, but "breaks up" the building consistent with the DCP control. Each façade of the building is articulated in a similar way to create visual interest. The proposed design incorporates a combination of:

- glass balustrades
- copper cladding
- vertical blades

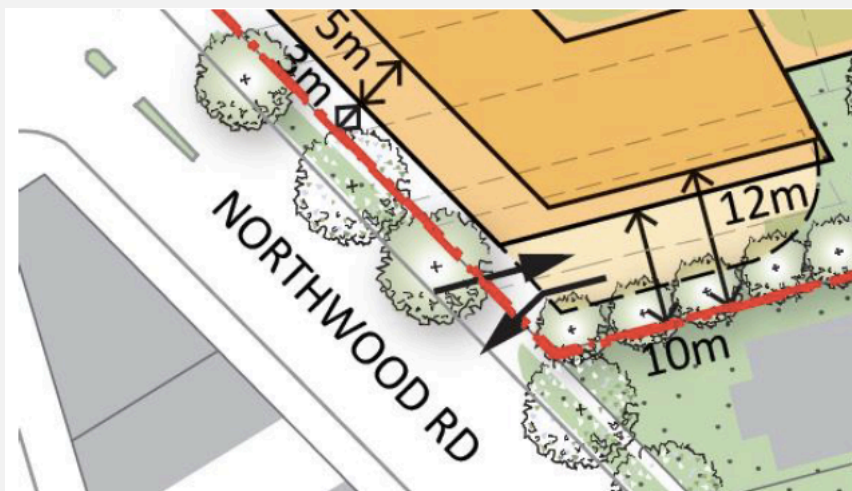
**Yes**



	<ul style="list-style-type: none"> <li>rendered walls</li> <li>horizontal louvres</li> <li>white render wall</li> <li>zinc cladding</li> </ul> <p>Refer to the Architectural Plans at Appendix 2 for further detail.</p>	
<p>Open Space and Landscape Areas</p> <p>(a) All setbacks to side boundaries are to be landscaped to reduce the visual scale of any new development.</p> <p>(b) Provide new street trees to the existing Northwood Road verge</p> <p>(c) Provide a 3 metre setback to the proposal to achieve a high quality public domain and paving for Northwood Road.</p> <p>(d) Landscaped areas shall equate to a minimum of approximately 24% of the total site area.</p> <p>(e) Landscape and communal open space areas may also be located along podiums and roof tops as outlined in the indicative location in the Figures below.</p> <p>(f) All deep soil areas shall be landscaped to create a visual buffer to adjacent residential dwellings and to accommodate the growth of mature trees.</p> <p>(g) The site comprises several Turpentine trees, which may be removed and replaced elsewhere only with consent from Council.</p> <p>(h) Underground powerlines for length of the site frontage.</p> <p>(i) The open space and landscape areas are to generally comply with Figure below.</p> <p>(j) Seek to direct stormwater towards front of the site.</p> <p>(k) Consider onsite reuse of stormwater.</p> <p>(l) Street verge requires deep soil for street trees (consider planting in Strata cell-vault system).</p> <p>(m) Investigate provision of semi-public space on podium for outdoor dining.</p>	<p>(a) As demonstrated on the accompanying plans the proposed rear and side boundaries include landscaped and deep soil areas. Landscaping is also proposed along the front boundary to Northwood Road.</p> <p>(b) Refer to the Landscape Plans at Appendix 7, seven new street trees are proposed in the Northwood Road verge.</p> <p>(c) The proposal adopts a 2-3m setback to Northwood Road which incorporates improvements to the public domain including new paving and plantings, in addition to the proposed street trees.</p> <p>(d) The proposed landscaped area is 1,406sqm which equates to 28% of site area.</p> <p>(e) A Landscaped communal open space area is proposed on the Level 5 terrace generally in accordance with the indicative location in Figure 8.</p> <p>(f) As shown on the Landscape Plans all deep soil areas include a combination of trees and planting to create a visual buffer between adjacent residential dwellings.</p> <p>(g) As shown on the Landscape Plan, 10 of the existing Turpentine trees are proposed to be removed and 16 are proposed to be retained.</p> <p>(h) Powerlines will be provided underground for the length of the site frontage. This can be imposed via a condition of consent?</p> <p>(i) The proposed landscape plan is consistent with the DCP landscape figures including the location of communal open space, landscaped areas at rear,</p>	Partial

	<p>deep soil areas in the side boundaries and public through site links.</p> <p>(j) As shown on the accompanying stormwater plans (Appendix 15), all roof and balcony drainage and basement pump out will connect directly into the OSD tank. The site outlet will discharge to the rear of the site via headwall and energy dispersion structures. This control is contrary to Council's Part O – Stormwater Management document which states in section O.4: "Council will generally not approve stormwater systems that drain against the natural grade of the land".</p> <p>If the proposal discharged towards the street, this would increase the catchment (from the existing case) draining towards the street. This in turn increases the volume and flow of water draining to the street and will increase flooding on downstream properties. The proposal seeks to avoid changing existing catchments to avoid having potential flooding issues on downstream properties.</p> <p>(k) The proposal includes an 89m<sup>3</sup> on-site detention (OSD) tank to the rear of the site and stormwater could be reused on site.</p> <p>(l) As demonstrated on the accompanying landscape plans, the seven street trees are proposed within the existing deep soil verge in front of the site.</p> <p>(m) The proposal incorporates a terrace at the rear of the site on the ground floor. This area is accessed via the public through site link in accordance with the DCP and can be used as a future outdoor dining area.</p>	
<p>Transport and Parking</p> <p>(a) A maximum of one vehicle/service/access point located along the southern boundary of the site, as shown in the Figure below.</p>	<p>(a) One access vehicle access point is proposed in accordance with DCP figure.</p>	Yes

- (b) Provide landscape buffers between any vehicle access points and adjacent residential development.
- (c) Parking shall be provided in accordance with the requirements outlined in the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.
- (d) Bicycle parking facilities shall be provided for employees of the development.
- (e) Different land uses (for example seniors housing and retail etc) and vehicles (for example, service vehicles, ambulances, private vehicles etc) may share common vehicular access points.
- (f) Given the sloping topography of the site, basement parking may be located above the natural ground level, however shall not be visible from the street level.
- (g) Ensure uncompromised emergency service vehicle access into the site.



Indicative Vehicular Access Location

- (b) a landscape buffer is proposed along the southern boundary between driveway and adjacent residential development.
- (c) Refer to Seniors SEPP Compliance Table. The proposal meets the parking requirements outlined in the SEPP.
- (d) The proposal includes a total 65 bicycle parking spaces in accordance with the DCP rates.
- (e) e) The different land uses share one common vehicular access point to the basement carpark levels.
- (f) The proposed basement parking is primarily located below natural ground level, with the exception of part of the car park on level 3. However, this space and is not visible from the street.
- (g) As discussed in the Traffic and Parking Impact Assessment at Appendix 8, a loading area is proposed in the basement at Level 3 which is suitable for ambulance use.

- (a) The proposed development should ensure that adequate solar access (a minimum of 2 hours mid-winter) is provided to:
  - (i) the main living areas of neighbouring dwellings;
  - (ii) the main living areas of the proposed development; and

Controls in relation to 'solar access and design for climate' have been addressed under Clause 35 of the Seniors SEPP.

N/A

(iii) communal open space of the proposed development.	<p>Thus, given that the SEPP prevails to the extent of any inconsistency with DCP controls, no assessment against this Part of the DCP is required.</p> <p>Notwithstanding, the design of the proposed building ensures a minimum 2 hours solar access is provided to the neighbouring dwellings. Specifically, 20 Northwood Road immediately to the south of the site which will receive full solar access between 9am and 12pm mid-winter. Refer to the Shadow Diagrams (Appendix 2) for further detail.</p>	
<p><b>Bushland Protection</b></p> <ul style="list-style-type: none"> <li>(a) Buildings and structures are permitted on the site no closer than 10m from the rear boundary, subject to obtaining an ecological report confirming the site's suitability.</li> <li>(b) Setbacks to rear boundaries, shall be planted with established trees and offset native indigenous plants, to assist the transition from the built form to the adjacent bushland.</li> <li>(c) A landscape plan shall be submitted outlining an appropriate tree selection, including indigenous local species.</li> <li>(d) Appropriate measures shall be undertaken to ensure that demolition, excavation and construction does not impact adjacent bushland.</li> <li>(e) External building materials, finishes, and colours should be non-reflective and blend with the natural landscape.</li> <li>(f) Building design should have regard to the visual impact for users of the bushland.</li> <li>(g) Appropriate stormwater measures shall be implemented to minimise any impacts to bushland, including sufficient deep soil be retained to permit the buffer area to be replanted with native indigenous plants</li> <li>(h) A plan for impact minimisation of the bushland to be produced by a suitably qualified professional</li> </ul>	<ul style="list-style-type: none"> <li>(a) The proposal generally complies with the 10m rear setback with the exception of balconies and part of the terraces. An updated Flora and Fauna Assessment has been prepared by Cumberland Ecology (Appendix 16) which confirms that if all mitigation measures provided in this report are implemented, the proposed development is unlikely to have a significant impact on the long-term survival of any threatened species and/or ecological communities occurring, or that have the potential to occur within the subject site or locality.</li> <li>(b) The proposed setbacks to the rear boundaries contain primarily landscaped area with some small areas of paving to allow for pathways for the residents to use. Mass planting areas are proposed along the rear boundary as well as a bush regeneration area to create an appropriate transition to the bushland. Refer to the Landscape Plan at Appendix 7 for further detail.</li> <li>(c) A Landscape Plan is provided at Appendix 7 which outlines the proposed tree species including indigenous local species.</li> <li>(d) The demolition, excavation and construction stage will be appropriately managed to ensure there is no impact on the adjacent bushland. A Construction Management Plan will be prepared during the construction certificate stage which identifies appropriate measures. The tree protection</li> </ul>	<b>Partial</b>

	<p>measures identified in the Arborist Report (Appendix 5) will also be adopted.</p> <p>(e) As shown on the materials and finishes schedule at Appendix 3, the proposed includes limited reflective materials and adopts natural and muted colours to complement the adjoining bushland.</p> <p>(f) The proposed building has been designed to include articulation and create visual interest on all frontages. Further, the 10m setback of the building from the rear boundary will minimise visual impacts of the building from the bushland.</p> <p>(g) The site outlet will discharge to Gore Park Reserve (at the rear of the site) via headwall and energy dispersion structures. Refer to the Stormwater Plans and Strategy Letter at Appendix 15 for further detail.</p> <p>(h) As discussed above, the Flora and Fauna Assessment prepared by Cumberland Ecology (Appendix 16) confirms that if all mitigation measures provided in this report are implemented, the proposed development is unlikely to have a significant impact on the long-term survival of any threatened species and/or ecological communities occurring, or that have the potential to occur within the subject site or locality.</p>	
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Where a control is not addressed in the Site Specific DCP, the following table considers the remaining relevant LCDCP controls.

Lane Cove Development Control Plan		
Provisions	Comments	Complies?
<b>PART D – COMMERCIAL AND MIXED-USE DEVELOPMENT</b>		
D.5 Development in (B4) Mixed Use Zone		
<b>5.3 Hours of Operation for Lighting Provisions</b> (a) External lighting operates, as a minimum requirement, from dusk until dawn on Thursday, Friday and Saturday nights, and from dusk until midnight on other nights. (b) Control to turn on at dusk is initiated by a suitably adjusted/calibrated photo-electric switch such that the lights will be at full output when the daylight luminance in the subject areas falls to the required illuminances stipulated.	The proposed lighting to Northwood Road will be operated in accordance with this control. This matter can be addressed as a suitable condition of consent.	<b>Yes</b>
<b>5.4 Noise Provisions</b>	<p>An Acoustic Report has been prepared by EMF Griffiths and is provided at Appendix 12.</p> <p>The subject site is in a suburban location with traffic noise from Longueville Road, Northwood Road and River Road West impacting the western façade of the site. There are sensitive residential receivers to the north and south, commercial properties to the west and Gore Creek natural reserve and golf course on the east.</p> <p>Suitable noise control measures have been proposed in the Acoustic Report to provide reasonable levels of noise amenity within the proposed development and at adjacent properties. The acoustic assessment has considered the noise from mechanical plant, noise sources associated with the development and external environmental noise.</p> <p>The noise control measures recommended include:</p>	<b>Yes</b>

	<ul style="list-style-type: none"> <li>▪ Acoustic design of façade and services to minimise noise intrusions.</li> <li>▪ Location of noise sensitive activities within the building and using intervening building structure to control noise emissions.</li> <li>▪ Demand control of external A/C plant to minimise noise emissions.</li> </ul> <p>Subject to the adoption of these recommendations, there is unlikely to be any detrimental noise impacts. This matter can be addressed as a condition of consent.</p>	
<b>5.5 Non-residential facilities</b> <ul style="list-style-type: none"> <li>(a) Provide a variety of different sized non-residential spaces (e.g. showrooms, boutique shops and cafes, suites for medical/legal centres).</li> <li>(b) Provide a variety of outdoor and indoor communal spaces (such as gymnasium, pool and meeting rooms for residents; gardens, seating or outdoor café space for the public).</li> <li>(c) Consider incorporating community and entertainment facilities (such as a childcare centre) depending upon the size of the development and its location.</li> <li>(d) Common areas for residents should have natural light, should not be located in basement and should have at least 75% of area of the communal space in form of internal room, remainder appropriately located in the external recreation area</li> <li>(e) All common areas (including the principal entrance to the building) should be accessible by all people.</li> </ul>	<p>The proposed development includes different sized commercial spaces on the ground floor which can contain a variety of future uses. The proposed terraces at the rear of the building can be used as future outdoor seating areas. The proposal also includes a 'wellness centre' including hydrotherapy pool and associated gym and medical consulting room in the basement level which is available to the public.</p> <p>The proposal includes a landscaped common terrace for residents of the RACF to use as well as internal communal living and dining areas.</p>	<b>Yes</b>
<b>5.6 Access, entries and servicing</b> <ul style="list-style-type: none"> <li>(a) Separate commercial service requirements, such as loading docks, from residential access, servicing needs and primary outlook</li> <li>(b) Locate clearly demarcated residential entries directly from the public street.</li> <li>(c) Clearly separate and distinguish commercial and residential entries and vertical circulation.</li> <li>(d) Provide security access controls to all entrances into private areas, including car parks and internal courtyards.</li> </ul>	<p>A designated loading bay is proposed in the basement on Level 3 for both the RACF and commercial premises and is appropriately separated from other parking and pedestrian access points.</p> <p>The proposed entrance to the RACF is clearly visible from Northwood Road and is a glazed lobby area. Separate to the RACF</p>	<b>Yes</b>



(e) Provide safe pedestrian routes through the site.	entrance is the through site links and entrances to the commercial premises. Access security systems will be provided to the basement car parking as well as access points to the RACF.	
<b>PART B – COMMERCIAL DEVELOPMENT AND MIXED-USE LOCALITIES</b>		
<b>Locality 2 – Northwood Neighbourhood Centre</b>	The Site Specific DCP proposed amendments to Lane Cove DCP Part D – Commercial Development and Mixed Use Localities. Specifically, Locality 2 - Northwood Neighbourhood Centre. Refer to the Site Specific DCP Compliance Table above.	-
<b>PART F – ACCESS AND MOBILITY</b>		
The following access provisions apply to all development types (excluding Class 1a buildings e.g. single detached dwelling houses) throughout the Lane Cove Local Government Area and should be read in conjunction with the Lane Cove LEP and other Council policies; in particular Council's Disability Action Plan is to be taken into account, especially in relation to public spaces.	Refer to the Access Report prepared by Accessible Building Solutions and provided at Appendix 11.	<b>Yes</b>
<b>PART H – BUSHLAND PROTECTION</b>		
<b>H.6 Location and Design of Development</b> <p>(a) The location and design of development must aim to maximise the retention and protection of:</p> <ul style="list-style-type: none"> <li>(i) local indigenous plants, particularly if rare or uncommon in Lane Cove,</li> <li>(ii) native fauna habitat,</li> <li>(iii) the natural features of the site such as rock outcrops, cliffs and escarpments, and</li> </ul> <p>(b) For industrial and commercial development direct access to bushland would only be allowed for emergencies. All measures should be taken to avoid any impact by the general activities of the business to bushland.</p>		<b>Yes</b>

	<p>impact on the adjoining bushland. The proposed plant species have been carefully selected to complement the adjoining bushland and an Arboricultural Impact Statement has been prepared to ensure there are no adverse impacts on the trees located within the bushland. Further, the Flora and Fauna Assessment at Appendix 16 recommends the following mitigation measures to minimise impacts to the ecological values of the subject site and adjoining properties:</p> <ul style="list-style-type: none"> <li>▪ Vegetation Protection</li> <li>▪ Erosion, Sedimentation and Pollution Control</li> <li>▪ Pre-clearing and Clearing Surveys</li> <li>▪ Weed Control Measures</li> <li>▪ Revegetation Works</li> </ul> <p>Refer to Flora and Fauna Assessment (Appendix 16) and Arborist Report (Appendix 5) for further details.</p>	
<b>PART O – STORMWATER MANAGEMENT</b>		
<p>A drainage plan must show the proposed method of disposal of stormwater from the development, complying with the following requirements:</p> <ol style="list-style-type: none"> <li>The location of the connection to Council's drainage system is to be shown on the drainage plan.</li> <li>Where it is proposed to drain the development against the natural grade of the land, the application is to be accompanied by a report and a drainage study.</li> <li>Where the property drains away from the street the stormwater from the property should drain through an inter-allotment drainage system. If no such system exists and an easement needs to be created. The property owner is required to approach the downstream property owners for the acquisition of a drainage easement.</li> <li>Where stormwater is proposed to be discharged into an inter-allotment drainage system, the location of the existing inter-allotment drainage</li> </ol>	<p>As shown on the accompanying stormwater plans (Appendix 15), all roof and balcony drainage and basement pump out will connect directly into the proposed OSD tank at the rear of the site. The site outlet will discharge to the rear of the site via headwall and energy dispersion structures. This is consistent with Part O of the DCP which states in section O.4: "Council will generally not approve stormwater systems that drain against the natural grade of the land".</p>	<p><b>Yes</b></p>

<p>easement is to be shown on the plan and evidence is to be provided proving that the property benefits from the easement.</p> <p>(e) Single dwelling-houses and duplexes on properties that do not have access to a suitable inter-allotment or Council drainage pipeline, may under certain conditions be permitted to discharge stormwater runoff into an on-site absorption system.</p> <p>(f) Pumps may only be used to drain seepage from underground basement areas.</p>	<p>If the proposal discharged towards the street, this would increase the catchment (from the existing case) draining towards the street. This in turn increases the volume and flow of water draining to the street and will increase flooding on downstream properties. The proposal seeks to avoid changing existing catchments to avoid having potential flooding issues on downstream properties.</p> <p>Refer to the Stormwater Plans and Strategy Letter at Appendix 15 for further detail.</p>	
<b>PART Q – WASTE MANAGEMENT AND MINIMISATION</b>		
<p><b>2.2 Site Waste Minimisation and Management Plans</b></p> <p>A Site Waste Minimisation and Management Plan (SWMMP) outlines measures to minimise and manage waste generated during:</p> <ul style="list-style-type: none"> <li>▪ demolition</li> <li>▪ construction</li> <li>▪ ongoing use of the site/premises.</li> </ul> <p>In doing so, the SWMMP nominates:</p> <ul style="list-style-type: none"> <li>▪ volume and type of waste and recyclables to be generated</li> <li>▪ storage and treatment of waste and recyclables on site</li> <li>▪ disposal of residual waste and recyclables</li> <li>▪ operational procedures for ongoing waste management once the development is complete.</li> <li>▪ The SWMMP highlights the method of recycling or disposal and the waste management service provider.</li> </ul>	<p>A Waste Management Form has been completed and provided at Appendix 17 which details the demolition and construction waste associated with the proposed development. The form identifies the type and volume of waste anticipated and how it will be disposed of, reused on site or recycled. As demonstrated at Appendix 17, where possible the demolition and construction waste will be recycled and approximately 500m<sup>3</sup> of topsoil will be reused on site for landscaping purposes.</p> <p>An Operational Management Plan has been prepared and is provided at Appendix 18. This provides details of the operational procedures for ongoing waste management once the development is complete.</p>	<p><b>Yes</b></p>
<b>PART R – TRAFFIC, TRANSPORT AND PARKING</b>		
<p><b>2.2 Car parking rates</b></p>	<p>Based on the proposed 2,051sqm of commercial GFA a total of 51 parking</p>	<p><b>Yes</b></p>

The following car parking rates have been applied to the future ground floor tenancies.		spaces are required for the shops. The proposed basement car parking provides 51 commercial parking spaces in accordance with the DCP. Council's DCP requires the provision of one disabled space for every 20 car parking spaces for commercial component of the development. By applying a conservative rate of one (1) disabled space per 50 car parking spaces to the entire development, two (2) disabled car parking spaces are to be provided. The plans detail two (2) disabled car parking spaces as per AS2890.6:2009, complying with BCA requirements.								
Shop	1 space per 40m <sup>2</sup>  1 disabled space per 20 car spaces (minimum 1 disabled space)									
<b>2.4 State Environmental Planning Policy (SEPP) parking rates</b> Parking rates for certain special land uses are covered in the relevant State Environmental Planning Policies (SEPPs). These SEPP parking rates override Council's DCP parking rates.		Refer to Seniors SEPP Compliance Table. The proposal meets the parking requirements outlined in the SEPP.	Yes							
<b>2.6 Bicycle parking</b> The following bicycle parking rates apply:		Applying the DCP bicycle parking rates, results in a requirement of 53 bicycle spaces, with 41 for commercial staff and 12 for commercial visitors.  A total of 65 bicycle parking spaces are proposed in the basement car parking levels, refer to Architectural Plans at Appendix 3.	Yes							
<table><tr><th colspan="3">Table 3 – Bicycle parking rates</th></tr><tr><th>Proposed Use</th><th>Residents/Employees</th><th>Customers/Visitors</th></tr><tr><td>Shop</td><td>1 per 50m<sup>2</sup> GFA</td><td>2 racks + 1 rack per 200m<sup>2</sup> over 200m<sup>2</sup> GFA</td></tr></table>				Table 3 – Bicycle parking rates			Proposed Use	Residents/Employees	Customers/Visitors	Shop
Table 3 – Bicycle parking rates										
Proposed Use	Residents/Employees	Customers/Visitors								
Shop	1 per 50m <sup>2</sup> GFA	2 racks + 1 rack per 200m <sup>2</sup> over 200m <sup>2</sup> GFA								
<b>2.7 Motorcycle parking</b> (a) Developers shall provide 1 motorcycle parking space per 15 car spaces for all types of development.		Applying the DCP motorcycle parking rates, results in a requirement of 6 motorcycle spaces which have been provided in the basement on Level 2.	Yes							