

**TABLE OF COMPLIANCE – LANE COVE DEVELOPMENT CONTROL PLAN 2010  
PART C – RESIDENTIAL LOCALITIES – LOCALITY 8 – ST LEONARDS SOUTH PRECINCT**

<b>Section</b>	<b>Control</b>	<b>Requirement</b>	<b>Proposal</b>	<b>Complies</b>
<b>4. Structure Plan</b>	<b>Land Use</b>	Land Use shall be in accordance with the Structure Plan in <b>Figure 3</b> .	The proposal provides for the key elements of the structural plan relating to the subject site including green spine, density residential and pedestrian links.	Yes
		Small scale retail may be considered on major E-W link where it can serve the parks, community facilities and pedestrian links.	Not proposed.	Yes
	<b>Heritage</b>	Development shall not have an adverse impact on Heritage significance of Heritage Items in the vicinity of the development.	Heritage referral raised no significant concerns from a heritage perspective.	Yes
		Significant streetscape elements, including street trees and sandstone walls, shall be retained and conserved where possible. Where items cannot be retained a photographic record shall be provided to Council's library.	The proposal does not include any walls of significance on the subject site. Street trees will be retained where possible to Holdsworth and require enhanced street tree planting to Canberra Avenue.	Yes
	<b>5. Access</b>	<b>Access Network</b>	Provide public roads, pedestrian and bicycle links in accordance with <b>Figure 4 – Access Networks</b>	Provided – detail subject to conditions of consent.
<b>Roads</b>		Create new road/lane between Berry and Park Roads (Area 22 and 23).	N/A	N/A
		Close Berry Lane incorporate into site with equal land area dedicated to Council on Park Road.	N/A	N/A
<b>Pedestrian and Bicycle Links</b>		Create E/W links indicated in <b>Figure 4 and 5(b)</b>	The proposal would provide for the link indicated in Figure 4.	Yes
		Ensure 'Green Spines' connect/ integrate with E-W pedestrian and bicycle links where applicable.	Complies.	Yes
		Provision for potential connection of Canberra Avenue to the south across River Road via traffic lights to extend bicycle link.	The proposal does not conflict with the ability to provide this extension.	Yes
<b>Sustainable Transport</b>		Provide infrastructure for electric charging points to every car space.	Refer to conditions of consent to comply	Yes

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			with this condition, EV charging to be provided for every dwelling.	
<b>6. Infrastructure</b>	<b>Recreation Areas (Public Open Space)</b>	Create Recreation areas in <b>Figure 6</b> .	The proposal would not hinder the ability to build the Holdsworth Avenue park and to extend Newlands Park should Canberra Avenue be closed.	Yes
		Locate driveways to max. opportunity to convert south Berry Road and Holdsworth Avenue to a Recreation Area.	Provided.	Yes
	<b>Community Facilities</b>	Provide community facilities including a multi-purpose facility of 600 sqm – comprising child care centre 450 sqm, community hall 150 sqm, and adj. Recreation Area 450 sqm (Table 7.1)	N/A	N/A
	<b>Affordable Housing</b>	Affordable Housing as per Figure 7 in accordance with <i>Specifications for Affordable Housing in the South Leonards Precinct</i> .	N/A	N/A
	<b>Utility Services</b>	Undergrounding of services within public road for total frontage of each site.	Required as a condition of consent.	Yes
		All utility services within each site are to be placed underground or within the building.	As above.	Yes
		Design and construction of these works is to be at the cost of the developer.	As above.	Yes
		Light poles are to be designed and provided as specified by Council.	As above.	Yes
		All utility infrastructure including electricity kiosks, hydrants and meters shall be screened from the public domain.	As above.	Yes
	<b>7. Built Form</b>	<b>Amalgamation</b>	Sites amalgamated as per Figure 8 (LEP minimum lot size).	Provided.
Alternative patterns only considered if all outcomes and objectives can be met for subject and other Areas.			N/A	N/A
		<b>Front Setbacks (Figure 9)</b>		

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	<b>Building Envelope</b>	<b>Street Type A</b> - 4m at street level - +3m at and above Level 6	Provided except for Building 9 and 11 (see report).	<b>No – see report.</b>	
		<b>Street Type B</b> - 4m at street level - +3m at and above Level 3 - +3m at and above Level 6	N/A	N/A	
		<b>Street Type C</b> - 10m at street level - +3m at and above Level 3 - +3m at and above Level 6	N/A	N/A	
		<b>Street Type D</b> - 10m at street level - +7m at and above Level 4 - +7m at and above Level 6	Complies to River Road with a minimum setback of 20m.	Yes	
		<b>Street Type E</b> - 6m at park level - +3m at and above Level 3	N/A	N/A	
		<b>Street Type F</b> - 6m at park level - +3m at and above Level 5	6m and 9m provided to east/west link (north) for Building 7 and 8.	Yes	
		<b>Rear Setback</b>			
			Minimum 12m setback to rear boundary of an Area.	Provided for regular sites (Area 7, 8 and 10) and in accordance with height map for Building 9 and 11).	Yes
		<b>Building Separation</b>			
			As per ADG / SEPP 65	Provided – see ADG assessment.	Yes
		<b>Building Depth</b>			
	18-22m (Figure 9)	<p>Building 11 is anticipated by Figure 9 to have greater depth due to its irregular design which is replicated in the submitted proposal.</p> <p>While Building 7 includes greater depth (up to 23m), it has high amenity (100% solar access).</p> <p>Building 9 is also irregular in shape resulting in the northern third having greater depth.</p>	<b>No – see report.</b>		

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		<b>Building Orientation / Length</b>		
		Provide N/S Perimeter blocks (Figure 9)	Provided.	Yes
		Maximum building length: 35m unless strongly articulated.  Note: Strongly articulated means for example a major indentation of 3-6m x 3m wide for full height.	Refer to page 46 of Annexure 8. Strong articulation is provided where greater than 35m.	Yes
		River Road lower levels may be longer with strong articulation.	Noted.	Yes
		<b>Building Articulation</b>		
		A high degree of articulation is mandatory for front façade and includes balconies, overhangs, blades and other architectural features.	High levels of articulation provided.	Yes
		Bright colours to emphasise articulation shall not be used.	Natural colour palette utilised.	Yes
		<b>Height in Storeys</b>		
		Height of development in number of storeys as per Figure 10. Refer also to Clause 4.6(8)(cb) and Part 7 of LEP.	The proposal complies with the maximum number of storeys being:  Building 7: 6 Building 8: 10 Building 9: 6 Building 10: 8 Building 11: 4-8	Yes
		Part storeys resulting from excavation of steep slopes or semi-basement parking will not count as a storey.	The proposal relies on part storeys with the following maximum part storeys for each building.  Building 7: 2 Building 8: 1 (to green spine) Building 9: 3 Building 10: 1 (to green spine) Building 11: 3	Yes
		<b>Solar Access</b>		
		Compliance with ADG.	Provided.	Yes

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		Overshadowing of public (Newlands Park and Local Park) and private open space (Green Spines) is minimised.			<p>The proposal complies with the maximum building height.</p> <p>The proposal complies with the maximum number of storeys.</p> <p>The proposal provides for compliant setbacks to Building 7 and greater than compliant setbacks to the upper storey of Building 9 and 11.</p> <p>Further, the applicant has situated the driveway to enable an expanded park with a more generous northern section to improve solar access to assist in offsetting any loss.</p> <p>The overshadowing has been minimised in line with the controls placed upon the development to achieve such an outcome.</p>	
		<b>Building Floor Levels</b>				
		Building floor levels shall have regard to Figure 18 to facilitate the creation and access to Green Spines.			Amalgamated site provides flexibility within green spines but still provides anticipated connections to green spines from minor and major pedestrian/bicycle links.	Yes
	<b>Incentives</b>	<b>H(m)</b>	<b>FSR (:1)</b>	<b>S</b>	<b>Outcome to Achieve</b>	<b>Complies</b>
	<b>Area 7</b>	25 & 2.5	2.6	6	<p>a) Minimum site area of 1,900m<sup>2</sup>.</p> <p>b) Design Excellence is achieved in accordance with LEP Clause 7.6 including the Maximum Height of Buildings (in storeys).</p> <p>c) Provision of appropriate building setbacks to facilitate shared communal open space in accordance with the <i>Specifications for Private</i></p>	Yes

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					<p><i>Open Space in the St Leonards South Precinct</i> with a positive covenant granting shared access in accordance with Section 88E of the Conveyancing Act 1919.</p> <p>d) A dwelling mix comprising a minimum 20% x 1 bedroom and studio, 20% 2 bedroom and 20% 3 bedroom.</p> <p>e) Amalgamation of lots as per Figure 8 to prevent the fragmentation or isolation of land.</p>	
	<b>Area 8</b>	37 & 2.5	2.6	10	<p>a) Minimum site area of 2,000m<sup>2</sup>.</p> <p>b) Design Excellence is achieved in accordance with LEP Clause 7.6 including the Maximum Height of Buildings (in storeys).</p> <p>c) Provision of appropriate building setbacks to facilitate shared communal open space in accordance with the <i>Specifications for Private Open Space in the St Leonards South Precinct</i> with a positive covenant granting shared access in accordance with Section 88E of the Conveyancing Act 1919.</p> <p>d) A dwelling mix comprising a minimum 20% x 1 bedroom and studio, 20% 2 bedroom and 20% 3 bedroom.</p> <p>e) Amalgamation of lots as per Figure 8 to prevent the fragmentation or isolation of land.</p>	Yes
	<b>Area 9</b>	25 & 2.5	2.6	6	<p>a) Minimum site area of 2,500m<sup>2</sup>.</p> <p>b) Design Excellence is achieved in accordance with LEP Clause 7.6 including the Maximum Height of Buildings (in storeys)..</p> <p>c) Provision of appropriate building setbacks to facilitate shared communal open space in accordance with the <i>Specifications for Private Open Space in the St Leonards South Precinct</i> with a positive covenant granting shared access in accordance with Section 88E of the Conveyancing Act 1919.</p> <p>d) A dwelling mix comprising a minimum 20% x 1 bedroom and studio, 20% 2 bedroom and 20% 3 bedroom.</p> <p>e) Amalgamation of lots as per Figure 8 to prevent the fragmentation or isolation of land.</p>	Yes
	<b>Area 10</b>	31 & 2.5	2.6	8	<p>a) Minimum site area of 1,500m<sup>2</sup>.</p> <p>b) Design Excellence is achieved in accordance with LEP Clause 7.6 including the Maximum Height of Buildings (in storeys).</p> <p>c) Provision of appropriate building setbacks to facilitate shared communal open space in accordance with the <i>Specifications for Private Open Space in the St Leonards South Precinct</i> with a positive covenant granting shared access in accordance with Section 88E of the Conveyancing Act 1919.</p> <p>d) A dwelling mix comprising a minimum 20% x 1 bedroom and studio, 20% 2 bedroom and 20% 3 bedroom.</p> <p>e) Amalgamation of lots as per Figure 8 to prevent the fragmentation or isolation of land.</p>	Yes
	<b>Area 11</b>	31, 15 & 2.5	2.6	8, 6 & 4	<p>a) Minimum site area of 4,000m<sup>2</sup>.</p> <p>b) Design Excellence is achieved in accordance with LEP Clause 7.6 including the Maximum Height of Buildings (in storeys).</p> <p>c) A 6m wide pedestrian and bicycle link connecting Canberra Avenue and Holdsworth Avenue embellished in accordance with the <i>Specifications for Public Open Space in St Leonards South Precinct</i> and dedicated to Council in perpetuity.</p> <p>d) Provision of appropriate building setbacks to facilitate shared communal open space in accordance with the <i>Specifications for Private Open Space in the St Leonards South Precinct</i></p>	Yes

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			with a positive covenant granting shared access in accordance with Section 88E of the Conveyancing Act 1919. e) A dwelling mix comprising a minimum 20% x 1 bedroom and studio, 20% 2 bedroom and 20% 3 bedroom. f) Amalgamation of lots as per Figure 8 to prevent the fragmentation or isolation of land.	
	<b>Pedestrian Entry/Address</b>	All building access shall be sited to provide street level access to minimise ramps.	Provided.	Yes
		Provide direct access to ground floor/street level units for Areas 21, 22 and 23 and wherever possible in Precinct.	N/A	N/A
		Provide entries to properties generally as per Figure 11.	Site entry points provided generally in accordance with Figure 11.	Yes
		Design for passive surveillance of recreation areas and pedestrian and bicycle links from the public domain and from developments.	Provided.	Yes
	<b>Edge Treatments</b>	Limit basement protrusions to 1.5m	Provided.	Yes
		Treat exposed basements with textural materials and landscaping as per the LMP to minimise visual impact.	Basement protrusion to River Road heavily landscaped.	Yes
		Provide 1.2m front fence/hedge or other landscaping combination at the front boundary to create privacy for ground floor and semi-basement units.	Provided.	Yes
	<b>Transition to Lower Densities</b>	Additional setback is to be provided to Park Road by relocating land area of Berry Lane to Park Road frontage.	N/A	N/A
		Plant large trees in enlarged front setback (Park Road).	N/A	N/A
		Additional setback to include large trees and be unfenced with landscaping to integrate with site landscape design.	N/A	N/A
	<b>Vehicular Access</b>	Provide vehicle access from street frontage at lower end/edge of the site.	See Canberra Avenue special requirement below.	Yes
		Where multiple areas are consolidated minimise vehicle access points.	Consolidated into a single access point.	Yes
		For Canberra Avenue South, locate vehicle access points to facilitate road	Driveway located at point to maximise	Yes

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		closure to consolidate land into Newlands Park.	consolidation opportunities.	
		Restrict vehicle access from River Road.	Not proposed.	Yes
	<b>Parking</b>	No parking is permitted within the front setback.	Not proposed.	Yes
		Parking is to be in basements under the building footprint but NOT:  - Under designated deep soil zones as per LMP; - Under the front setback; - Under the 'Green Spine' Where justification is provided, intrusions into deep-soil Green Spine areas shall only considered after two levels of basement parking has been provided under the building footprint.	Provided (50% deep soil in green spine provided).	Yes
<b>8. Landscape</b>	<b>Landscape Master Plan</b>	Landscaping for the Precinct shall be as set out in the Landscape Master Plan (LMP).	Complies.	Yes
	<b>Open Space Configuration</b>	Open space shall be located as shown in the LMP.	Complies.	Yes
	<b>Public Domain</b>			
	Extension of Newlands Park	Landscape design in Areas 7, 9 and 11 shall provide for possible future closure of Canberra Avenue between River Road and south of the intersection with Duntroon Avenue to create an extension of Newlands Park.	Provided.	Yes
	Pocket Parks	Landscape design in Areas 10, 11, 18, 19, 20 and 23 shall provide for future road closures in Holdsworth Avenue and Berry Road to create recreation areas.	Provided.	Yes
	Street Trees	Street tree and other landscape planting shall be provided as set out in the LMP.  Notes: Parking or Planting blisters as per typical streetscape sections.	Provided.	Yes
	E-W Pedestrian Links	Landscape design of all E-W Pedestrian Links shall be provided as set out in the LMP.	Provided.	Yes
	<b>Private Domain</b>			
	Tree Conservation/ Removal	Tree retention shall be as per Figure 16.	Tree retention has been provided in accordance with a	Yes

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			site specific consideration of trees and their retention values.	
		An Arborists Report is required for each Area which shall include: - Location, age, conditions, species and conservation value of all trees (SULE assessment) - Justification for any trees proposed to be removed. - Trees to be retained and any measures needed to facilitate tree retention. - Measures taken to minimise impacts of construction on deep soil zones and mature existing trees.	Provided.	Yes
	Communal Open Space (Green Spines)	Green Spines are to be provided as set out in Figure 17.	Provided.	Yes
		The design of the Green Spines and provision of communal facilities shall be as set out in the LMP, in particular the nine specific landscape plans for the contiguous Green Spine areas.	Facilities provided as per LMP.	Yes
		The Green Spines shall comprise predominantly deep soil as per the LMP.	50% deep soil achieved.	Yes
		Intrusions into deep-soil Green Spine areas shall only be considered after two levels of basement parking has been provided under the building footprint.	Noted.	Yes
		Alternative arrangements to the requirements of the LMP for Deep Soil areas in Areas 11, 20 and 23 may be considered provided the intent of the deep soil zones can be achieved.	Noted, large deep soil zone provided to River Road frontage for Area 11 which is a suitable alternative.	Yes
		Finished Green Spine levels shall generally comply with those shown on Figure 18 (and LMP) to relate to building floor levels.	The proposal complies with the LMP in terms of the green spine transition points into the pedestrian links.	Yes
		Level transition at property boundaries shall be generally as per LMP and Figures 20 and 21.	As above.	Yes
		Connections shall be provided (at levels shown in Figure 18 and 19) to	Connections are accessible between	Yes

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		adjacent areas and to areas of public domain as shown on LMP (particularly streets and E-W links).	areas and provided to the public domain.	
		Planting on structure (podia, basement, roof gardens etc.) shall be as specified in Figure 25 and LMP.	Planting on structure is considered satisfactory and will require structural root cell and specified soil volumes as per the draft conditions of consent.	Yes
		The Recreation Area adjacent to the community facilities in Areas 5 and 17 Green Spine and all residual rear setback area to be incorporated into the Green Spines.	N/A	N/A
		Connect Green Spines to communal areas of buildings/foyers and lobbies to provide access.	High levels of connection provided. A draft condition of consent is recommended to provide greater roofed entries to the rear of buildings as they connect to the green spines.	Yes
		Edge treatments to private open space buildings and parking basements shall be as detailed in Figure 22-24 and LMP.	Provided subject to refinement through conditions of consent.	Yes
		Security gates shall be provided at the connection of Green Spines to Public Domain. See Figure 11.	Provided.	Yes
	North-South Grade Transitions	N-S level transitions shall be accommodated at or near property boundaries by ramp or stairs to achieve the levels shown in Figure 18 and 20.	Level transitions adequately provided for.	Yes
		Any extensive ramps shall be desirably be located between buildings (in side setbacks) as per Figure 19.	Not required.	Yes
		Ramps and stairs (connecting to LMP levels) will be provided by the first development area to proceed.	Noted.	Yes
		Retaining walls shall be constructed as per LMP.	Noted.	Yes

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	East-West Grade Transitions	E-W transitions should incorporate levels shown in Figure 18 and 21.	The proposal integrates with the northern adjoining E/W pedestrian link levels in the LMP.	Yes
		The site may step at street edge and/or building façade.	Noted.	Yes
		Green Spine levels shall connect seamlessly as per Figure 18 and LMP.	Provided.	Yes
	Front Courtyards and Setbacks	Front setbacks to be deep soil and to be treated as front gardens to GF units (or basement units).	Provided.	Yes
		Edge treatment to the boundary shall comprise a 1.2m max fence/hedge to provide screening as per LMP.	Provided.	Yes
		Boundary treatments shall be as indicated in Figure 23-24 and LMP.	Provided – additional setback to fence required in accordance with desired edge treatment – refer draft conditions of consent.	Yes
	Private Courtyards at Ground Level	Private courts to be provided as indicated on Figure 23.	Provided.	Yes
		Private courts may extend a maximum of 1 metre into Green Spines.	No greater than 1m.	Yes
		Direct access shall be provided from private courts to Public Domain and/or Green Spine.	Provided.	Yes
		Edge treatment between private courts and communal Green Spine shall be as detailed in Figure 22, 23 and 24.	Provided.	Yes
	Edge Treatments	Edge treatments to protruding basements, retaining walls shall be as per LMP details (Figure 24).	Provided.	Yes
		Edge treatments between private courts and communal green spine – see as detailed in Figures 22, 23 and 24.	Provided.	Yes
Roof Terraces	Roof terraces are encouraged, refer Figure 25 (a) and (b) and LMP for desire Roof Terrace design.	Provided to Building 9, 10 and 11.	Yes	
	Roof Terraces must be accessible (lift access).	Provided.	Yes	

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		Communal amenities shall be provided (kitchen, toilets, sheltered eating/BBQ areas).	Provided.	Yes
		Enclosed space and shelter for communal amenities provided for roof terraces are not counted as a storey. These spaces should only contain non-habitable floor space.	Provided.	Yes
	Public Art	Each Area shall prepare a public art strategy to integrate with their landscape plans (see LMP).	Provided (refer to public art draft conditions of consent).	Yes
		Each Area shall provide Public Art to a minimum value of 0.1% of the development construction value.	Provided (Refer to public art draft conditions of consent).	Yes
<b>9. Environmental / Sustainability</b>	<b>Environmental Performance</b>	The design, construction and operations of any new building in this precinct, including its services and fit outs, must be capable of achieving a minimum 6 star rating under NATHERS. Note: Taller towers to use centralised integrated cooling/heating system.	Provided (draft condition of consent imposed).	Yes
	<b>Wind Impact</b>	Buildings shall comply with Part B6.2 of LCDCP 2010. A Wind Effects Report is to be provided.	Not required for the building heights proposed.	Yes
	<b>Green Roofs</b>	All developments are encouraged to consider inclusion of a green roof to provide thermal efficiency.	Proposed as part of rooftop communal open space areas.	Yes
	<b>Green Walls / Vertical Gardens</b>	All developments are encouraged to consider inclusion of green walls / vertical gardens.	Not proposed specifically.	Yes
	<b>Potable Water</b>	Minimise potable water use by using water efficient appliances, rainwater collection and reuse and the use of drought tolerant plants.	Provided.	Yes
	<b>Urban Stormwater</b>	Collect, store and treat on site.  Note: Stormwater can be collected and stored in combined storage tanks/retaining walls, which will be integrated with the stepped nature of green spines. This water can be used to irrigate garden areas.	Provided.	Yes
		Maintain maximum Green Spine and other deep soil for percolation.	Provided.	Yes

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		Provide on-site stormwater and infiltration including bio-retention systems such as rain gardens.	Provided.	Yes
		Buildings shall comply with Part B6.3 of LCDCP 2010.	Provided.	Yes
		All other stormwater management measures are detailed in Part O LCDCP 2010.	Provided.	Yes
	<b>Flood Management</b>	Provide detention tanks desirably under paved areas, driveways, in retaining walls or in basement car parks.	Provided.	Yes
<b>10. Infrastructure Funding</b>	-	Funding for infrastructure to be funded through, S7.11 contributions, conditions of consent, the provision of planning incentives in return for items identified in LEP Part 7.	Planning Agreement	Yes