

PART C8 TABLE OF COMPLIANCE

TABLE OF COMPLIANCE – LANE COVE DEVELOPMENT CONTROL PLAN 2010 PART C – RESIDENTIAL LOCALITIES – LOCALITY 8 – ST LEONARDS SOUTH PRECINCT				
Section	Control	Requirement	Proposal	Complies
1. Introduction	<ul style="list-style-type: none"> This DCP must be read in conjunction with Clause 4.6(8)(cb) of LCLEP 2009. This DCP must be read in conjunction with all other parts of the DCP. Site specific-clauses in this DCP (Locality 8) prevail over general clauses elsewhere in the DCP Figure 1 details the DCP applicable area. 		Noted.	-
2. Vision	<i>The desire future character of the St Leonards South Precinct is for a liveable, walkable, connected, safe, Precinct which builds upon the transit and land use opportunities of St Leonards and Metro Stations and commercial centre.</i>		Addressed	Yes
3. Overall Objectives	<p>The overall objectives are:</p> <ol style="list-style-type: none"> To create a highly liveable transit-orientated residential precinct that integrates with St Leonards Station and proposed over-rail plaza that encourages community interaction, walking, cycling and use of public transport. To ensure that all new development will achieve design excellence, as well as providing suitable transition and interfaces to adjoining zones and open space. To provide a variety of housing (including affordable housing) that is sustainable, provides housing choice and that meet the needs of residents including access to community facilities. To minimise traffic impacts within the precinct to and from Pacific Highway and River Road. To facilitate a new, accessible network for pedestrians, cyclists and families that integrate and connect to functional community infrastructure and open space. To create an accessible, well-designed public open space network that provides a variety of recreation spaces (Active and passive) and communal open space that is functional and shared by residents. To create a Low Carbon Precinct that delivers sustainable and efficient buildings that provide energy, water and waste efficiency. 		Addressed	Yes
4. Structure Plan	Land Use	Land Use shall be in accordance with the Structure Plan in Figure 3 .	Addressed	Yes
		Small scale retail may be considered on major E-W link where it can serve the parks, community facilities and pedestrian links.	N/A for Area 12	N/A
	Heritage	Development shall not have an adverse impact on Heritage significance of Heritage Items in the vicinity of the development.	No significant adverse impacts	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.	Addressed: Original Stone wall at corner of Marshall and Holdsworth to be retained. The majority of street trees are proposed to be retained.	Yes
5. Access	Access Network	Provide public roads, pedestrian and bicycle links in accordance with Figure 4 – Access Networks	Area 12 – No E/W link required. Cycle route on Marshall Avenue and Holdsworth as per Lane Cove Bike	Yes

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			Plan 2019 is addressed.	
	Roads	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
	Pedestrian and Bicycle Links	Create E/W links indicated in Figure 4 and 5(b)	N/A	N/A
		Ensure 'Green Spines' connect/ integrate with E-W pedestrian and bicycle links where applicable.	Green spine connects with Local Road (Marshall Ave)	Yes
		Provision for potential connection of Canberra Avenue to the south across River Road via traffic lights to extend bicycle link.	N/A	N/A
	Sustainable Transport	Provide infrastructure for electric charging points to every car space.	Shall be provided. Design detail incorporated in traffic report.	Yes – subject to draft conditions
6. Infrastructure	Recreation Areas (Public Open Space)	Create Recreation areas in Figure 6.	Public Park (400sqm) proposed at Marshall Street frontage. Level connections are critical and considered in detail.	Yes
		Locate driveways to max. opportunity to convert south Berry Road and Holdsworth Avenue to a Recreation Area.	N/A	N/A
	Community Facilities	Provide community facilities including a multi-purpose facility of 600 sqm – comprising childcare centre 450 sqm, community hall 150 sqm, and adj. Recreation Area 450 sqm (Table 7.1)	N/A	N/A
	Affordable Housing	Affordable Housing as per Figure 7 in accordance with <i>Specifications for Affordable Housing in the South Leonards Precinct.</i>	2 affordable housing dwellings provided and dedicated to Council in perpetuity.	Yes
	Utility Services	Undergrounding of services within public road for total frontage of each site.	Can comply.	Yes
		All utility services within each site are to be placed underground or within the building.	Can comply.	Yes
		Design and construction of these works is to be at the cost of the developer.	Can comply.	Yes
		Light poles are to be designed and provided as specified by Council.	Can comply.	Yes
		All utility infrastructure including electricity kiosks, hydrants and meters shall be screened from the public domain.	Can comply.	Yes
	Amalgamation	Sites amalgamated as per Figure 8 (LEP minimum lot size).	Can comply.	Yes
		Alternative patterns only considered if all outcomes and objectives can be met for subject and other Areas.	N/A	N/A
7. Built Form	Building Envelope	Front Setbacks (Figure 9)		
		Street Type A - 4m at street level - +3m at and above Level 6	Complies	Yes

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		Street Type B - 4m at street level - +3m at and above Level 3 - +3m at and above Level 6	N/A	N/A
		Street Type C - 10m at street level - +3m at and above Level 3 - +3m at and above Level 6	N/A	N/A
		Street Type D - 10m at street level - +7m at and above Level 4 - +7m at and above Level 6	N/A	N/A
		Street Type E - 6m at park level - +3m at and above Level 3	N/A	N/A
		Street Type F - 6m at park level - +3m at and above Level 5	N/A	N/A
		Rear Setback		
		Minimum 12m setback to rear boundary of an Area.	Complied with	Yes
		Building Separation		
		As per ADG / SEPP 65	The applicant has achieved compliance through a defensive design approach (non- habitable elevation)	Yes. See main report for further ADG building separation clarification
		Building Depth		
		18-22m (Figure 9)	Max 19.8m	Yes
		Building Orientation / Length		
		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.	Max. 55m	Yes. Building is strongly articulated
		River Road lower levels may be longer with strong articulation.	N/A	N/A
		Building Articulation		
		A high degree of articulation is mandatory for front façade and includes balconies, overhangs, blades and other architectural features.	Demonstrated by the applicant	Yes
		Bright colours to emphasise articulation shall not be used.	Proposed.	Yes
		Height in Storeys		
		Height of development in number of storeys as per Figure 10. Refer also to Clause 4.6(8)(cb) and Part 7 of LEP.	Height in storey control complied with – Max. part 10 and part 12 storeys	Yes
		Part storeys resulting from excavation of steep slopes or semi-basement parking will not count as a storey.	Two (2) part- storeys along Holdsworth Avenue counted.	Yes

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					The 2-part storeys is considered acceptable and appropriate for Area 12. The part storeys are a direct result of the steep topography and excavation required to accommodate basement carparking. The two (2) -part storeys fronting Holdsworth Avenue would have floor plates which are greater than 50% basement parking and associated non-habitable uses.	
		Solar Access				
		Compliance with ADG.			Compliance with solar access diagrams submitted	Yes
		Overshadowing of public (Newlands Park and Local Park) and private open space (Green Spines) is minimised.			Demonstrated.	Yes
		Building Floor Levels				
		Building floor levels shall have regard to Figure 18 to facilitate the creation and access to Green Spines.			Demonstrated	Yes
Incentives		H(m)	FSR (:1)	S	Outcome to Achieve	Complies
Area 5		44 & 2.5	3.45:1	12 & 10 As shown in Figure 10 (consider 'Building Envelope – Height in Storeys')	a) Minimum site area of 2,500m ² b) Approximately 400sqm of public open space embellished in accordance with the "Specifications for Public Open Space in the St Leonards South Precinct" and dedicated to Council in perpetuity (Marshall Avenue); c) Design Excellence is achieved in accordance with LEP Clause 7.6, including the Maximum Height of Buildings (in storeys); d) 2 affordable housing dwellings dedicated to Council in perpetuity. Each dwelling shall comprise a minimum of 2 bedrooms with an internal area of at least 70 sqm (plus storage) and one car space, in accordance with the "Specifications for Affordable Housing in the St Leonards South Precinct"; e) Provision of appropriate building setbacks to facilitate shared communal open space between buildings (Green Spines)	Yes – achieved

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					embellished in accordance with the "Specifications for Private Open Space in the St Leonards South Precinct" with a positive covenant granting shared access in accordance with Section 88E of the Conveyancing Act 1919; f) A dwelling mix comprising a minimum 20% One Bedroom and Studio dwellings, 20% Two Bedroom dwellings and 20% 3 or more dwellings; and g) Amalgamation of lots as per Figure 8 to prevent the fragmentation or isolation of land.		
	Pedestrian Entry/Address	All building access shall be sited to provide street level access to minimise ramps.				No steps provided to lobby	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.				Fencing and entry point details are appropriate	Yes
		Design for passive surveillance of recreation areas and pedestrian and bicycle links from the public domain and from developments.				Complies	Yes
	Edge Treatments	Limit basement protrusions to 1.5m				Basement protrusions appropriate limited where possible due to slope of the land	Yes
		Treat exposed basements with textural materials and landscaping as per the LMP to minimise visual impact.				Appropriately treated	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.				Achieved with a mixture of open style fencing and masonry walls	Yes, draft condition requiring fence to be reduced to 1.2m in height and appropriately designed for privacy to be achieved for future resident while still allowing street activation.
	Transition to Lower Densities	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				Appropriately landscaped	Yes
		Additional setback to include large trees and be unfenced with landscaping to integrate with site landscape design.				See above	Yes
	Vehicular Access	Provide vehicle access from street frontage at lower end/edge of the site.				On lower end of Holdsworth Avenue.	Yes

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		Where multiple areas are consolidated minimise vehicle access points.	N/A	N/A
		For Canberra Avenue South, locate vehicle access points to facilitate road closure to consolidate land into Newlands Park.	N/A	N/A
		Restrict vehicle access from River Road.	N/A	N/A
	Parking	No parking is permitted within the front setback.	No parking in front setback proposed	Yes
		Parking is to be in basements under the building footprint but NOT: <ul style="list-style-type: none"> - 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. 	Basement Parking restricted to less than 50% of green spine. Therefore 50% deep soil area achieved subject to conditions.	Yes
8. Landscape	Landscape Master Plan	Landscaping for the Precinct shall be as set out in the Landscape Master Plan (LMP).	Objectives addressed by the applicant – finished levels 76.5RL are to relatively match masterplan levels 77 RL.	Yes
	Open Space Configuration	Open space shall be located as shown in the LMP.	Indicative open space is generally in accordance with the - communal open space typologies for area 12 in the LMP	Yes
	Public Domain			
	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.	N/A	N/A
	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.	N/A	N/A
	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.	Appropriate details provided. Existing Street trees on Holdsworth Avenue and Marshall Avenue proposed to be retained with exception of 1 tree to be removed for new driveway.	Yes
	E-W Pedestrian Links	Landscape design of all E-W Pedestrian Links shall be provided as set out in the LMP.	No E-W links required to be provide by Area 12.	N/A
	Private Domain			
		Tree retention shall be as per Figure 16.	Proposal supported by Council's Tree	Yes

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	Tree Conservation/ Removal		Officer subject to recommended draft conditions.	
		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.	Appropriate arborist report submitted	Yes
	Communal Open Space (Green Spines)	Green Spines are to be provided as set out in Figure 17.	Addressed by the applicant	Yes
		The design of the Green Spines and provision of communal facilities shall be as set out in the LMP, the nine specific landscape plans for the contiguous Green Spine areas.	Addressed by the applicant	Yes
		The Green Spines shall comprise predominantly deep soil as per the LMP.	Achieved – 52%	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.	See above	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.	N/A	N/A
		Finished Green Spine levels shall generally comply with those shown on Figure 18 (and LMP) to relate to building floor levels.	Addressed by the applicant Green spine level is 76.5 RL.	Yes
		Level transition at property boundaries shall be generally as per LMP and Figures 20 and 21.	Demonstrated	Yes
		Connections shall be provided (at levels shown in Figure 18 and 19) to adjacent areas and to areas of public domain as shown on LMP (particularly streets and E-W links).	Addressed by the applicant	Yes
		Planting on structure (podia, basement, roof gardens etc.) shall be as specified in Figure 25 and LMP.	Roof top communal garden (220 sqm in area) proposed on level 10. Adequately addressed by the applicant	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.	Direct access via lobby area to green spine provided	Yes

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		Edge treatments to private open space buildings and parking basements shall be as detailed in Figures 22-24 and LMP.	4m setback at basement – level 4 allowing compliant edge treatment to Holdsworth Avenue subject to further recommended draft condition.	Yes
		Security gates shall be provided at the connection of Green Spines to Public Domain. See Figure 11.	Gates provided at Marshall Avenue as per Figure 11.	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.	Addressed by the applicant Green spine level is 76.5 RL	Yes
		Any extensive ramps shall be desirably be located between buildings (in side setbacks) as per Figure 19.	Addressed. Ramps limited with exception of 1:20 access ramp from Marshall Avenue to provide access Green Spine.	Yes
		Ramps and stairs (connecting to LMP levels) will be provided by the first development area to proceed.	Addressed	Yes
		Retaining walls shall be constructed as per LMP.	Entire GS at same RL. No retaining walls required. 1.2m retaining wall at southern boundary.	Yes
	East-West Grade Transitions	E-W transitions should incorporate levels shown in Figures 18 and 21.	No E/W link proposed	N/A
		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.	Addressed.	Yes
	Front Courtyards and Setbacks	Front setbacks to be deep soil and to be treated as front gardens to GF units (or basement units).	See above. 4m of deep soil (no carpark obstruction) provided to Holdsworth Avenue	Yes. Front gardens and decks proposed to three ground floor units fronting Holdsworth Avenue.
		Edge treatment to the boundary shall comprise a 1.2m max fence/hedge to provide screening as per LMP.	1.5m high fence between courtyard facing green spine. 1.6m high fence between front yards and Holdsworth Avenue.	Can comply. Draft Condition recommended to height of front fences for GF units facing Green Spine and Holdsworth Avenue to be a maximum of 1.2m.
		Boundary treatments shall be as indicated in Figures 23-24 and LMP.	Boundary treatment consistent with 23 and 24. Fence	Yes

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			maximum 300mm higher to provide adequate privacy.	
	Private Courtyards at Ground Level	Private courts to be provided as indicated on Figure 23.	Addressed	Yes
		Private courts may extend a maximum of 1 metre into Green Spines.	1m maximum extension achieved.	Yes
		Direct access shall be provided from private courts to Public Domain and/or Green Spine.	All courtyards have gated access to green spine.	Yes
		Edge treatment between private courts and communal Green Spine shall be as detailed in Figures 22, 23 and 24.	Addressed	Yes
	Edge Treatments	Edge treatments to protruding basements, retaining walls shall be as per LMP details (Figure 24).	Highly detailed.	Yes
		Edge treatments between private courts and communal green spine – see as detailed in Figures 22, 23 and 24.	Addressed	Yes
	Roof Terraces	Roof terraces are encouraged, refer Figures 25 (a) & (b) and LMP for desire Roof Terrace design.	Common accessible rooftop garden terrace of 220sqm at southern third of building.	Yes
		Roof Terraces must be accessible (lift access).	Accessible	Yes
		Communal amenities shall be provided (kitchen, toilets, sheltered eating/BBQ areas).	Communal amenities provided for roof including sheltered seating BBQ/ area	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.	Not enclosed	Satisfactory outcome
	Public Art	Each Area shall prepare a public art strategy to integrate with their landscape plans (see LMP).	Public Art Strategy provided.	Yes
		Each Area shall provide Public Art to a minimum value of 0.1% of the development construction value.	Detailed.	Yes- Required by recommended draft Condition.
9. Environmental / Sustainability	Environmental Performance	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.	Demonstrated.	Yes - 6-star NATHERS rating achieved
	Wind Impact	Buildings shall comply with Part B6.2 of LCDCP 2010. A Qualitative Wind Assessment was submitted.	Demonstrated.	Yes
	Green Roofs	All developments are encouraged to consider inclusion of a green roof to provide thermal efficiency.	Provided	Yes
	Green Walls / Vertical Gardens	All developments are encouraged to consider inclusion of green walls / vertical gardens.	Incorporated where possible.	Yes

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	Potable Water	Minimise potable water use by using water efficient appliances, rainwater collection and reuse and the use of drought tolerant plants.	The Environmental management Plan includes – Water Management measures. Integrated Water Re-Use to form a part of development via recommended draft conditions	Yes
	Urban Stormwater	Collect, store and treat on site.	The stormwater system is designed to comply	Yes
		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.		
		Maintain maximum Green Spine and other deep soil for percolation.	Greater than 50% of Green Spine to be deep soil with no carpark intrusions.	Yes
		Provide on-site stormwater and infiltration including bio-retention systems such as rain gardens.	Detailed within concept stormwater plans integrated with landscape documentation.	Yes
		Buildings shall comply with Part B6.3 of LCDCP 2010.	Can comply.	Yes
		All other stormwater management measures are detailed in Part O LCDCP 2010.	Complies	yes
	Flood Management	Provide detention tanks desirably under paved areas, driveways, in retaining walls or in basement car parks.	Detention tanks detailed.	Yes, subject to recommended draft conditions
10. Infrastructure Funding	-	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.	Draft VPA adopted SIC levy also applies	Yes

Part R – Traffic, Transport and Parking

Provision	Requirements	Proposed	Complies
1.5 Car parking / traffic near St Leonards Railway Station	<p>For the Residential Flat Building:</p> <p>0.5 spaces per studio (0 studio proposed – <u>0 spaces required</u>)</p> <p>0.5 spaces per 1-bedroom unit (29 units proposed – <u>15 spaces required</u>)</p> <p>0.9 space per 2-bedroom unit (45 units proposed – <u>41 spaces required</u>)</p> <p>1.40 spaces per 3-bedroom unit (18 units proposed – <u>26 spaces required</u>)</p>	<p>15 spaces</p> <p>41 spaces</p> <p>26 spaces</p>	Satisfactory outcome achieved

Provision	Requirements	Proposed	Complies
	<p>2 spaces per 4-bedroom unit (4 units proposed – <u>8 spaces required</u>)</p> <p>Visitors 1.0 space per 5 dwellings (20 spaces required)</p> <p>Total required: <u>110 spaces required</u></p> <p>Allocation of parking spaces at developer's discretion.</p> <p>1 disabled space for each adaptable housing unit (20 units proposed – 20 required + 2 visitor adaptable car spaces)</p> <p>1 onsite removalist truck space per 100 residential units (as per relevant Australian Standards) – 1 required</p> <p>1 car wash bay per 50 units for developments over 20 units – 2 required</p> <p><u>Motorcycle requirements:</u></p> <p>110 spaces proposed/ 7 motorcycle spaces required + 1 visitor motorcycle</p> <p><u>Bicycle requirements:</u></p> <p>Residential (residents) 1 space per 4 apartments</p> <p>96 apartments/24 spaces required + 11 bicycle spaces for visitors</p> <p>A charging point for electric bicycles for every 5 bicycle spaces.</p>	<p>8 spaces</p> <p>20 spaces</p> <p>110 spaces proposed.</p> <p>22 accessible spaces included</p> <p>1 space loading bay proposed at GF to accommodate service vehicle up to 8.8m long per AS Standards</p> <p>car wash bay area can accommodate 2 vehicles proposed</p> <p>8 motorcycle spaces provided</p> <p>37 bicycle spaces provided (26 for residents and 11 for visitors)</p> <p>5 charging points</p> <p>Bicycle charging point locations will be provided at the Detailed Design stage.</p>	