

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"> <i>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.</i> <i>To ensure that all new development will achieve design excellence, as well as providing suitable transition and interfaces to adjoining zones and open space.</i> <i>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.</i> <i>To minimise traffic impacts within the precinct to and from Pacific Highway and River Road.</i> <i>To facilitate a new, accessible network for pedestrians, cyclists and families that integrate and connect to functional community infrastructure and open space.</i> <i>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.</i> <i>To create a Low Carbon Precinct that delivers sustainable and efficient buildings that provide energy, water and waste efficiency.</i> 		Addressed	Yes
4. Structure Plan	Land Use	Land Use shall be in accordance with the Structure Plan in Figure 3 .	Generally consistent.	Yes
		Small scale retail may be considered on major E-W link where it can serve the parks, community facilities and pedestrian links.	Provided	Yes
	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	Yes
5. Access	Access Network	Provide public roads, pedestrian and bicycle links in accordance with Figure 4 – Access Networks	Area 5 - Pedestrian Link – E/W 15m w/ stairs	Yes
	Roads	Create new road/lane between Berry and Park Roads (Area 22 and 23).	N/A	N/A

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		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)	Created.	Yes
		Ensure 'Green Spines' connect/ integrate with E-W pedestrian and bicycle links where applicable.	Connected	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.	To be provided. Design detail incorporated in traffic report.	Yes – subject to conditions
6. Infrastructure	Recreation Areas (Public Open Space)	Create Recreation areas in Figure 6.	Level connections are critical are 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)	Provided	Yes
	Affordable Housing	Affordable Housing as per Figure 7 in accordance with <i>Specifications for Affordable Housing in the South Leonards Precinct.</i>	N/A	N/A
	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).	Provided.	Yes
		Alternative patterns only considered if all outcomes and objectives can be met for subject and other Areas.	N/A	N/A
	Building Envelope	Front Setbacks (Figure 9)		
		Street Type A - 4m at street level - +3m at and above Level 6	Not fully met	Satisfactory, see main report for further clarification
		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	N/A	N/A

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		- +3m at and above Level 6		
		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	Not achieved in this instance	No, see main report for further discussion
		Rear Setback		
		Minimum 12m setback to rear boundary of an Area.	Complied with	Yes
		Building Separation		
		As per ADG / SEPP 65	Not considered to be complied with however applicant has claimed compliance with defensive design approach	Satisfactory, see main report for further ADG building separation clarification
		Building Depth		
		18-22m (Figure 9)	Max 26.4m	Satisfactory, see main report for further ADG building depth discussion
		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. 39m	Satisfactory, see main report for clarification
		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. 12 storeys	Yes
		Part storeys resulting from excavation of steep slopes or semi-basement parking will not count as a storey.	Part two storeys along Canberra Avenue counted	Yes
		Solar Access		
		Compliance with ADG.	Applicant has claimed compliance with solar access diagrams submitted	Yes

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		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	3.7	12	a) Minimum site area of 2,200m ² . b) A multi-purpose (childcare centre and community facility) of 600m ² with direct connection to an outdoor play space of 450m ² provided in accordance with the <i>Specifications for Community Facilities in the St Leonards South Precinct</i> and dedicated to Council in perpetuity. c) Public lifts associated with the multi-purpose facility, to provide accessibility. d) Design Excellence is achieved in accordance with LEP Clause 7.6 including the Maximum Height of Buildings (in storeys). e) A 15m 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. f) 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. g) A dwelling mix comprising a minimum 20% x 1 bedroom and studio, 20% 2 bedroom and 20% 3 bedroom. h) Amalgamation of lots as per Figure 8 to prevent the fragmentation or isolation of land.	Yes – achieved with the exception that there is no bicycle ramp provided for within the pedestrian link adjacent to Canberra Avenue frontage due the steep slope of the land however the pedestrian link has been designed in accordance with the Landscape Master Plan
	Pedestrian Entry/Address	All building access shall be sited to provide street level access to minimise ramps.			No steps provided to lobby and townhouses	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 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	Satisfactory

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			where possible due to slope of the land	
		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	Satisfactory, however appropriately designed for privacy to be achieved for future residents.
	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	Yes
		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.	Not provided	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.	50% deep soil area achieved	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 are to relatively match masterplan levels	Yes
	Open Space Configuration	Open space shall be located as shown in the LMP.	Addressed by applicant	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

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	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	Yes
	E-W Pedestrian Links	Landscape design of all E-W Pedestrian Links shall be provided as set out in the LMP.	Distinct E-W links as per LMP is provided.	Yes
	Private Domain			
	Tree Conservation/ Removal	Tree retention shall be as per Figure 16.	Proposal supported by Council's Tree Officer	Yes
		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 – 50%	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	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

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		Planting on structure (podia, basement, roof gardens etc.) shall be as specified in Figure 25 and LMP.	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.	Achieved	Yes
		Connect Green Spines to communal areas of buildings/foyers and lobbies to provide access.	Addressed by the applicant	Yes
		Edge treatments to private open space buildings and parking basements shall be as detailed in Figures 22-24 and LMP.	Clear details of edge treatments provided in documentation.	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.	Addressed by the applicant	Yes
		Any extensive ramps shall be desirably be located between buildings (in side setbacks) as per Figure 19.	Addressed	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.	Detailed	Yes
	East-West Grade Transitions	E-W transitions should incorporate levels shown in Figures 18 and 21.	Detailed in relation to E/W links.	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.	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	Satisfactory - see main report on basement setbacks
		Edge treatment to the boundary shall comprise a 1.2m max fence/hedge to provide screening as per LMP.	See above	Satisfactory as the proposed combination of fencing/ wall to include a plant hedge to provide for appropriate privacy to future residents
		Boundary treatments shall be as indicated in Figures 23-24 and LMP.	Addressed	Yes
		Private courts to be provided as indicated on Figure 23.	Addressed	Yes
	Private Courtyards at Ground Level	Private courts may extend a maximum of 1 metre into Green Spines.	No encroachments are proposed	Yes
		Direct access shall be provided from private courts to Public Domain and/or Green Spine.	Addressed	Yes

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		Edge treatment between private courts and communal Green Spine shall be as detailed in Figures 22, 23 and 24.	N/A	N/A
	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.	N/A	N/A
	Roof Terraces	Roof terraces are encouraged, refer Figures 25 (a) & (b) and LMP for desire Roof Terrace design.	Common rooftop terrace encouraged however not proposed by the applicant in this instance and encouraged	Satisfactory a communal terrace area is proposed on Level 12 the uppermost level instead
		Roof Terraces must be accessible (lift access).	Accessible	Yes
		Communal amenities shall be provided (kitchen, toilets, sheltered eating/BBQ areas).	Communal amenities provided for	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).	Provided.	Yes
		Each Area shall provide Public Art to a minimum value of 0.1% of the development construction value.	Detailed.	Yes
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
	Wind Impact	Buildings shall comply with Part B6.2 of LCDCP 2010. A Wind Effects Report is to be provided.	Demonstrated.	Yes
	Green Roofs	All developments are encouraged to consider inclusion of a green roof to provide thermal efficiency.	Provided where possible	Satisfactory outcome
	Green Walls / Vertical Gardens	All developments are encouraged to consider inclusion of green walls / vertical gardens.	Incorporated where possible.	Yes
	Potable Water	Minimise potable water use by using water efficient appliances, rainwater collection and reuse and the use of drought tolerant plants.	Integrated Water Re-Use to form a part of development	Yes
	Urban Stormwater	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.	The stormwater system is designed to comply	Yes

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		Maintain maximum Green Spine and other deep soil for percolation.	50% of Green Spine to be deep soil.	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 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 I – Child Care Centres

Provision	Requirements	Proposed	Complies
I.3.1 Indoor play area	3.25m ² /child	See main report	Yes
I.3.2 Other indoor space	Minimum 5m ² for each employee (70m ² required) 14 staff Administration room required	70m ² indoor space dedicated to employees Admin and office space are provided	Yes
I.3.3 Outdoor play area	7m ² /child 30% Natural Planting area Access to three hours of sunlight a day (in commercial areas) Provision of a variety of surfaces (including sand, soft	See main report Approx. 14% The site is located within residential area	Yes Satisfactory as the proposed landscaping scheme is been supported as it would contain appropriate perimeter landscaping and tree plantings to accommodate a soft safe play area for children with artificial type landscaped outcomes N/A Yes

Provision	Requirements	Proposed	Complies
	<p>fall, paving and timber platforms)</p> <p>Children have access to 3 hours of sunlight a day</p> <p>Special attention must be given to reduce or minimise noise, pollution and wind.</p>	<p>Variety of surfaces such as soft areas, rated surface and timber decking provided</p> <p>The outdoor play areas are would receive a minimum of 3 hours of solar access.</p> <p>Achieved</p>	<p>Yes</p> <p>Yes</p>
I.4 Built form & building appearance	a) Child care centres must comply with the same standards for built form controls as provided under the DCP of the respective zone.	The proposed childcare centre is located within R4 zone and complies with the relevant built form controls of the St Leonards South DCP	Yes
	b) The design and layout of the child care centres must respond to the character of the existing neighbourhood and streetscape.	The centre has been designed in accordance with the envisaged character of the St Leonards South DCP	Yes.
	c) In low density residential areas, child care centres are encouraged to be single storey in height for reasons of safety and access. In the case of 2 storey buildings, the second storey should only be used for the purposes of storage and staff facilities.	N/A	N/A
	d) All child care centres are preferred to be located at ground floor level where achievable and in areas where the opportunity for natural landscaping comprising deep planting is possible (i.e., not located entirely over a basement area).	The proposed centre is located at ground level	Yes
	e) In buildings including both residential uses and child care centres, the residential areas of the property are to be designed so as to prevent access to them by non-resident children. This includes both indoor and outdoor areas (such as washing lines etc.)	Achieved	Yes
I.5 Car parking / traffic	<p><u>For the Childcare Centre:</u> 1 drop off space/6 children</p> <p>1 disabled car space/20 car spaces 17 spaces including 1 disabled space required.</p> <p>1 space/2 full time employees 14 staff / 7 spaces required.</p> <p>60 children/10 spaces required.</p>	17 spaces including 1 disabled space provided	Yes

	The centre should not be located on a road which carries traffic volumes in excess of 1,000 vehicles per hour, unless satisfactory off-street parking and entry/ exit provision is made.	Canberra Avenue is a local road	Yes
I.6 Accessibility	Access should be in accordance with Australian Standard 1428.1 to 4 to comply with Part D of the Building Code of Australia	Achieved	Yes
I.7 Safety/security/fencing	a) Floor should be of a non-slip surface and easy to clean	Achieved	Yes
	b) Fire safety precautions must be provided in accordance with Building Code of Australia and Australian Standard 1851.1–1995.	Compliance with BCA proposed	Yes
	c) Every gate should be provided with a childproof self-locking mechanism, but must still be accessible for adults in wheelchairs.	Achieved	Yes
	d) Child Care Centres which are not entirely located at ground level must satisfy Council as to their high safety level relating to fence / balcony heights, reduced window opening sizes etc.	N/A	N/A
	e) Any part of the Child Care Centre that is designated for outdoor play space must be fenced on all sides.	Outdoor play areas are fenced on all sides	Yes
	f) Any side of a stairway, ramp, corridor, hallway or external balcony that is not abutting a wall must be enclosed to prevent a child being trapped or falling through.	All enclosed	Yes
	g) Fences should be designed to minimise noise transmission (on busy roads), improve privacy and must not dominate the streetscape. Materials and finishes for fences may be used that complement the surrounding streetscape.	Proposed fencing is acceptable	Yes
I.8 Environmental hazards/air quality	a) In Child Care Centres located on roads where there is an average daily traffic rate of more than 5,000 per day, exposure to air and noise pollution sources should be minimised by the use of air conditioning and the location of outdoor play areas.	Satisfactory	Yes
	b) To avoid mosquito bite infections Council may require that all doors and windows should be screened. Mosquito	Able to be complied with	Yes

	breeding must be minimized by ensuring that drains and gutters are cleared and/or covered and that dark, damp areas are clear of vegetation and clutter.		
I.9 Landscaping /planting	a) Planting should be used for its quality of shading, screening and decorating outdoor areas. Trees located on the northern and western boundary will shade the place during the hottest part of day.	Achieved	Yes
	b) The planting and vegetation should provide educational features.	Achieved	Yes
	c) Where the outdoor play area is proposed above ground level natural plants are to be provided in pots.	N/A	N/A
I.10 Privacy and Noise Minimisation	Effort should be made to reduce any possible adverse noise impact into the child care centre. In certain situations, this may require double-glazing of windows or appropriate location of windows.	Unchanged	Yes
	b) The development application should demonstrate that privacy and noise minimisation for neighbouring properties have been considered in designing the centre.	Demonstrated	Yes
I.11 Sustainability	Applications in residential zonings need to indicate that they fulfil any requirements for a BASIX Certificates which may have been introduced by the State government for relating to water and energy efficiency etc.	Achieved	Yes
I.12 Hours of Operation	The maximum hours of operation shall be between 7.00am and 6.00pm, Monday till Friday, in a residential zone.	To be conditioned in any consent	Yes

Part R – Traffic, Transport and Parking

Provision	Requirements	Proposed	Complies
I.5 Car parking / traffic near St Leonards Railway Station	<p><u>For the Childcare Centre:</u></p> <p>See above – 17 spaces required</p> <p><u>For the Residential Flat Building:</u></p> <p>0.5 spaces per studio (1 studio proposed – 0.5 space required)</p> <p>0.5 spaces per 1-bedroom unit (26 proposed – 13 spaces required)</p>	See above – 17 spaces proposed	Satisfactory outcome achieved

Provision	Requirements	Proposed	Complies
	<p>0.9 space per 2-bedroom unit (26 proposed – 23.4 spaces required)</p> <p>1.40 spaces per 3 bedroom unit (28 proposed – 39.2 spaces required)</p> <p>Total required: 76.1 spaces required</p> <p>Allocation of parking spaces at developer's discretion.</p> <p>1 disabled space for each adaptable housing unit (17 units proposed – 17 required)</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>1 visitor space per 5 units – 81 units proposed/ 16.2 spaces required</p> <p>1 visitor disabled space per 10 visitor spaces (minimum 1 disabled space) – 2 disabled spaces required</p> <p><u>For the Retail/Cafe:</u></p> <p>1 space per 110m2 (37sqm – 0.34 spaces required)</p> <p>1 disabled space per 20 car spaces (minimum 1 disabled space) – 1 space required</p> <p><u>Motorcycle requirements:</u></p> <p>116 spaces proposed/7.7 spaces required</p> <p><u>Bicycle requirements:</u></p> <p>Residential (residents) 1 space per 4 apartments</p> <p>81 apartments/20.25 spaces required</p> <p>Residential (visitors) 1 rack + 1 rack per 10 apartments</p>	<p>79 spaces proposed</p> <p>17 disabled spaces included</p> <p>1 space included within the waste truck space</p> <p>2 car wash bays proposed</p> <p>17 spaces proposed</p> <p>4 spaces included</p> <p>1 space proposed</p> <p>1 disabled space included</p> <p>10 proposed</p> <p>23 spaces for residents</p> <p>7 spaces for residential visitors</p>	

Provision	Requirements	Proposed	Complies
	<p>9 racks required</p> <p>Shop / Restaurant or Café (employees) 1 space per 50m2 GFA</p> <p>1 space required</p> <p>Shop / Restaurant or Café (customers) 2 racks + 1 rack per 200 m2 over 200 m2 GFA</p> <p>2 racks required</p> <p>Childcare centre (employees) 1 space per 10 staff Childcare centre (customers) 2 racks per centre</p> <p>7 staff/1 space required 2 racks required</p> <p>A charging point for electric bicycles for every 5 bicycle spaces.</p>	<p>1 space for café staff</p> <p>2 spaces for café customers</p> <p>1 space for childcare staff 2 spaces for childcare visitors</p> <p>A total of 36 bicycle spaces are provided on Basement 1 and the ground level which is satisfactory in this instance</p> <p>5 charging points</p> <p>Bicycle charging point locations will be provided in the Detailed Design stage.</p>	