

Compliance Tables

This table of compliance relates to the proposed seniors housing development on land at 54-58A Wycombe Road, Neutral Bay.

STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004

Provisions	Comments	Complies?
Part 3 Design requirements		
Division 2 Design principles		
<p>33 Neighbourhood amenity and streetscape</p> <p>The proposed development should:</p> <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>(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</p> <p>(c) maintain reasonable neighbourhood amenity and appropriate residential character by:</p> <p>(i) providing building setbacks to reduce bulk and overshadowing, and</p> <p>(ii) using building form and siting that relates to the site's land form, and</p> <p>(iii) adopting building heights at the street frontage that are compatible in scale with adjacent development, and</p> <p>(iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and</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>(e) embody planting that is in sympathy with, but not necessarily the same as, other planting in the streetscape, and</p> <p>(f) retain, wherever reasonable, major existing trees, and</p>	<p>(a) The bulk and scale of the proposal is compatible with the area, being located in a R2 Zone and immediately adjoining R4 zoned land. The site is located adjacent to residential flat buildings comprising up to four storeys along Aubin and Thrupp Street. The proposed 3 storey built form (with the third storey setback) is therefore compatible with the surrounding context.</p> <p>(b) The site contains local heritage item 'House' at 56 Wycombe Road and is located within the Kurraba Point Heritage Conservation Area. The proposal includes the sympathetic adaption of 56 Wycombe Road in the new development. Refer to the Heritage Impact Statement (Appendix 11) for further detail.</p> <p>(c) The proposal provides a minimum 4.24m setback to Wycombe Road, 1.8m setback to Aubin Street and a minimum 2.55m setback to the rear (western) boundary, with landscaping proposed within each of the setbacks. No change is proposed to the setbacks of the existing RACF at 58A. The building maintains a reasonable distance from the properties located at the rear of the site to the west. The site generally slopes from north to south and has a fall of approximately 5 meters from lot No. 58 to lot No. 54 towards Aubin Street. The following</p>	Yes

(g) be designed so that no building is constructed in a riparian zone.

extract from the Urban Design Report (Appendix 20), demonstrates how the proposed buildings respond to the sloping topography of Wycombe Road.



In terms of height, the proposal will present as 3 storeys to Wycombe Road (with the third storey setback), the same height as the 2-storey existing buildings at 58A and 56, due to the fall in the slope and the high roof profile of these two buildings. Therefore, the proposal maintains the current relationship to the street and will be similar in height to the current dwelling houses. The breaks in the building façade, as it wraps around the curtilage of the heritage item, will create gaps and reduce the apparent length of the development to the street. The flat roof of the development on the southern lot which is on the lowest part of the site also minimises its overall height and allows a pleasant rooftop communal space to enjoy the view of the Harbour.

(d) The proposal responds sympathetically to the heritage item by wrapping the built form behind and around its footprint thus preserving the presentation of the heritage item to Wycombe Road. The proposal provides generous forecourt and adequate setbacks from Wycombe Road. As discussed above, the proposal will be similar in height to the current dwelling houses.

	<p>(e) Detailed Landscape Plans accompany this application at Appendix 12, which detail the landscape treatment within the site. The proposal includes substantial landscaping in the front, rear and side setbacks and within courtyard areas, as well as the rooftop terrace and balconies.</p> <p>(f) Tree retention will be maximized where possible within the site. Refer to the Arborist Report at Appendix 5 for further detail and for tree protection methods during construction. The 34 trees proposed to be removed will be offset with the planting of large canopy trees as detailed in the Landscape Plans at Appendix 12.</p> <p>(g) The proposal is not located in a riparian zone.</p>	
<p>34 Visual and acoustic privacy</p> <p>The proposed development should consider the visual and acoustic privacy of neighbours in the vicinity and residents by:</p> <p>(a) appropriate site planning, the location and design of windows and balconies, the use of screening devices and landscaping, and</p> <p>(b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.</p> <p><small>Note. The Australian and New Zealand Standard entitled AS/NZS 2107–2000, Acoustics—Recommended design sound levels and reverberation times for building interiors and the Australian Standard entitled AS 3671—1989, Acoustics—Road traffic noise intrusion—Building siting and construction, published by Standards Australia, should be referred to in establishing acceptable noise levels.</small></p>	<p>Visual Privacy</p> <p>The proposal provides visual separation between the proposed development and its surrounds, thus ensuring that the privacy of the future occupants and adjoining neighbours is enhanced. The building is separated from residential flat buildings to the west and no change is proposed to the bulk of the existing RACF in the north of the site. Specifically, the proposed building is setback a minimum 2.55m from the rear (western) boundary, which increases to 9.985m adjoining the proposed driveway on the site and the RFB at No. 66 Aubin Street.</p> <p>A roof terrace garden is proposed, however the design of the roof terrace garden restricts access to the edge of the building thus maximising privacy. The terrace is also located away from the site boundaries further reducing privacy impacts on neighbouring properties.</p> <p>Generous landscaping is proposed along the site boundaries, including screen planting and large</p>	Yes

	<p>canopy trees to minimise the potential for overlooking.</p> <p>For further details, refer to Section 6.3.6 of the SEE.</p> <p>Acoustic Privacy</p> <p>The proposal aims to provide residents with a reasonable level of acoustic privacy. The criteria specified in this Part have been considered and noted.</p> <p>An Acoustic Report has been prepared by Marshall Day Acoustics and is provided at Appendix 4. The report confirms that the proposal is capable of complying with the applicable noise criteria provided the noise control recommendation identified in Section 5 of the Acoustic Report are adopted.</p> <p>For further details, refer Section 6.4.6 of SEE.</p>	
<p>35 Solar access and design for climate</p> <p>The proposed development should:</p> <p>(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</p> <p>(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.</p> <p><small>Note. AMCORD: A National Resource Document for Residential Development, 1995, may be referred to in establishing adequate solar access and dwelling orientation appropriate to the climatic conditions.</small></p>	<p>Shadow Diagrams and a Site Analysis Plan have been prepared by Boffa Robertson Group and are provided at Appendix 1.</p> <p>The proposal has been designed to ensure adequate sunlight is achieved in the main communal areas of the RACF.</p> <p>The shadow diagrams demonstrate the proposed development will protect the amenity of neighbouring properties in relation to sunlight and will not adversely affect the adjoining dwellings' current hours of sunlight or will maintain at least three hours of sunlight to the neighbouring properties between 9am and 3pm on 21 June.</p> <p>Refer to Appendix 1 for further detail.</p>	Yes
<p>36 Stormwater</p> <p>The proposed development should:</p>	<p>Tonkin have prepared a Stormwater Drainage Design Report (Appendix 7) which outlines the design requirements for site drainage and</p>	Yes

<p>(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</p> <p>(b) include, where practical, on-site stormwater detention or re-use for second quality water uses.</p>	<p>discharge, details the design procedure and presents the proposed stormwater drainage plan for the management of site runoff.</p> <p>The key design elements include:</p> <ul style="list-style-type: none"> ▪ On-site detention storage that has been designed to limit the post-development discharge to less than the pre-development discharge, as specified by North Sydney Council. ▪ A major/minor stormwater drainage system that was designed in accordance with Australian Rainfall and Runoff guidelines, and consisting of: <ul style="list-style-type: none"> ▫ The minor and major system will consist of a pit and pipe network that has the capacity to collect and convey the 1% AEP flows. ▫ An overland flow paths that have the capacity to safely convey storm events that are exceeded the 1% AEP flow around the proposed buildings in such a manner that does not encroach the adjacent properties. ▪ Water quality improvement measures that meet the principles of Water Sensitive Urban Design (WSUD) and provide the level of treatment that is required by the North Sydney Council. The adopted measures include: <ul style="list-style-type: none"> ▫ grassed buffers; ▫ gross pollutant traps; ▫ rainwater tank and re-use for irrigation only; and ▫ a filtration system. <p>Refer to the Stormwater Drainage Design Report at Appendix 7 for further detail of the proposed water management arrangements.</p>	
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<p>37 Crime prevention</p> <p>The proposed development should provide personal property security for residents and visitors and encourage crime prevention by:</p> <p>(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</p> <p>(b) where shared entries are required, providing shared entries that serve a small number of dwellings and that are able to be locked, and</p> <p>(c) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.</p>	<p>The proposed development provides a high level of amenity, casual surveillance and ultimately public safety within the proposed buildings and communal open space and the surrounding area. The proposal will provide appropriate lighting and security measures to protect the safety of neighbouring premises, residents and the local community.</p> <p>The proposal has been designed to take into consideration the CPTED principles and is discussed in Section 6.7.1 of the SEE. The proposal will generate a suitable level of activation in both public and communal space as well as casual surveillance. The RACF will be appropriately managed and maintained by its employees.</p> <p>Further, a Social Impact Assessment has been prepared by Judith Stubbs & Associates and is provided at Appendix 16. The Social Impact Assessment concludes the following.</p> <p><i>A review of surrounding land uses, in consideration of the target group and associated activities, also indicates that adverse amenity impacts related to increase in noise, anti-social behaviour or crime would be highly unlikely. All activities on site would be contained within the facility, and would involve quiet enjoyment or recreation by aged care residents and highly structured programs.</i></p> <p><i>It is also noted that the existing crime context is favourable to the proposed development, with no major hotspots for relevant crime located near the proposal.</i></p>	
<p>38 Accessibility</p> <p>The proposed development should:</p> <p>(a) have obvious and safe pedestrian links from the site that provide access to public transport services or local facilities, and</p>	<p>An Access Report has been prepared by Accessible Building Solutions and is provided at Appendix 3. The Access Report provides a full assessment of the proposal against the relevant provisions of the BCA. Accessible Building Solutions is satisfied that</p>	<p>Yes</p>

<p>(b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.</p>	<p>the proposal can achieve compliance with the access provisions of the BCA and the Access to Premises Standard.</p> <p>An Access Report has also been prepared Accessibility Solutions (Appendix 26) which reviews the site's accessibility with regard to the relevant provisions of the Seniors SEPP.</p>	
<p>39 Waste management</p> <p>The proposed development should be provided with waste facilities that maximise recycling by the provision of appropriate facilities.</p>	<p>The provisions made for the recycling and disposal of waste resulting from the development and operation of the facility will ensure that the disposal of waste does not give rise to any significant adverse environmental impacts in the area. The report provides details of strategies developed for waste minimisation and recycling as part of the long term operation of the Development</p> <p>Refer to the Waste Management Plan at Appendix 21 for further detail.</p>	<p>Yes</p>
<p>Part 4 Development standards to be complied with</p>		
<p>40 Development standards—minimum sizes and building height</p> <p>(1) General</p> <p>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) Site size</p> <p>The size of the site must be at least 1,000 square metres.</p> <p>(3) Site frontage</p> <p>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</p>	<p>(2) The size of the site is 3439.2m² and therefore complies.</p> <p>(3) The site frontage exceeds 20 metres.</p> <p>(4) Residential flat buildings are not permitted in the R2 zone.</p> <p>(a) The proposed height of the building exceeds 8 metres to the underside of the ceiling of a central point in the building and a Clause 4.6 variation is provided at Appendix 24. This element is located behind the heritage item which is taller and thus visually screen the exceedance.</p> <p>(b) The proposed development has four boundaries. This clause is not considered to apply to the</p>	<p>Yes</p> <p>Yes</p> <p>No – Clause 4.6 request provided at Appendix 24</p> <p>Yes</p>

If the development is proposed in a residential zone where residential flat buildings are not permitted:

- (a) the height of all buildings in the proposed development must be 8 metres or less, and
- (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
- (c) a building located in the rear 25% area of the site must not exceed 1 storey in height.

northern boundary because the existing RACF is located along this northern boundary and no changes are proposed to its built form.

The proposed RACF is two storeys along the site's southern boundary to Aubin Street, with the third storey setback.

(c) The rear boundary is presumed to be the western boundary. The proposed RACF maintains the rear 25% of the site. The existing building at the rear of 58 Wycombe Road which is situated less than 2m from the rear boundary is being demolished and a new element created 2.55m from the boundary. The figure below illustrates the existing building (outlined red) at the rear of the site in relation to the rear 25% (approx. location highlighted blue). Further, the existing residential aged care facility at 58A Wycombe Road exceeds 1 storey in the rear 25% of the site.



Figure 1: View of the site (Source: Nearmap)

This new building whilst further setback and lower than the existing structure is technically within the

**No – Clause
4.6
Variation
provided at
Appendix
25**

	rear 25% of the site and so a Clause 4.6 is submitted at Appendix 25.	
Part 5 Development on land adjoining land zoned primarily for urban purposes		
<p>42 Serviced self-care housing</p> <p>(1) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development for the purpose of serviced self-care housing on land that adjoins land zoned primarily for urban purposes unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have reasonable access to:</p> <p>(a) home delivered meals, and</p> <p>(b) personal care and home nursing, and</p> <p>(c) assistance with housework.</p> <p>(2) For the purposes of subclause (1), residents of a proposed development do not have reasonable access to the services referred to in subclause (1) if those services will be limited to services provided to residents under Government provided or funded community based care programs (such as the Home and Community Care Program administered by the Commonwealth and the State and the Community Aged Care and Extended Aged Care at Home programs administered by the Commonwealth).</p>	N/A the proposal does not include serviced self-care housing.	N/A
<p>43 Transport services to local centres</p> <p>(1) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development for the purpose of serviced self-care housing on land that adjoins land zoned primarily for urban purposes unless the consent authority is satisfied that a bus capable of carrying at least 10 passengers will be provided to the residents of the proposed development:</p> <p>(a) that will drop off and pick up passengers at a local centre that provides residents with access to the following:</p> <p>(i) shops, bank service providers and other retail and commercial services that residents may reasonably require,</p> <p>(ii) community services and recreation facilities,</p> <p>(iii) the practice of a general medical practitioner, and</p>	<p>There will be a private minivan/people mover available for the use of residents of the new aged care. A 12 seat Toyota SLWB "Commuter" type bus will be utilised for larger trips and outings. This will be used for trips to the shops or and will be parked within the basement car park. The minivan/people mover is provided at call for residents, seven days a week. It provides a superior service to the public bus service as it is located on site, allows residents to board/depart the bus in a secure basement and provides all weather protection.</p> <p>Refer to the Traffic and Parking Report at Appendix 19 for further detail.</p>	Yes

<p>(b) that is available both to and from the proposed development to any such local centre at least once between 8am and 12pm each day and at least once between 12pm and 6pm each day.</p> <p>(2) Subclause (1) does not apply to a development application to carry out development for the purposes of the accommodation of people with dementia.</p> <p>(3) In this clause, bank service provider has the same meaning as in clause 26.</p>		
<p>44 Availability of facilities and services</p> <p>A consent authority must be satisfied that any facility or service provided as a part of a proposed development to be carried out on land that adjoins land zoned primarily for urban purposes will be available to residents when the housing is ready for occupation. In the case of a staged development, the facilities or services may be provided proportionately according to the number of residents in each stage.</p>	<p>Any facility or service provided as a part of the proposed development will be available to residents when the housing is ready for occupation</p>	<p>Yes</p>
<p>Part 7 Development standards that cannot be used as grounds to refuse consent</p>		
<p>Division 1 General</p> <p>46 Inter-relationship of Part with design principles in Part 3</p> <p>(1) Nothing in this Part permits the granting of consent to a development application made pursuant to this Chapter if the consent authority is satisfied that the proposed development does not demonstrate that adequate regard has been given to the principles set out in Division 2 of Part 3.</p> <p>Note. It is considered possible to achieve good design and achieve density ratios set out in Division 2. Good design is critical to meriting these density ratios.</p> <p>(2) For the avoidance of doubt, nothing in this Part limits the matters to which the relevant panel may have regard in refusing to issue a site compatibility certificate.</p>	<p>Consideration of the principles set out in Division 2 of Part 3 is provided above in this table.</p>	<p>Yes</p>
<p>47 Part does not apply to certain development applications relating to heritage affected land</p> <p>Nothing in this Part applies in relation to the granting of consent to a development application made pursuant to this Chapter for the carrying out of development on land to which an interim heritage order or listing on the State Heritage Register under the Heritage Act 1977 applies.</p>	<p>The land is not affected by an interim heritage order nor listing on the State Heritage Register under the Heritage Act 1977.</p>	<p>Yes</p>

<p>Division 2 Residential care facilities</p> <p>48 Standards that cannot be used to refuse development consent for residential care facilities</p> <p>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:</p> <p>(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</p> <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>(c) landscaped area: if a minimum of 25 square metres of landscaped area per residential care facility bed is provided,</p> <p>(d) parking for residents and visitors: if at least the following is provided:</p> <p>(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</p> <p>(ii) 1 parking space for each 2 persons to be employed in connection with the development and on duty at any one time, and</p> <p>(iii) 1 parking space suitable for an ambulance.</p>	<p>(a) The building height of the proposed development exceeds 8 metres. A Clause 4.6 request is provided at Appendix 24 to justify this variation.</p> <p>(b) maximum FSR of 1:1 is required under the SEPP. The GFA of the proposed development is 4,131m², and therefore the proposed FSR is 1.20:1, exceeding the SEPP non-refusal standard. The existing facility located at 58A Wycombe Road achieved a FSR of 1.25:1. Therefore, the proposal results in a decrease in the floor space ratio over the whole site. Excluding the existing facility at 58A, the proposed FSR of 54-58 Wycombe Road is 1.17:1.</p> <p>We note that the site is not subject to a maximum FSR under the NSLEP. Consideration of the relevant density controls in the NSDCP including maximum site coverage, landscaped area and un-built upon area are provided in the DCP Compliance Table below</p> <p>(c) The proposal illustrates a total of 87 beds. On this basis, 2000m² of landscaped area should be provided for compliance with this non-refusal standard. The proposal provides a landscaped area of 1,671m² (20.8m² per bed). The existing facility located at 58A Wycombe Road achieved a landscape area of 15m² per bed. Therefore, the proposal results in an overall increase in landscaped area per bed. We note that the proposal includes 25% of the site as landscaped area, which results in a variation to the minimum 40% landscaped area required under the DCP.</p> <p>The difficulty of residential care facilities to comply with the landscaping requirements is acknowledged by the Department of Planning as stated within their guideline for Councils and applicants on Housing for Seniors or People with a Disability dated May 2004 (p10).</p>	<p>Non-refusal standard not met</p> <p>Non-refusal standard not met</p> <p>Non-refusal standard not met</p>
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	<p>The guide states that the most important external issues for sites which do not meet the minimum 25m² landscape area, are the impacts on streetscape and neighbours. In this respect, the proposed development has been designed with consideration of the amenity of adjoining neighbours and the impact of the proposal on the existing streetscape.</p> <p>Consideration of the NSDCP landscaping controls is provided in the Compliance Table below.</p> <p>(d) The following parking spaces are required under the SEPP:</p> <p>(i) 1 space for each 10 beds or 1 space for each 15 high dependency bed (total 87 beds, including 16 high dependency beds) = 8 spaces</p> <p>(ii) 1 space for each 2 persons on duty at any one time = (maximum 26 employees) = 13 spaces</p> <p>(iii) 1 ambulance parking space</p> <p>Plans demonstrate parking for 23 vehicles, including one ambulance bay and one space for a facility minivan/people mover, which satisfies the parking requirements set out in the SEPP.</p> <p>A Traffic and Parking Assessment has been prepared by Colston Budd Rogers & Kafes and is provided at Appendix 19.</p>	Yes
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NORTH SYDNEY DEVELOPMENT CONTROL PLAN

Provisions	Comment	Complies
Part B Development Controls		
Section 1 – Residential Development		
1.2.4 Housing for Seniors and Persons with a Disability Provisions P1 Development must be provided in accordance with the provisions under of the SEPP (Housing for seniors and people with a disability) 2004 and where relevant, the <i>Seniors Living Policy – Urban Design Guidelines for Infill Development</i> . P2 Residential care facilities and hostels must provide at least one communal open space configured and designed in accordance with the provisions of the Department of Planning's <i>Residential Flat Design Code</i> .	<p>The proposal is in accordance with the provisions of the SEPP (Housing for seniors and people with a disability) 2004. See discussion in the SEE and the table above in this Appendix.</p> <p>The Residential Flat Design Code (RFDC) has since been replaced with the Apartment Design Guide (ADG). Objective 3D-1 of the ADG requires that communal open space have a minimum area equal to 25% of the site area.</p> <p>With a site area of 3,439.2m² the development requires 859.8m² of common open space. Across the ground floor and roof top levels the proposal provides in excess of 859.8m² common open space. The proposal therefore exceeds the communal open space requirements of Council's DCP.</p> <p>The common rooftop open space also achieves a minimum of 50% direct sunlight for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter). Direct, equitable access is also provided to the communal open space areas from common circulation areas, entries and lobbies.</p>	
1.3.1 Topography P1 Development should not result in the ground level (finished) being greater than 500mm above or below ground level (existing). P2 Habitable rooms (not including bathrooms, laundries and storerooms) should be located above ground level (existing). P3 New development should not result in the removal or covering of rock outcrops, overhangs, boulders, sandstone platforms or sandstone retaining walls.	<p>The site generally slopes from north to south and has a fall of approximately 5 metres from No. 58 to No. 54 towards Aubin Street. The proposal aims to maintain the natural topography and landform on the site.</p> <p>The proposed building responds to the sloping topography of Wycombe Road.</p>	Yes







Provisions	Comment	Complies
1.3.6 Views <p>P1 Development should be designed such that views from streets and other public places, as identified in the relevant area character statement (refer to Part C of the DCP), are not unreasonably obstructed.</p> <p>P2 Development should be designed to maximise the sharing of views from surrounding properties and public places.</p> <p>P3 Ensure that existing and proposed dwellings will have an outlook onto trees and sky.</p> <p>P4 Where a proposal is likely to adversely affect views from either private or public land, Council will give consideration to the Land and Environment Court's Planning Principle for view sharing established in <i>Tenacity Consulting v Warringah Council</i> [2004] NSWLEC 140. The Planning Principle is available to view on the Land and Environment Court's website (www.lawlink.nsw.gov.au/lec).</p>	<p>The Urban Design Report (Appendix 20) provides the following assessment of impacts on views and vistas.</p> <p><i>The major views and vistas of the area are to the Sydney CBD, the Harbour Bridge and the foreshore areas. There are occasional glimpses to the water along driveways and between the landscaping. Elevated sites provide extensive views to Sydney Harbour and there are views from Bogota Avenue, Kurraba Wharf, Hayes Street and Lower Wycombe Road to the water.</i></p> <p><i>The proposal does not affect any public domain views as the street pattern does not offer many views to the bay until closer to the ridge and only the north-south streets i.e. Thrupp St, Philip Street, Wycombe Rd have the opportunities to the above-mentioned vistas.</i></p> <p><i>In terms of ensuring amenity, the proposal does not block any views from private properties or public domain areas.</i></p>	Yes
1.3.7 Solar access	<p>Controls in relation to solar access have been addressed under Clause 35 of the Seniors SEPP.</p> <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>For further details regarding solar access matters, refer also to Section 6.3.4 of the SEE.</p>	N/A See cl.35 of SEPP
1.3.8 Acoustic privacy	<p>Controls in relation to acoustic privacy have been addressed under Clause 34 of the Seniors SEPP.</p> <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>For further details regarding acoustic matters, refer also to Section 6.4.6 of the SEE.</p>	N/A See cl.34 of SEPP

Provisions	Comment	Complies																		
1.3.10 Visual privacy	Controls in relation to visual privacy have been addressed under Clause 34 of the Seniors SEPP. 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. For further details regarding privacy, refer also to Section 6.3.6 of the SEE.	N/A See cl.34 of SEPP																		
1.4.6 Setbacks Front P1 The front setback must match the alignment of the primary facades of buildings on adjoining properties. Where different setbacks occur, the average of the setbacks of those primary facades is to be used. Side P2 Building setbacks are to comply with the requirements set out in Table B-1.5 <table><tr><th colspan="4">TABLE B-1.5 - Side Setback Requirements</th></tr><tr><th>Zone</th><th>Development Types</th><th colspan="2">Minimum Setback Requirement</th></tr><tr><td rowspan="3">R2 – Low Residential Density</td><td rowspan="3">Boarding houses; Dual occupancies; Dwelling houses; Group homes; Semi-detached dwellings; Seniors housing</td><td>1st storey (up to 4m)</td><td>900mm</td></tr><tr><td>2nd storey (up to 7m)</td><td>1.5m</td></tr><tr><td>3rd storey or higher (greater than 7m)</td><td>2.5m</td></tr></table> Rear P5 Provide rear building setbacks that match those on adjoining properties, or, if adjoining properties are not characteristic, with setbacks identified in the relevant area character statement.	TABLE B-1.5 - Side Setback Requirements				Zone	Development Types	Minimum Setback Requirement		R2 – Low Residential Density	Boarding houses; Dual occupancies; Dwelling houses; Group homes; Semi-detached dwellings; Seniors housing	1st storey (up to 4m)	900mm	2nd storey (up to 7m)	1.5m	3rd storey or higher (greater than 7m)	2.5m	Front Setback The minimum front setback of the existing RACF at 58A Wycombe Road is 4m. The front setback of the adjoining building at 60 Wycombe Road is 7.5 metres. The setback along this extent varies from 4.24 metres to 9.2 metres and is consistent with the average front setbacks of the surrounding properties. Side Setback Under the DCP the proposal is required to provide the following minimum side setbacks: <ul style="list-style-type: none">1st storey (up to 4m) – 900mm setback2nd storey (up to 7m) – 1.5m setback3rd storey or higher (greater than 7m) – 2.5m setback As no change is proposed to the built form of the existing RACF at 58A Wycombe Road, consideration has only been given to the southern side boundary setback (to Aubin Street). <table><tr><td>1st storey (up to 4 metres) – 900 mm</td><td>The proposed building is setback a minimum of 1800mm from the balcony and 2340mm from the building and is compliant with the setback requirement.</td></tr></table>	1 st storey (up to 4 metres) – 900 mm	The proposed building is setback a minimum of 1800mm from the balcony and 2340mm from the building and is compliant with the setback requirement.	Yes
TABLE B-1.5 - Side Setback Requirements																				
Zone	Development Types	Minimum Setback Requirement																		
R2 – Low Residential Density	Boarding houses; Dual occupancies; Dwelling houses; Group homes; Semi-detached dwellings; Seniors housing	1st storey (up to 4m)	900mm																	
		2nd storey (up to 7m)	1.5m																	
		3rd storey or higher (greater than 7m)	2.5m																	
1 st storey (up to 4 metres) – 900 mm	The proposed building is setback a minimum of 1800mm from the balcony and 2340mm from the building and is compliant with the setback requirement.																			

Provisions	Comment	Complies
	2 nd storey (up to 7 metres) – 1.5 metres	The proposed building is setback a minimum of 2.34 metres and is compliant with the setback requirement.
	3 rd storey or higher (greater than 7 metres) – 2.5 metres	The proposed building is setback a minimum of 3.5 metres from the Juliet balcony and 4.3 metres from the building and is compliant with the setback requirement.
	<p>Rear Setback</p> <p>The rear setback of the existing RACF is 3.4 metres and the adjoining building at 60 Wycombe Road is setback approximately 12 metres. The existing building at 58 Wycombe Road is setback 0.8 metres from the site boundary. The relevant character statement identifies the characteristic siting of buildings within the Kurraba Point Heritage Conservation Area as follows:</p> <p><i>Siting</i></p> <p><i>P1 Centrally on lots with front and rear garden.</i></p> <p>The proposed building has a minimum rear setback of 2.55 metres to 5.02 metres. Although the proposed building is not located centrally on the lot, it is consistent with the siting of 58A Wycombe Road and allows for landscaping, decks and courtyards to be provided within the rear setback which is consistent with the character statement.</p>	
<p>1.4.7 Form, massing & scale</p> <p>P1 The height of buildings is not to exceed that stipulated within cl.4.3 to NSLEP 2013.</p> <p>P2 Where applicable, the number of storeys within a building should be consistent with that identified in the relevant area character statement (refer to Part C of the DCP).</p>	<p>It is noted that the proposal relies on the provisions of the Seniors SEPP which prevails in this instance. Under the SEPP the proposal is subject to a maximum height standard of 8m. Height, in relation to a building, is defined under the SEPP as:</p>	<p>No – Refer to Clause 4.6 variation at Appendix 24</p>

Provisions	Comment	Complies
<p>P3 The finished floor height of the ground floor level should not exceed 1m above ground level (existing), measured vertically at any point.</p> <p>P4 Finished floor to ceiling heights are a minimum of 2.7m. A lesser height may be permitted by Council, but only where the applicant can satisfactorily demonstrate that the dwelling is capable of receiving satisfactory natural daylight and ventilation (e.g. shallow apartments with large amounts of window area).</p> <p>P5 Facades of buildings which face any public street should not be dominated by large expanses of glass (i.e. facades should incorporate smaller door and window openings, so that glass does not dominate the façade).</p>	<p><i>the distance measured vertically from any point on the ceiling of the topmost floor of the building to the ground level immediately below that point.</i></p> <p>Based on the above definition the proposed maximum building height is 9.39m, which exceeds the 8m building height under the SEPP. As such, a Clause 4.6 variation is provided at Appendix 24.</p>	
<p>1.4.8 Built form character</p> <p>General</p> <p>P3 Balconies are to be incorporated within the building envelope.</p> <p>Residential Flat Buildings</p> <p>P8 Building facades should be modulated in plan and elevation and articulated to reduce the appearance of the building's bulk and to express the elements of the building's architecture.</p>	<p>The proposed balconies are incorporated within the building envelope.</p> <p>The breaks in the building façade as it wraps around the curtilage of the heritage item will create gaps and reduce the apparent length of the development to the street. The break of the new form into elements also responds to the traditional lot pattern.</p>	Yes
<p>1.4.10 Roofs</p> <p>P1 Buildings should incorporate a pitched roof, except where another roof form is identified in an area character statement (refer to Part C of the DCP) for the neighbourhood, or as being compatible with the characteristic roof form for the neighbourhood.</p> <p>P2 Roofs should be similar in form and utilise similar materials to those identified in the relevant area character statement (refer to Part C of the DCP), or if not identified in the relevant area character statement that positively relates neighbouring buildings.</p> <p>P3 Roofs should be pitched generally between 25 degrees and 36 degrees, and preferably within the lower end of this range at an angle or 27-28 degrees.</p> <p>P4 Despite P3 above, Council may grant consent to a building with a roof pitch less than 25 degrees to maintain views or to correspond with a particular building design.</p>	<p>The Urban Design Report (Appendix 20) provides the following commentary on the proposed roof form.</p> <p><i>Pitched roofs are another characteristic element which contributes to the visual scale of surrounding development; the proposal responds to the existing character with a similar roof style on the northern part of the site which would be harmonious with the existing RACF, the heritage item and other pitched roofs in the immediate context. The proposed southern building, in contrast, has a flat roof. This deliberate approach reduces the appearance of bulk and scale when viewed from the corner, which also provides a transition in scale from the immediate buildings to the west and creates a subservient scale to the heritage item. The proposed building respects and harmonises with the heritage item by setting back with a less obvious roof</i></p>	

Provisions	Comment	Complies
<p>P5 Flat or skillion roofs may be considered, where they are provided to the rear of buildings and not seen from the primary street frontage.</p> <p>P6 Use terracotta tiles, slate or corrugated iron where appropriate.</p> <p>P7 Avoid locating solar panels on the street elevation of a roof. They should be located towards the rear of the property as far as possible.</p> <p>P8 Minimise roof projections and internalise roof access.</p> <p>P9 If an attic is proposed, it must not exceed more than 50% of the floor area of the storey, immediately below.</p> <p>P10 Wherever possible, buildings are designed to include a north facing roof where a solar hot water system or photovoltaic solar panel may be installed.</p>	<p><i>profile and by not competing with its hierarchical pitched roof form.</i></p>	
<p>1.4.12 Colours and materials</p> <p>P1 Buildings should use colours, finishes and materials identified in the relevant area character statement (refer to Part C of the DCP), if provided.</p> <p>P2 Natural colours and muted and earth tones should be used for major areas of the building, such as walls and roof, with stronger colours restricted to smaller features, such as window frames, doors and decorative features.</p> <p>P3 Avoid the extensive use of reflective glass, reflective metal and plastics on the exterior of buildings.</p> <p>P4 Buildings should incorporate a high proportion of masonry to glass as follows - if a vertical or horizontal line is drawn in any position on any façade it should not pass over more than 50% of glass, or 75% of clear opening and glass.</p>	<p>The proposed materials relate the buildings to its surroundings and harmonise with the immediate context. The selected façade materials (as shown below) relate to the other buildings in the area in terms of colour and texture. Also, the use of sandstone and balustrades for the fences have been deliberately chosen to create a sympathetic fit with its immediate context.</p> <p>An extract of the proposed material and finishes is provided below.</p>	Yes

Provisions	Comment	Complies
	 <p>BR1 FACE BRICK TYPE 1 - COMMON BRICK COLDUR</p>  <p>BR2 FACE BRICK TYPE 2</p>  <p>RP1 RENDER & PAINT TYPE 1</p>  <p>RP2 RENDER & PAINT TYPE 2</p>  <p>CD1 CLADDING</p>  <p>CD2 FRAMING & PANELLING</p>	
1.4.14 Front fences P1 Front fences and side fences located between the street frontage and its respective building line are not to exceed 1m in height. Where sites have a dual street frontage, consideration may be given to higher side fences to provide privacy.	The fence facing Wycombe Road is a low-scale stone wall which is an archetypal element in the neighbourhood. The proposal has taken great care especially in front of the heritage item to retain and enhance the quality of the stone fence. The fence will wrap around the perimeter of the site except for the entry points and a small segment concealing the	Yes

Provisions	Comment	Complies
<p>P2 Fences should be designed and constructed with materials similar to those identified in the relevant area character statement (refer to Part C of the DCP), if provided.</p> <p>P3 The design of the fence should not obscure views of the building and garden areas from the street.</p> <p>P4 Transparent fences (i.e. comprising no more than 50% solid construction – measured vertically across its entire length) must not exceed 1.5m in height, unless otherwise indicated in this DCP.</p> <p>P5 Solid fences (e.g. masonry, lapped and capped timber, brushwood) must not exceed 1m in height, unless otherwise indicated in this DCP.</p> <p>P6 Despite P4 and P5 above, Council may permit a higher fence in the following instances:</p> <p>(a) Where the scale and or heritage value of the property are appropriate for a higher fence, Council may allow a fence up to 1.5m in height but only where that part of the fence over 1.2m is of open construction.</p> <p>P7 Fences should incorporate setbacks from the boundary of the site and be articulated to minimise their visual impact.</p> <p>P8 Must not reduce the significance of any heritage item or heritage conservation area.</p> <p>P9 Soften the appearance of solid fences by:</p> <p>(a) providing a continuous landscaped area of not less than 600mm wide on the street side of the fence or</p> <p>(b) the use of openings, variation in colour, texture or materials to create visual interest.</p> <p>P10 Match the height of transparent fences (such as metal grille) to the characteristic height in the street.</p>	<p>substation. The fence has a sandstone base and it decreases in height to the southern end of the site, where it is complemented with a palisade fence. The area in front of the substation is located at No. 58 Wycombe. The proposal seeks to conceal the electrical kiosk with the use of a removeable segment of the palisade fence. The proposal maintains the continuous and harmonious character of the fence by concealing the utilitarian aspect of the substation.</p> <p>Further, the use of sandstone and balustrades for the fences have been deliberately chosen to create a sympathetic fit with its immediate context.</p>	
<p>1.5.3 Safety and security</p> <p>P1 Maximise views of the street and dwelling entries and communal areas within the development (from dwelling entries, windows and balconies).</p> <p>P2 Limit the number of dwellings sharing one entry or lobby to 10 dwellings.</p>	<p>The proposed development provides a high level of amenity, casual surveillance and ultimately public safety within the proposed buildings and communal open space and the surrounding area. The proposal will provide appropriate lighting and security measures to protect the safety of neighbouring premises, residents and the local community.</p>	Yes

Provisions	Comment	Complies
<p>P3 Maintain sight lines along pathways (i.e. avoid blind corners or hiding places).</p> <p>P4 Use design, materials and features (such as street furniture, pavers, fencing and landscaping) to clearly distinguish public, communal and private domains.</p> <p>P5 In public areas, use materials that discourage vandalism (i.e. non-porous surfaces such as glazed ceramics or treated masonry).</p> <p>P6 Install locks on doors and windows, viewers to doors.</p> <p>P7 Roller shutters should not be installed on windows or doors.</p> <p>P8 Provide lighting to communal areas (laundries, garbage storage, pathways, lobbies, car parking areas and stairwells).</p> <p>P9 Locate shared facilities in areas that will be well used.</p>	<p>The proposal has been designed to take into consideration the CPTED principles and is discussed in Section 6.7.1 of the SEE. The proposal will generate a suitable level of activation in both public and communal space as well as casual surveillance. The RACF will be appropriately managed and maintained by its employees.</p>	
<p>1.5.4 Vehicular Access & Car Parking</p>	<p>The proposal is compliant with the parking provisions identified under Clause 48 “Standards that cannot be used to refuse development consent” of the Seniors SEPP.</p> <p>Thus, given that the proposal cannot be refused on the grounds of parking provision, no assessment against this Part of the DCP is required.</p> <p>Refer to the Traffic Report at Appendix 19 for further detail.</p>	<p>Yes</p>
<p>1.5.8 Landscaping</p> <p>P2 Retain existing trees wherever practical.</p> <p>P3 Avoid works which are to occur within the drip line of any tree that has a height greater than 6m, or a girth greater than 1m, measured 1m above the base of the tree.</p> <p>P4 Where a development proposes to incorporate plant containers, they should have a minimum diameter of 110mm and a minimum depth of 135mm.</p> <p>P5 Developments should incorporate locally occurring native species to reduce water and fertilizer requirements.</p>	<p>Landscape Plans have been prepared by Umbaco and are provided at Appendix 12.</p> <p>The proposed landscape scheme incorporates large canopy trees, small to medium ornamental trees, screen planting, green wall, feature planting and turf. Internal gardens are proposed between buildings as well as green walls providing interest all year round. A levelled lawn area with a perimeter pathway is proposed adjacent to the entry patio, which will create a space for residents to exercise and enjoy the internal gardens.</p>	<p>Yes</p>

Provisions	Comment	Complies
<p>P6 Achievement of maximum density, pursuant to Council's controls, will be subject to retention of significant trees (as identified by Council) and other important topographic features.</p> <p>P7 Minimise disturbance of natural ground levels, native vegetation and topography in the vicinity of identified significant trees.</p> <p>P8 New hedges must not result in the unreasonable reduction of access to sunlight or views. A condition may be imposed on a development consent which may restrict the maximum height of a hedge.</p> <p>P9 Trees should provide at least 50% canopy cover over landscaped areas at maturity.</p> <p>P10 Plant the largest growing and longest lived tree species appropriate to the site conditions.</p> <p>P11 Council encourages the incorporation of green walls into developments where appropriate.</p> <p>Notes: Refer to the North Sydney Council Green Roof and Wall Resource Manual for technical guidance on the design, construction and maintenance of green walls.</p>	<p>Landscaping is also proposed on the first and second floor of the development, including a roof terrace and planting on decks and balconies. The proposed roof terrace will provide an outdoor entertainment area for residents and visitors to enjoy. As identified on the landscape plan, the roof terrace will be paved and decorated with large lightweight pots containing small wind and sun exposure tolerant trees. The edge of the terrace will be planted with low succulent groundcovers.</p> <p>Refer to the Landscape Plan at Appendix 12 for further detail.</p>	
1.6.8 Stormwater management	<p>Tonkin have prepared a Stormwater Drainage Design Report (Appendix 7) which outlines the design requirements for site drainage and discharge, details the design procedure and presents the proposed stormwater drainage plan for the management of site runoff.</p> <p>The key design elements include:</p> <ul style="list-style-type: none"> On-site detention storage that has been designed to limit the post-development discharge to less than the pre-development discharge, as specified by North Sydney Council. A major/minor stormwater drainage system that was designed in accordance with Australian Rainfall and Runoff guidelines, and consisting of: 	<p>N/A See cl. 36 of SEPP</p>

Provisions	Comment	Complies
	<ul style="list-style-type: none"> ▫ The minor and major system will consist of a pit and pipe network that has the capacity to collect and convey the 1% AEP flows. ▫ An overland flow paths that have the capacity to safely convey storm events that are exceeded the 1% AEP flow around the proposed buildings in such a manner that does not encroach the adjacent properties. ▪ Water quality improvement measures that meet the principles of Water Sensitive Urban Design (WSUD) and provide the level of treatment that is required by the North Sydney Council. The adopted measures include: <ul style="list-style-type: none"> ▫ grassed buffers; ▫ gross pollutant traps; ▫ rainwater tank and re-use for irrigation only; and ▫ a filtration system. <p>Refer to the Stormwater Drainage Design Report at Appendix 7 for further detail of the proposed water management arrangements.</p>	
SECTION 10 Car Parking and Transport		
10.2.1 Quantity Requirements	<p>The proposal is compliant with Clause 48 Standards that cannot be used to refuse development consent for residential care facilities of the Seniors SEPP.</p> <p>Thus, given that the proposal cannot be refused on the grounds of parking provision, no assessment against this Part of the DCP is required.</p> <p>Refer to the Traffic Report in Appendix 19 for further detail.</p>	N/A See cl. 48 of SEPP
10.3.1 General P1 The size and design of all parking spaces, loading facilities and any associated manoeuvring areas must be in accordance with AS2890.	<p>The basement car park will be designed to comply with the requirements of AS2890.1-2004 with regard to ramps grades, aisle widths, height clearance and parking bay dimensions.</p>	Yes







Provisions	Comment	Complies
<p>P2 1-2% of all non-residential parking spaces are to be designated for use by the disabled.</p> <p>P3 Car parking spaces for people with disabilities or their associates are provided adjacent or close to the principal public entrance in accordance with AS 1428.2.</p> <p>P4 Motor cycle parking must have a minimum dimension of 1.2m x 3m.</p> <p>P5 Council does not support the use of use of turntables for vehicular manoeuvring unless there is no feasible alternative.</p> <p>P6 Where security doors/gates are proposed, an intercom system is to be provided to facilitate visitor/service access to underground parking areas.</p> <p>P7 Where relevant, provide security between resident parking and publicly accessible non-resident parking areas.</p>	<p>Disabled spaces are provided with an adjacent shared zone in compliance with AS2890.6-2009.</p> <p>Refer to the Traffic Report in Appendix 19 for further detail.</p>	
<p>10.4 Loading and Servicing Facilities</p> <p>P1 Off-street loading and unloading facilities should be provided for all commercial and industrial premises as required by Council. The requirement for, number and size of loading bays will be determined by Council having regard to the:</p> <ul style="list-style-type: none"> (a) Intended use of the premises; (b) Frequency of deliveries / collections; (c) Size and bulk of goods to be delivered / collected; (d) Size of vehicles to be used; (e) Practicality of accommodating delivery and service vehicles on site; and (f) Likely impacts on traffic safety and efficiency on adjoining roads. <p>P2 Developments containing more than 30 dwellings but less than 60 must provide at least 1 service delivery space, capable of accommodating at least 1 Medium Rigid Vehicle.</p> <p>P3 Developments containing more than 60 dwellings must provide at least 1 service delivery space, capable of accommodating at least:</p> <ul style="list-style-type: none"> (a) 1 Heavy Rigid Vehicle; or (b) 2 Medium Rigid Vehicles. 	<p>The shared loading bay/ambulance bay is located north of the ramp to the basement car park. The loading bay has been designed to accommodate a small rigid truck with a turntable to assist small trucks to enter and depart the site in a forward direction. Should the loading dock be occupied when an ambulance arrives, provision is made for the Ambulance to reverse off Aubin Street into a bay on the eastern side of driveway. When parked in this location, the driveway to Aubin Street still provides for two way traffic flow.</p> <p>Refer to the Traffic Report in Appendix 19 for further detail.</p>	Yes

Provisions	Comment	Complies
<p>Note: For the purposes of P2 and P3 above, Medium Rigid Vehicles and Heavy Rigid Vehicles are deemed to be same as that described in Section 2 of Australian Standard AS 2890.2 - Parking facilities - Part 2: Off-street commercial vehicle facilities.</p> <p>P4 Provide loading spaces and courier parking spaces near vehicle entry points to a site and lifts.</p>		
SECTION 12 Access		
	<p>Controls in relation to access have been addressed under Clause 38 of the Seniors SEPP.</p> <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>N/A</p> <p>See cl. 38 of SEPP</p>
SECTION 13 – Heritage		
13.5 Heritage Items	<p>A detailed Heritage Impact Statement has been prepared by Urbis and is provided at Appendix 11.</p> <p>Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the North Sydney Local Environmental Plan 2013 and the <i>North Sydney Development Control Plan 2013</i>.</p>	Yes
13.6 Heritage Conservation Areas		
SECTION 14 Contamination and Hazardous Building Materials		
14.2 Contaminated Land	<p>A Site Contamination Report has been prepared by Douglas Partners and is provided at Appendix 16. The report concludes that the site can be made suitable subject to the following recommendations being undertaken:</p> <ul style="list-style-type: none">▪ Preparation of a Detailed Site Investigation, including preliminary groundwater investigation and soils investigation;▪ Waste Classification of the material requiring offsite disposal; and▪ Hazardous Building Materials Survey.	Yes
14.3 Hazardous Building Materials		

Provisions	Comment	Complies
	To satisfy the above recommendations a Detailed Site Investigation will be completed prior to the issue of a Construction Certificate for building works. In addition, a Hazardous Construction Materials Survey has been prepared by P. Clifton and Associates and is provided at Appendix 10	
SECTION 16 Tree & Vegetation Management		
	The proposal requires the removal of 34 trees to facilitate the construction of the proposed development. It is noted that ten of these trees are proposed for removal regardless of this proposal as they are either in the latter stages of decline or are weed species. The majority of the remaining trees proposed for removal are of low, low to moderate or moderate landscape significance. The Arborist Report prepared by Landscape Matrix and provided at Appendix 5 identifies tree protection measures to minimise potential impacts during the proposed works. Refer to Appendix 5 for further detail.	Yes
SECTION 17 Erosion and Sediment Control		
	A Concept Erosion and Sediment Control Plan has been prepared by Tonkin and is provided at Appendix 7.	Yes
SECTION 18 Stormwater Management		
	Refer to Section 6.4.3 of the SEE for details of stormwater management.	Yes
SECTION 19 Waste Minimisation & Management		
	A Waste Management Plan has been provided at Appendix 21 that addresses waste during the demolition and construction stages of the development as well as management of waste generated during operation.	Yes

Provisions	Comment	Complies
	<p>The Waste Management Plan identifies that all means will be taken to recycle materials where possible during the demolition and construction stages. Waste facilities incorporated into the design of the proposed development will adequately cater for the operation of the Residential Aged Care Facility. There are a number of private collection services in the area that could meet the waste disposal and recycling requirements of the development.</p> <p>The provisions made for the recycling and disposal of waste resulting from the development and operation of the facility will ensure that the disposal of waste does not give rise to any significant adverse environmental impacts in the area.</p> <p>Locating the waste rooms in the Lower Ground level will not impact on the amenity of adjoining properties, nor will it be visible</p> <p>Refer to the Waste Management Plan at Appendix 21 for further detail.</p>	
Part C – Character Statements		
SECTION 6 South Cremorne Planning Area		
6.2 Kurraba Point Conservation Area 6.2.4 Significant Elements Topography P1 Undulating topography with falls to Neutral Bay and Shell Cove Subdivision P2 Rectilinear subdivision to upper level. Irregular subdivision to the lower slopes. Streetscape P3 Irregular street pattern following the contours. Street trees and stone walls align streets and paths. Views	<p>The site has a fall in topography from north to south and the lower level of the site next to Aubin Street provides the opportunity to tuck taller development into the site and reduce any scale apparent to Aubin Street. This will also respond to the higher scale character of the northern part of Aubin Street.</p> <p>The proposed building also breaks the new form into elements to respond to traditional lot pattern.</p> <p>The fence facing Wycombe Road is a low-scale stone wall which is an archetypal element in the neighbourhood. The proposal has taken great care especially in front of the heritage item to retain and enhance the quality of the stone fence.</p>	Yes

Provisions	Comment	Complies
P4 Prior Avenue Lookout, Bogota Avenue Lookout, Kurraba Wharf Lookout. Views from Hayes Street and Lower Wycombe Road.	In terms of ensuring amenity, the proposal does not block any views from private properties or public domain areas.	
6.2.5 Characteristic buildings P1 Federation and Edwardian detached dwelling houses. Inter war dwelling houses. Inter war residential flat buildings.	The proposal includes the sympathetic restoration and adaption of 56 Wycombe Road. As discussed in the Heritage Impact Statement (Appendix 11) the dwelling is designed in the Inter-War Georgian Revival style. The proposal maintains an appropriate scale and uses materials and finishes to contribute to the characteristic qualities of the heritage conservation area.	Yes
6.2.6 Characteristic built elements Siting P1 Centrally on lots with front and rear garden. Form, massing and scale P2 Single and two storey, detached dwelling houses with hipped and gabled roofs. P3 Skillion wings and reduced height and scale to rear. P4 Open verandahs to front. P5 Strong skyline of simple, pitched roofs and chimneys visible from the street stepped along the sloping streets. P6 Multi-level residential flat buildings. Roofs P7 Pitched between 30 and 45 degrees with some use of parapets to the street. P8 Skillion roofs to rear extensions. P9 Brick and rendered chimneys. External Materials P10 Face and rendered brick on sandstone base. P11 Slate, terracotta tiles, corrugated metal roofs. P12 Original timber windows doors and decorative joinery. Windows, doors and joinery	The proposal contains landscaping in the front setback and retains existing mature trees located on the road verge. Pitched roofs are another characteristic element which contributes to the visual scale of surrounding development. The proposal responds to the existing character with a similar roof style on the northern part of the site which would be harmonious with the existing RACF, the heritage item and other pitched roofs in the immediate context. The proposed southern building, in contrast, has a flat roof. This deliberate approach reduces the appearance of bulk and scale when viewed from the corner, which also provides a transition in scale from the immediate buildings to the west and creates a subservient scale to the heritage item. The proposed building respects and harmonises with the heritage item by setting back with a less obvious roof profile and by not competing with its hierarchical pitched roof form. The proposed external materials include face brick, render paint, cladding and framing as shown in the figure below.	Yes

Provisions	Comment	Complies
<p>P13 Consistent with building period and style. Timber.</p> <p>Fences</p> <p>P14 Original low scale front fences. Timber fences to rear and side. Sandstone walls, timber gates; timber pickets; timber rails; face brick with piers.</p> <p>Car accommodation</p> <p>P15 To the side or rear of dwellings.</p>	 <p>BR1 FACE BRICK TYPE 1 - COMMON BRICK COLOUR</p>  <p>BR2 FACE BRICK TYPE 2</p>  <p>RP1 RENDER & PAINT TYPE 1</p>  <p>RP2 RENDER & PAINT TYPE 2</p>  <p>CD1 CLADDING</p>  <p>CD2 FRAMING & PANELLING</p> <p>The selection of colours and materials assists the proposal to harmonise with the surrounding context. The proposed materials relate the buildings to its surroundings. The selected façade materials (as shown below) relate to the other buildings in the area in terms of colour and texture. Also, the use of sandstone and</p>	

Provisions	Comment	Complies
	balustrades for the fences have been deliberately chosen to create a sympathetic fit with its immediate context.	