Lane Cove Development Control Plan 2010

PROVISIONS	COMMENTS	COMPLIES?
Part B General Controls		
B.2 Public Domain		
B.3 Site Amalgamation and Development on Isolated Sites		
a) Development for the purpose of residential flat buildings and high density housing should not result in the isolation of sites such that they cannot be developed in compliance with the relevant planning controls, including Lane Cove LEP 2009 and this DCP. k) Where adjacent sites are developing concurrently, site planning options for development as an amalgamated site are to be explored. l) Development proposals should be accompanied by a subdivision plan which achieves a consolidation of allotments.	The proposed development features the consolidation of lots as specified by the St Leonards South Masterplan, which will not result in the isolation of sites. The design of the proposed development will reflect the structure plan proposed by the St Leonards South Masterplan.	**Yes**
B.6 Environmental Management		
6.1 Sunlight to Public Spaces • a) New development must allow for a minimum of 2 hours of solar access to at least 50% of new and existing public open areas or plazas between the hours of 11am and 2pm on 21st June.	The proposed development will have no impact on the solar access of any new and existing public open spaces.	**Yes**
B.8 Safety and Security		
8.1 Activation • 8.1.1 General a) Development is to be well connected to the street and contribute to the accessibility of the public domain. Minimise the impact of services and vehicle access on the street character, activation and amenity of the street and public spaces by:	Refer to CPTED report.	**Yes**

PROVISIONS	COMMENTS	COMPLIES?
I. Limiting the extent of blank walls and service doors to the street where possible particularly for major residential and mixed use or commercial development II. Limiting the number of vehicle access points by combining service and vehicle access points wherever possible for larger developments. III. Considering opportunities for shared vehicle access for multiple developments where possible IV. Locating vehicle and service access point s in secondary streets and laneways where available. V. Improving the appearance of car parking and service entries. Integrate artworks into the design of private development, in publicly accessible locations such as main entrances, lobbies, street frontages, gardens, walls and rooftops. All development is to face the street and/or public open spaces and provide uses at ground level that provide activity. • 8.1.2 Residential Development a) All ground floor apartments, villas, townhouses and attached or detached dwellings that have a street frontage other than battle axe blocks are to have direct access or entries from the street and at least one habitable room with windows facing the street. Dwellings on corner lots are to address and provide attractive facades to both streets. A dedicated pathway and gate is to be provided for each dwelling separate to any driveways and in the case of apartments also separate from the main entry to the overall development or building. Ground floor uses in mixed use or commercial buildings outside centres subject to the		

PROVISIONS	COMMENTS	COMPLIES?
zoning are to be: I. Live /work uses II. Commercial suites and/or III. Residential apartments Ground floor uses for mixed use or commercial uses within centres are to be: I. Retail uses to all major retail streets II. Commercial uses to secondary streets III. Live /work uses or residential uses only where the street is not a major retail or secondary street within the centre. All ground floor uses are to have direct access from the street. All ground floor uses are to continue the street level into the building with any grade changes accommodated within the building.		
8.2 Passive Surveillance a) All development at ground level is to offer passive surveillance for safety and security of residents and visitors. All development is to contribute to the safety of any public domain areas. Development is to optimise the visibility, functionality and safety of building entrances. Development is to improve at least some these opportunities for casual surveillance by: I. For mixed use commercial or retail development - orienting active areas within tenancies to provide direct outlook (without blinds) to streets.	Refer to CPTED Report.	**Yes**

PROVISIONS	COMMENTS	COMPLIES?
and other public areas. III. Using bay windows and balconies to protrude beyond the main facade of the building to enable a wider angle of view to the street. IV. Using corner windows which provide oblique views to the street or open space. V. Providing casual views of common internal semi public areas such as lobbies, foyers, hallways, recreation areas for mixed use commercial developments. Minimise opportunities for concealment in all development. Control access to residential flats, commercial and mixed use development by: I. Making adjoining uses, apartments or tenancies inaccessible from the balconies, roofs and windows of neighbouring buildings or dwellings. II. Separating and controlling the residential car parking component of developments from any other building use and from public and common areas. III. Providing direct access from car parks to apartment lobbies for residents. IV. Providing direct access from car parks to each floor of the development for all uses. V. Providing separate access for residents in mixed use buildings. VI. Providing an audio or video system at the entry or in the lobby for visitors to communicate with residents or tenants. VII. Providing keyed car parking access for residents.		

PROVISIONS	COMMENTS	COMPLIES?
Part C Residential Development		
C.1 Dwelling Houses and Dual Occupancies		
1.4 Fences		
1.4.1 Front Fences Solid fences permitted up to 900mm above ground level (existing) on the front boundary. Part solid and predominantly see through fences b) permitted up to 1200mm above ground level (existing) on the front boundary. c) permitted up to 1800mm above ground level (existing) setback at least 1m from the front boundary with the solid portion no higher than 600mm. d) for the see through portion, the width of the spacing between palings must be at least the same as the width of the palings. Materials/retaining walls/overland flow g) front and side return fence material is to be to Council's satisfaction and is not to be lapped & capped timber or powder coated metal ("Colorbond") fencing. h) If required, retaining walls are to be integrated into the design of the fence. a) in areas of overland flow, fencing is to be of open construction and permit water flow. Splays j) Splays may be required in accordance with AS 2890.1 for fences over 900mm, on major roads, corner allotments, where garages are in proximity to the front fence and on bicycle routes (see Lane Cove Bicycle Plan). 1.4.2 Side and rear fences a) Side fences behind the building line are to be a maximum of 1.8m in height above ground level. b) For corner allotments, the side return fences for the secondary street frontage is to	The proposed fencing for the site is predominantly see through and is of an appropriate height. Spacing between palings is provided at a greater width than the palings. The front and side fences are neither capped nor made of powder coated metal (Colorbond), and splays are provided.	**Yes**

PROVISIONS	COMMENTS	COMPLIES?
match the height of the front fence back to the front building line. c) Powder coated metal ("Colorbond") fences are not permitted on corner blocks.		
C3 Residential Flat Buildings		
3.4 Building Width		
a) The maximum overall width of the building fronting the street shall be 40m. Greater widths may be permissible if the proposed building articulation is satisfactory in the streetscape.	As the proposed street frontages are longer than 40 metres on Berry Road and Holdsworth Avenue, building articulation is provided in the centre of the two buildings to divide the development into sections.	**Yes**
3.7 Fences		
The provisions for fences in the Dwelling Houses and Dual Occupancies section shall apply.	See analysis above.	**Yes**
3.8 Excavation		
a) All development is to relate to the existing topography of the land at the time of the adoption of this DCP. b) Excavation for major development is to be contained as close as practicable to the footprint of the development. d) Uses at ground level are to respond to the slope of the street by stepping frontages and entries to follow the slope. e) The extent of excavation proposed for underground uses should not compromise the provision of deep soil areas or landscaped areas for residential flat buildings.	Excavation for the proposed development will relate to the existing ground level of the site. Excavation will be contained within the Green Spine and the building footprints of the proposed development. Ground level uses respond to the slope through the use of stepping frontages to the child care centre and residential apartments, and access points that utilise elevators to access the part storeys within the development. Additionally, deep soil levels are provided to the controls provided in the ADG and the DCP.	**Yes**
3.9 Design of Roof Top Areas		
a) Roof top areas including podium areas are to be designed for use as recreation facilities where practicable and should be of high standard of finish and design. A detailed landscape design and plan of roof top design is to be submitted with the DA.	Roof terraces within the proposed development have been designed to provide communal open spaces and landscaped area for the residential apartments. A consideration of visual	**Yes**

PROVISIONS	COMMENTS	COMPLIES?
b) The design of exterior private open space such as roof top gardens is to address visual and acoustic privacy, safety, security, and wind effects.	and acoustic privacy, safety, security, and wind effects has been included in the design development of the roof top areas.	
3.11 Private Open Space (balconies and terraces)		
a) Provide primary balconies for all above ground dwellings with a minimum depth of 2m and minimum area of $10m^2$. b) Provide a primary terrace for all ground floor dwellings with a minimum depth of 4m and minimum area of $16m^2$. All ground floor dwellings are to have direct access to a terrace or front garden area. c) Balconies and terraces shall not be enclosed under any circumstances.	See ADG Part 4E for consideration of private open space.	**Yes**
3.12 Ceiling Heights		
• a) In residential flat buildings, including residential apartments in mixed use buildings, the floor to ceiling height shall be: I. for non-habitable rooms, a preferred minimum of 2.4m, however a minimum of 2.25m will be permitted II. for the upper level of a 2 storey apartment, a minimum of 2.4m provided at least 50% of the apartment has a minimum of 2.7m height and III. for all single level apartments, a minimum of 2.7m.	See ADG Part 4C for consideration of ceiling heights.	**Yes**
3.13 Storage		
• b) In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates: I. studio dwellings $6m^3$ II. one-bedroom dwellings $6m^3$ III. two-bedroom dwellings $8m^3$ IV. three plus bedroom dwellings $10m^3$	See ADG Part 4G for storage considerations.	**Yes**

PROVISIONS	COMMENTS	COMPLIES?
A minimum of 50% of this storage volume is to be provided within the dwelling accessible from the hall or living area as hall cupboards.		
3.14 Solar Access		
• a) Habitable rooms in at least 70 percent of dwellings in high density residential developments, should receive a minimum of three hours direct sunlight between 9 am and 3 pm on 21st June, in total between any portions of those rooms. A reasonable proportion of both the common and private open space in those sites is also to receive sunlight during that period, according to the circumstances of the sites. b) The number of single-aspect dwellings with a southerly aspect (SW-SE) should be limited to a maximum of 10 percent of the total dwellings within a high density residential development. Developments varying from the minimum standard due to site constraints and orientation must demonstrate how energy efficiency is addressed. c) Where adjacent dwellings and their open space already receive less than the standard hours of sun, new development should seek to maintain this solar access where practicable. d) Council may accept a reduction in solar access for the subject site and adjacent development if the topography and lot orientation (as distinct from a preferred design) are such that the standard is considered unreasonable. Shadow diagrams are required with the development application to show solar access and the extent of overshadowing.	See ADG Part 4A for solar access considerations.	**Yes**
3.15 Natural Ventilation		
• a) Sixty percent (60%) of dwellings should be naturally cross ventilated.	See ADG Part 4B for natural ventilation considerations.	**Yes**

PROVISIONS	COMMENTS	COMPLIES?
b) Ventilation provided to one end of a dwelling via windows onto an open access corridor does not satisfy this requirement due to privacy and acoustics' impacts. c) Twenty five percent (25%) of kitchens within a development should have access to natural ventilation.		
3.16 Visual Privacy		
• a) Locate and orient new development to encourage visual privacy between buildings on site and adjacent buildings. b) Use detailed site and building design elements to increase privacy without compromising access to light and air. Detailing may include: I. Offset windows of dwellings in new developments in relation to adjacent development windows II. Recessed balconies and/or vertical fins between adjacent balconies III. Solid or semi-solid balustrades to balconies IV. Louvres or screen panels to windows and/or balconies V. Incorporating planter boxes into walls or balustrades to increase the visual separation between areas VI. Utilise pergolas or shading devices to limit overlooking of lower dwellings or private open space.	See ADG Part 3F for visual privacy considerations.	**Yes**
3.19 Planting on structures		
• a) Large trees (canopy diameter of up to 16m at maturity) I. minimum soil volume 150m 3 II. minimum soil depth 1.3m III. minimum soil area 10m x 10m area or equivalent b) Medium trees (8m canopy diameter at maturity) I. minimum soil volume 35m 3 II. minimum soil depth 1m III. approximate soil area 6m x 6m or equivalent	See ADG Part 4P for structural plantings considerations.	**Yes**

PROVISIONS	COMMENTS	COMPLIES?
c) Small trees (4m canopy diameter at maturity) I. minimum soil volume 9m 3 II. minimum soil depth 800mm III. approximate soil area 3.5m x 3.5m or equivalent d) Shrubs I. minimum soil depths 500-600mm e) Ground cover I. minimum soil depths 300-450mm f) Turf I. minimum soil depths 100-300mm Any subsurface drainage requirements are in addition to the minimum soil depths mentioned above.		
Part C Residential Localities		
Locality 8 – St Leonards South Precinct		
3 Overall Objectives		
1 To create a highly liveable transit-orientated residential precinct that integrates with St Leonards Station and proposed over-rail public plaza that encourages community interaction, walking, cycling and use of public transport.	• The proposed development contributes to the highly liveable transit-orientated precinct through the provision of 130 apartments with green spine and public green access to St Leonards.	**Yes**
2 To ensure that all new development will achieve design excellence, as well as providing suitable transition and interfaces to adjoining zones and open space.	• The proposed development will address design excellence considerations, as well as provide suitable transitions to open space as outlined in the St Leonards South Masterplan.	**Yes**
3 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.	• The proposed development will provide various apartment sizes and an adequate supply of affordable housing consistent with Part 7 of the LCLEP 2009.	**Yes**
4 To minimise traffic impacts within the precinct and to and from Pacific Highway and River Road.	• The proposed development will integrate active transportation options into the site design to minimise the	**Yes**

<table>
<tr><th>PROVISIONS</th><th>COMMENTS</th><th>COMPLIES?</th></tr>
<tr><td></td><td>traffic impact on the aforementioned roads.</td><td></td></tr>
<tr><td>5 To facilitate a new, accessible network for pedestrians, cyclists and families that integrate and connect to functional community infrastructure and open space.</td><td>• The proposed development will facilitate the implementation of an accessible cycling and pedestrian network through the precinct.</td><td>Yes</td></tr>
<tr><td>6 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.</td><td>• The proposed development will provide a Green Spine and a public active transportation link that will facilitate well-designed public open space and communal open space.</td><td>Yes</td></tr>
<tr><td>7 To create a Low Carbon Precinct that delivers sustainable and efficient buildings that provide energy, water and waste efficiency.</td><td>• The proposed development will be designed to maximise energy, water and waste efficiency.</td><td>Yes</td></tr>
<tr><td colspan="3">4 Structure Plan</td></tr>
<tr><td><table>
<tr><th>Control</th><th>Provision</th></tr>
<tr><td>Land Use</td><td>• Land Use shall be in accordance with the Structure Plan in Figure 3.
• Small scale retail (convenience store, coffee shop restaurant etc) may be considered on major E-W pedestrian and bicycle link where it can serve the parks, community facilities, and the pedestrian (E-W) links.</td></tr>
<tr><td>Heritage</td><td>• Development shall not have an adverse impact on the Heritage significance of Heritage Items in the vicinity of the development.
• Significant streetscape</td></tr>
</table></td><td>• The proposed development will provide density residential uses and community spaces as outlined in St Leonards South Structure Plan.
• Small scale retail will not be provided on site.
• The site of the proposed development does not include items of heritage significance and will have no adverse impact on heritage items within the precinct.</td><td>Yes</td></tr>
</table>

PROVISIONS		COMMENTS	COMPLIES?
	elements, including street trees and sandstone walls, shall be retained and conserved where possible. When items cannot be retained a photographic record shall be provided to Council's library.		
5 Access			
Control	Provision	• The proposed development will provide a pedestrian link as well as green spine connections as outlined in the Access Network map. • An E-W pedestrian/cycling link will be provided to the north of the site as outlined in Figure 4. • The proposed Green Spine will connect with the E-W pedestrian through site link through the provision of a staircase to the north-west of the site and an accessible elevator to the north-east of the site.	**Yes**
Access Network	• Provide new public roads and pedestrian and bicycle links in accordance with Figure 4 Access Network.		
Pedestrian and Bicycle Links	• Create E-W pedestrian and bicycle links as indicated in Figures 4 and 5 (b) with associated stairs/ramps and lifts to optimise accessibility. • Ensure "Green Spines" connect/ integrate with E-W pedestrian and bicycle links, where applicable.		
Sustainable Transport	• Provide infrastructure for potential to provide electric charging points to every car space within the internal parking basements for hybrid		

PROVISIONS		COMMENTS	COMPLIES?
	and electric vehicles. Note: All technical requirements for electric charging points must be submitted with the Sustainable Travel and Access Plan in accordance with Part R of Council's DCP.		
6 Infrastructure			
Control	Provision	• The proposed development will provide a multi-purpose community facility as outlined in Figure 6. • The location of the proposed driveways will not impact the provision for a recreational area to the south of the precinct. • Community facilities, including the centre based child care facility, community hall and adjacent recreational area, will be provided to the specifications outlined in this section of the DCP. • One (1) affordable housing unit will be provided in Area 17 of the proposed development to the specifications outlined in the "Specifications for Affordable Housing in the St Leonards South Precinct". • All utility services provided to the site will be provided underground within the total frontage of the Berry Road and Holdsworth Avenue residential apartment buildings. • Light poles will be provided within the pedestrian through link, green spine and within the frontage of the development as specified by the Council. • Utility infrastructure on site will be screened from the public domain.	**Yes**
Recreation Areas (Public Open Space)	• Create Recreation areas as indicated in Figure 6. • Locate driveways to maximise opportunity to convert the southern end of Berry Road and Holdsworth Avenue to a Recreation Area.		
Community facilities	• Provide Community facilities including a multi-purpose facility of 600 sqm, comprising a child care centre (450sqm), community hall (150sqm) and an adjacent Recreation Area of 450sqm, as indicated in Figure 6.		
Affordable Housing	• Affordable Housing shall be provided as indicated in Figure 7. Each dwelling shall comprise a minimum of 2 bedrooms with an internal area of at least 70 sqm (plus storage) and one car space,		

PROVISIONS		COMMENTS	COMPLIES?
	in accordance with the "Specifications for Affordable Housing in the St Leonards South Precinct".		
Utility Services	• All utility services within a public road reserve are to be placed underground for the total frontage of each site. • All utility services within each site are to be placed underground or within the building. • Design and construction of these works is to be at the cost of the developer. • Light poles are to be designed and provided as specified by Council. • All utility infrastructure, including electricity kiosks, hydrants, and meters shall be screened from the public domain.		
7 Built Form			
Control	Provision	• The proposed development will amalgamate the site as outlined in Figure 8.	**Yes**
Amalgamation	• Sites are to be amalgamated as per Figure 8 to comply with LEP minimum lot size. • Alternative amalgamation patterns will only be		

PROVISIONS	COMMENTS	COMPLIES?
considered if it can be demonstrated that all outcomes and objectives for this Locality can be delivered by the subject and other Areas.		

Building Envelope			
No.	Control	Provision	Notes
1	Front Building Setbacks A	• 4m at street level • +3m at and above Level 6	To Canberra, Marshall, Holdsworth & Berry (1- 19) + east (21-23)
1	Front Building Setbacks F	• 6m at park level • + 3m at and above Level 5	
2	Rear Building Setback	• Minimum 12m setback to rear boundary of an Area.	
3	Building Separation	• As per ADG/SEPP 65	
4	Building Depth	• Maximum depth 18-22 metres	As per Figure 9
5	Building Orientation/Length	• Create north-south perimeter block buildings	• Optimise solar access to buildings

- The proposed development varies some of the building setback requirements outlined in Front Buildings Setbacks A & F, with variations occurring on Level 5 to Level 10 in area A and non-compliances on all levels in area F. Variations with the setback controls have been proposed in order to achieve the planned gross floor area for the site, particularly for the provision of the centre based child care centre and the affordable housing. The proposed development with these variations will nevertheless achieve the required building separation as outlined in the ADG, demonstrating that the variation causes no amenity impacts.
  Additionally, the relocation of the proposed development to a location that complies with Front Buildings Setbacks Area F would result in unsatisfactory solar amenity and overshadowing impacts on any development to the south of the site. As the variations of the setback requirements in Area F will have limited adverse impacts on the amenity of the pedestrian/cycling through-site link and will not impact the design of the link, variations to the setback control will be appropriate to the desired character of the St Leonards South Precinct.
- See ADG Part 2F for Building Separation considerations.
- The maximum depth does not exceed 22 metres, and varies between 19.6 and 20.3 metres from glass line to glass line.

It is appropriate to apply this control flexibly. It is noted that flexibility was applied to the application of this control for DA 21/162-01 relating to land at 13-19 Canberra Ave, St Leonards South.

PROVISIONS				COMMENTS	COMPLIES?
		oriented to address N-S streets as shown in Figure 9. • Maximum building length shall not be greater than 35m unless strongly articulated.	and open space areas. • Strongly articulated means for example a major indentation of 3-6m x 3m wide for the full height of the building.	• The proposed development will be orientated N-S, as outlined in Figure 9. • As the proposed buildings have a length of 54.56 metres, articulation is provided in the centre of the development and divides the site into sections less than 35 metres wide. • A high degree of building articulation is provided through balconies, overhangs, and façade architectural features. • Articulation elements in the proposed development will not utilise contrasting bright colours. • The development complies with the height of storeys control as the development provides 10 storeys in both Area 16 and Area 17. The proposed development will include two part storeys which have resulted from the excavation of the steep N-S slope on Berry Road and Holdsworth Avenue. As the part storeys can neither be defined as a storey or basement under the LCLEP 2009, nor is a definition provided in the LCDCP 2010 for part storeys, it can be inferred a part storey is different to these terms and that the highlighted floors are part storeys. Additionally, semi basement parking is not defined in either the LCLEP 2009 or LCDCP 2010, and guidance is not provided regarding the constitution of a 'steep slope'. As such, the proposed number of floors comply with this control. • The proposed development complies with ADG Part 3D and Part 4A, see sections above. The design of the proposed development will not overshadow Newlands Park or other public open space and will minimise overshadowing impacts on the Green Spine. • Building floor levels will correspond with the RL 70 Green Spine levels outlined in Figure 18.	
6	Building Articulation	• A high degree of articulation is mandatory for the front façade and include balconies, overhangs, blades and other architectural features. • Articulation elements shall not utilise contrasting 'bright' colours			

PROVISIONS				COMMENTS	COMPLIES?
		to emphasise the articulation.			
7	Height in Storeys	• Height of development in number of Storeys shall be as per Figure 10. • Part storeys resulting from excavation of steep slopes or semi basement parking will not count as a storey.	• Refer to Clause 4.6 (8)(cb) and Part 7 of Lane Cove LEP		
8	Solar Access	• Compliance with ADG solar access requirements. • Building design must ensure that overshadowing of public (i.e. Newlands Park and Local Park) and private open spaces (Green Spines) is minimised.			

<table>
<tr><th colspan="4">PROVISIONS</th><th>COMMENTS</th><th>COMPLIES?</th></tr>
<tr><td>9</td><td>Building Floor Levels</td><td>• Building floor levels shall have regard to Figure 18, to facilitate the creation and access to “Green Spines”.</td><td></td><td></td><td></td></tr>
<tr><td colspan="4"><table>
<tr><td colspan="5">Requirements to be entitled to Incentives</td></tr>
<tr><td>LEP Key Sites</td><td>Maximum LEP HoB</td><td>Maximum LEP FSR</td><td>Maximum HoB (storeys)</td><td>Outcome to be entitled Incentives</td></tr>
<tr><td>Area 16</td><td>37 metres & 2.5 metres – As shown in LEP Incentive HoB Map</td><td>2.85:1</td><td>10</td><td>a) Minimum site area of 2,500m2

b) Design Excellence

is achieved in accordance with LEP Clause 7.6, including the Maximum Height of Buildings (in storeys);

c) A 15m wide pedestrian and bicycle link connecting Berry Road and Holdsworth Avenue embellished in accordance with the “Specifications for Public</td></tr>
</table></td><td>See SEE.</td><td>Yes</td></tr>
</table>

PROVISIONS					COMMENTS	COMPLIES?
				Open Space in the St Leonards South Precinct" and dedicated to Council in perpetuity; d) Provision of appropriate building setbacks to facilitate shared communal open space between buildings (Green Spines) embellished in accordance with the "Specifications for Private Open Space in the St Leonards South Precinct" with a positive covenant granting shared access in accordance with Section 88E of the Conveyancing Act 1919; e) A dwelling mix comprising a minimum 20% One Bedroom and Studio dwellings, 20% Two Bedroom dwellings and 20% 3 or more dwellings; and f) Amalgamation of lots as per Figure 8 to prevent the fragmentation or isolation		

PROVISIONS					COMMENTS	COMPLIES?
				of land.		
Area 17	38 metres & 2.5 metres – As shown in LEP Incentive HoB Map	3.8:1	10	a) Minimum site area of 2,200m2 b) A multi-purpose (child care centre and community hall) facility of 600sqm with direct connection to an outdoor play space of 450sqm provided in accordance with the “Specifications for Community Facilities in the St Leonards South Precinct” and dedicated to Council in perpetuity; c) Public lifts associated with multi-purpose facility, to provide accessibility; d) 1 affordable housing dwelling dedicated to Council in perpetuity. Each dwelling shall comprise a minimum of 2 bedrooms with an internal area of at least 70 sqm (plus storage) and one car space, in accordance with the “Specifications for		

PROVISIONS					COMMENTS	COMPLIES?
				Affordable Housing in the St Leonards South Precinct"; e) Design Excellence is achieved in accordance with LEP Clause 7.6, including the Maximum Height of Buildings (in storeys); f) A 15m wide pedestrian and bicycle link connecting Canberra Avenue and Holdsworth Avenue embellished in accordance with the "Specifications for Public Open Space in the St Leonards South Precinct" and dedicated to Council in perpetuity; g) Provision of appropriate building setbacks to facilitate shared communal open space between buildings (Green Spines) embellished in accordance with the		

<table>
<tr><th colspan="5">PROVISIONS</th><th>COMMENTS</th><th>COMPLIES?</th></tr>
<tr><td colspan="5"><table><tr><td></td><td></td><td></td><td></td><td>“Specifications for Private Open Space in the St Leonards South Precinct” with a positive covenant granting shared access in accordance with Section 88E of the Conveyancing Act 1919;

h) A dwelling mix comprising a minimum 20% One Bedroom and Studio dwellings, 20% Two Bedroom dwellings and 20% 3 or more dwellings; and

i) Amalgamation of lots as per Figure 8 to prevent the fragmentation or isolation of land.</td></tr></table></td><td></td><td></td></tr>
<tr><td colspan="7">8 Landscaping</td></tr>
<tr><td colspan="5">Objectives<table><tr><th>Control</th><th>Provision</th><th>Notes</th></tr><tr><td>Landscape Master Plan</td><td>• Landscaping for the Precinct shall be as set out in the Landscape Master Plan (LMP).</td><td></td></tr></table></td><td>• Landscaping and open space will be provided in the configuration of the Landscape Maser Plan (LMP).</td><td>Yes</td></tr>
</table>

<table>
<tr><th>PROVISIONS</th><th>COMMENTS</th><th>COMPLIES?</th></tr>
<tr><td>
<table>
<tr><td>Open Space Configuration</td><td>• Open space shall be located as shown in the LMP (See Figure 14).</td><td>• Open space typologies include:
○ Public
○ Local park
○ Pocket parks
○ Streets
○ New Road
○ Pedestrian links; and
• Private
○ Green Spines Front and side setbacks
○ Courtyards and balconies
○ Roof gardens</td></tr>
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<tr><td>
Public Domain
<table>
<tr><th>Control</th><th>Provision</th><th>Notes</th></tr>
<tr><td>Street Trees</td><td>• Street tree and other landscape planting shall be provided as set out in the LMP.</td><td>• Parking or Planting blisters as per typical streetscape section (Figure 15).</td></tr>
<tr><td>E-W Pedestrian Links</td><td>• Landscape</td><td></td></tr>
</table>
</td><td>• Street trees and landscaping within or parallel to the road reserve will be provided as configured in the LMP.
• The landscape design of the E-W pedestrian link will not be set out as outlined in the LMP however, the area provided for the E-W pedestrian link will be consistent with the master plan and the landscaping features proposed are consistent with the desired character of the landscaping and supplemented by an additional, equitable, E-W pedestrian access connecting the child care centre and community facility with the wider precinct.
• The E-W link is broadly consistent with the design set out</td><td>Yes</td></tr>
</table>

PROVISIONS			COMMENTS	COMPLIES?
	design of all E-W Pedestrian Links shall be provided as set out in the LMP.		in the LMP, being a "pedestrian link with fully planted verges".	

Private Domain
 	
Control: Tree Conservation/Removal
Provision:
• Tree retention shall be as per Figure 16.
• An Arborist's Report is required for each Area which shall include:
  ○ Location, Age, condition, 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 minimize impacts of construction on deep soil zones and mature existing trees.
			• The proposed development will retain trees as outlined in Figure 16.
			• See Arborist Report for details on tree retention and removal.
				Yes

PROVISIONS	COMMENTS	COMPLIES?
<table><tr><th>Control</th><th>Provision</th><th>Note</th></tr><tr><td>Communal Open Space</td><td>• Green Spines are to be provided as set out on Figure 17. • The design of the Green Spines and provision of communal facilities shall be as set out in the LMP, in particular the nine specific landscape plans for contiguous Green Spine areas. • The Green Spines shall comprise predominantly deep soil as per the LMP. • Intrusions into deep-soil Green Spine areas shall only be considered after two levels of basement parking has been</td><td>• Minor variations may be acceptable where accessibility and pedestrian connection can be demonstrated throughout the Green Spine and the adjacent public and private domains.</td></tr></table>	• The proposed development will provide a green spine as outlined in Figures 17-19 of the LMP. See Landscape Plan for details on compliance. • Structural plantings will not be consistent with Figure 25 of the LMP, as structural plantings will be provided on terraces to the rear of the development. Structural plantings provided to the rear of the site are designed to optimise the gross floor area of the development, as well as to provide high quality communal open space that will reduce overshadowing impacts on the southern boundary of the development. • Security gating will be provided to the north of the site. • Edge treatments will be provided as per Figures 22 & 23. • The Green Spine comprised 51% deep soil. • Finished Green Spine levels comply with those outlined in the LMP. • Residential lobbies are connected to the Green Spine.	**It is appropriate to apply this control flexibly**

PROVISIONS			COMMENTS	COMPLIES?
	provided under the building footprint. • Finished Green Spine levels shall generally comply with those shown on Figure 18 and (LMP) to relate to building floor levels. • Level transition at property boundaries shall generally be as per LMP and Figures 20 and 21. • Connections shall be provided (at levels shown in Figures 18 and 19) to adjacent areas and to areas of public domain as shown on LMP (particularly streets and E-W links). • Planting on structure (Podia,			

PROVISIONS			COMMENTS	COMPLIES?
	basements, roof gardens etc) shall be as specified in Figure 25 and LMP. • The Recreation Areas adjacent to the community facilities in Areas 5 & 17 Green Spine and all residual rear setback area are to be incorporated into the Green Spines. • Connect Green Spines to communal areas of buildings/foyers and lobbies to provide access. • Edge treatments to private open space, buildings and parking basements shall be as detailed in Figures 22-24 and LMP.			

<table>
<tr><th>PROVISIONS</th><th>COMMENTS</th><th>COMPLIES?</th></tr>
<tr><td>
<table>
<tr><td></td><td>• Security gates shall be provided at the connection of Green Spines to Public Domain. See Figure 11.</td><td></td></tr>
</table>
</td><td></td><td></td></tr>
<tr><td>Private Domain
<table>
<tr><th>Control</th><th>Provision</th></tr>
<tr><td>North-South Grade Transitions</td><td>• North-South level transitions shall be accommodated at or near property boundaries by ramp or stairs to achieve the levels shown in Figures 18 and 20.
• Any extensive ramps shall desirably be located between buildings (in side setbacks) as per Figure 19.
• Ramps and stairs (connecting to LMP levels) will be provided by the first development area to proceed.
• Retaining walls shall be constructed as per LMP.</td></tr>
<tr><td>East-West Grade Transitions</td><td>• East-West transitions shall incorporate levels shown in Figures 18 and 21.
• The site may step at
○ street edge and/or</td></tr>
</table>
</td><td>• The North-South Grade Transitions will be provided using staircase, ramps and retaining walls in a manner consistent with Figures 18-20 in the LMP.
• The East-West Grade Transitions will incorporate the levels provided in Figures 18 & 21, with the site stepping at the building façade.
• The Green Spine and pedestrian link will transition seamlessly through the use of adjoining staircases and an in-site elevator.</td><td>Yes</td></tr>
</table>

<table>
<tr><th>PROVISIONS</th><th>COMMENTS</th><th>COMPLIES?</th></tr>
<tr><td><table><tr><td></td><td>○ building façade
• Green Spine levels shall connect seamlessly as per Figure 18 and LMP.</td></tr></table></td><td></td><td></td></tr>
<tr><td>Private Domain
<table><tr><th>Control</th><th>Provision</th><th>Notes</th></tr><tr><td>Front Courtyards and Setbacks</td><td>• Front setbacks to be deep soil and to be treated as front gardens to GF units (or basements units).
• Edge treatment to the boundary shall comprise a 1.2m max fence/hedge to provide screening as per the LMP.
• Boundary treatments shall be as indicated in Figures 23-24 & LMP.</td><td>• The setback area shall be of a suitable size to ensure the development is not visually intrusive by providing softening between buildings, driveways and car parking areas.</td></tr><tr><td>Private Courtyards at ground level</td><td>• Private courts to be located as indicated on Figure 23.
• Private courts may extend a</td><td></td></tr></table></td><td>• The proposed development will provide front gardens for ground floor units within the front setback, with deep soil area provided as outlined in the Landscape Plan.
• Private courtyards provided in the Green Spine comply with controls related to the size, accessibility, and edge treatment of the space.
• Roof terraces capture the intent of the desired Roof Terrace designs proposed in Figure 25 however, the proposed roof terraces are accessible via elevator, provide communal facilities such as seating, shelters, and a pool.
• See Public Art Strategy for details regarding the provision of public art.</td><td>Yes</td></tr>
</table>

PROVISIONS			COMMENTS	COMPLIES?
	maximum of 1 metre into Green Spines. • Direct access shall be provided from private courts to Public Domain and/or Green Spine. • Edge treatment between private courts and communal Green Spine shall be as detailed in Figures 22, 23 and 24.			
Edge Treatments	• Edge treatments to protruding basements, retaining walls shall be as per LMP details (Figure 24). • Edge treatments between private courts and communal green spine – see as detailed in Figures 22, 23 and 24.			

PROVISIONS			COMMENTS	COMPLIES?
Roof Terraces	• Roof Terraces are encouraged, refer Figures 25 (a) and (b) and LMP for desired Roof Terrace design. • Roof Terraces must be accessible (lift access). • Communal amenities shall be provided (kitchen, toilets, sheltered eating/BBQ areas). • 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.			
Public Art	• Each Area shall prepare a public	• See LMP and Part L of		

PROVISIONS			COMMENTS	COMPLIES?
	art strategy to integrate with their landscape plans (see LMP). • Each Area shall provide Public Art to a minimum value of 0.1% of the development construction value.	Council's Development Control Plan.		
9 Environmental/Sustainability				
Environmental/Sustainability Control: Environmental Performance	Provision: • 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 the Nationwide House Energy Rating Scheme (NatHERS) by a	Notes: • Taller buildings should consider providing a centralised integrated air-conditioning system, located within the building plant.	• The development achieves a 6.1 star NatHERS rating. • See Wind Report regarding compliance with wind impacts. • A green roof or vertical gardens will not be provided as part of the proposed development however, structural plantings provided on the buildings will provide greater thermal efficiency for the development.	**Yes**

PROVISIONS			COMMENTS	COMPLIES?
	suitably qualified person.			
Wind Impact	• Buildings shall comply Part B Cl 6.2 of Council's Development Control Plan	• A Wind effects report relating to all facades, internal and external to the site, is to demonstrate methods to achieve appropriate outcomes for public and private domains, e.g. awnings, baffles, articulation etc.		
Green Roofs	• All developments are encouraged to consider inclusion of a green roof to provide thermal efficiency.			
Green Walls/ Vertical Gardens	• All developments are encouraged to consider inclusion of green walls / vertical gardens.			

<table>
<tr><th>PROVISIONS</th><th>COMMENTS</th><th>COMPLIES?</th></tr>
<tr>
<td>Water Management and Conservation
<table>
<tr><th>Control</th><th>Provision</th><th>Notes</th></tr>
<tr><td>Potable Water</td><td>• Minimise potable water use by:
○ Using water efficient appliances
○ Explore rainwater collection and reuse
○ Use drought tolerant plants</td><td>•</td></tr>
<tr><td>Urban Stormwater</td><td>• Collect, store and treat on site
• Maintain maximum Green Spine and other deep soil for percolation.
• Provide on-site stormwater and infiltration including bio-retention systems such as rain gardens.
• Buildings shall</td><td>• 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.</td></tr>
</table>
</td>
<td>• The proposed development will utilise water efficient appliances and fixtures within apartments.
• Rainwater and stormwater will be collected, stored and treated on-site in order to reduce potable water usage and prevent urban stormwater run-off. See the Stormwater Management Plan for stormwater and flood prevention details.</td>
<td>Yes</td>
</tr>
</table>

PROVISIONS			COMMENTS	COMPLIES?
	comply Part B Cl 6.3 of Council's Development Control Plan. • All other stormwater management measures are detailed in Council's Development Control Plan Part O (Stormwater Management).			
Flood Management	• Provide detention tanks desirably under paved areas, driveways, in retaining walls or in basement car parks.	• See the LMP.		
10 Infrastructure Funding				
The objective for infrastructure funding is to provide new and improved built infrastructure (roads, drainage, pathways/E-W links, community facilities, public domain improvements, parks and public art) that is required within the Precinct to support population growth and to create an attractive, vibrant, liveable environment, as a sustainable TOD.			• Infrastructure will be funded in accordance with the principles outlined under this section of the DCP.	**Yes**
Part O- Stormwater Management				
O.2 Submissions Requirements				
2.1 Detailed Stormwater Plans			• See Stormwater Drainage Plans and Reports provided.	**Yes**

<table>
<tr><th>PROVISIONS</th><th>COMMENTS</th><th>COMPLIES?</th></tr>
<tr><td>a) The location of all buildings, driveways, and impervious surfaces.

b) The location, trunk diameter and canopy size (drip line) of any trees on the site or adjoining properties which may be affected by the development.

c) The location of all downpipes, surface channels, kerbs, pits, pipes, and sub-surface drainage.

d) Location of any watercourse or bushland passing through or adjacent to the property.

e) The size and class of all pipes and the dimensions, grades, invert levels and finished surface levels of all pits and pipes.

f) Finished levels and cross-sectional details of any catch drains or swales.

g) Finished floor/ground levels of buildings, garages, paved areas and unpaved areas.

h) Contours at 0.5m intervals of the existing ground levels to AHD.

i) Any overland flowpaths which drain through the property.

j) The location, size and depth of easements or drainage pipelines.</td><td></td><td></td></tr>
<tr><td colspan="3">O.3 Property Drainage Systems</td></tr>
<tr><td>3.1 Design Average Recurrence Intervals

Drainage systems shall be designed to provide both minor and major flow conveyance systems as detailed in Australian Rainfall and Runoff (AR&R).

<table><tr><td>Element of Stormwater System</td><td>Design ARI</td></tr><tr><td>All pipes and associated components for:</td><td></td></tr></table></td><td>• See Section 4 of the Stormwater Management Report.</td><td>Yes</td></tr>
</table>

PROVISIONS	COMMENTS	COMPLIES?
<table><tr><td>Residential flat buildings, commercial and industrial developments</td><td>50 Year</td></tr><tr><td>Overland flowpaths</td><td>100 Year</td></tr></table> Longer recurrence interval design storms need to be used in instances where the level of danger to persons or risk of significant property damage warrants such an approach. This would include most development adjacent to major watercourses (flow > 20m3/s for the 1 in 100 year ARI storm event). Under some circumstances the PMF will need to be considered.		
3.2 Sub-Soil Drainage System Sub-soil drainage systems wherever possible are to be discharged to a Council pit and not directly into the kerb and gutter. Sub-soil drainage systems are to be designed and constructed in accordance with Section 6 of AS 3500.3 - 1990.	• See Section 4 of the Stormwater Management Report.	**Yes**
3.3 Pipelines 3.3.1 Pipe Size and quality The minimum pipe size shall be: • Ø90mm UPVC for property drainage systems; and • Ø375mm reinforced concrete for any system which drains public land or road reserves. The minimum pipe velocity should be 0.6m/s and a maximum velocity of 6.0m/s during the design storm. 3.3.2 Pipe Grade • The minimum pipe grade shall be 1.0% for all pipes. • Pipes with a gradient greater than 20% will require anchor blocks at the top and bottom of the inclined section; and at intervals not exceeding 3.0m. • 3.3.3 Depth of Cover for Stormwater Lines Concrete pipe cover shall be in accordance with AS 3725-1989 Loads on buried concrete pipes, however a minimum cover of 600mm will apply.	• See Stormwater Management Plan	**Yes**

<table>
<tr><th>PROVISIONS</th><th>COMMENTS</th><th>COMPLIES?</th></tr>
<tr><td>

- Minimum cover for PVC lines shall be as per the table below.

<table>
<tr><th>Location</th><th>Minimum Cover</th></tr>
<tr><td>Not Subject to vehicle loading</td><td>100mm single residential
300mm all other developments</td></tr>
<tr><td>Subject to Vehicle Loading</td><td>450mm where not in a road</td></tr>
<tr><td>Under a sealed road</td><td>600mm</td></tr>
<tr><td>Unsealed road</td><td>750mm</td></tr>
<tr><td>Paved Driveway</td><td>250mm</td></tr>
</table>

Where sufficient cover cannot be provided, the pipe shall be covered by a 50mm minimum layer of road base and then concrete encased. The concrete encasing should be a minimum 150mm thick.

3.3.4 Building near Stormwater & Subsoil Drains
Where a proposed structure is adjacent to a drainage easement all footings shall be taken below the zone of influence of the pipeline. To be located out of the zone of influence the base of all footings shall be located below a 45º angle from the base of the pipe. Refer to Figure 3-1 – Typical Footing Detail Showing the 45º Zone of Influence.

The location and depth of the pipeline, along with the design of the footings, are to be shown on the plans. The design shall be carried out in accordance with section 3.9 of AS 3500.3 - 1990.

</td><td></td><td></td></tr>
<tr><td>

3.4 Pits
To facilitate maintenance of the stormwater system pits or cleaning eyes shall be installed at all junctions, bends, changes in grade and at 30m intervals on straight sections of pipe.

In medium density residential developments (villas, town houses & duplexes), the private courtyard of each residence must contain at least one 300x300mm stormwater drainage pit.

</td><td>

- The proposed development will provide stormwater system pits and associated facilities within the specifications outlined under this Section of the DCP. See Stormwater Management Plan.

</td><td>**Yes**</td></tr>
</table>

PROVISIONS	COMMENTS	COMPLIES?
Inlet pits are to be installed at depressions to permit the entry of water to a stormwater drain. All grates are to be installed flush with the surrounding surface level. Surface inlet pits shall be sufficiently large to accept the predicted inflow. Pits and grated trench drains shall be positioned within the site to ensure: a) All runoff from roofed, paved and landscaped areas is collected b) Runoff does not enter garages or buildings c) Runoff does not flow over the public footway or onto adjoining properties. 3.4.1 Pollution Control Pit Prior to connection to a Council drainage system or road a pollution control pit is to be installed at the lowest point of the drainage system and located within 1.0m from the property boundary. In the case of drainage systems that do not have an on-site detention system, this pit must contain a debris screen. The pit is to have a minimum dimension of 600x600mm with a depth of 600mm, a debris screen and sediment collection sump. 3.4.2 Gross Pollutant Traps GPT's are installed to remove contaminants such as sediment, oil and other pollutants from the stormwater before it discharges into the receiving system. GPT's must be installed for the following developments: a) Residential developments with more than six dwellings. 3.4.3 Standard Requirements for Stormwater System a) All pipes should be cut flush with the wall of the pit. b) Pits greater than 600mm deep to have a minimum access opening of 600x600mm. c) The grated covers of pits larger than 600x600mm are to be hinged. d) The invert of the outlet pipe is to be the same level as the base of the pit and grade of		

PROVISIONS	COMMENTS	COMPLIES?
outlet pipe as per Section 5.1. e) Continuous trench drains should be not less than 150mm wide and 150mm deep. f) Pits between 1.2m and 6.0m deep are to have step irons in accordance with AS 1657. For pits greater than 6.0m other means of access must be provided. g) Pits greater than 450x450mm shall be constructed from concrete in accordance with Council's standard details in Appendix 5. h) Cast in-situ pits are to be constructed on a 150mm thick concrete base. The walls are to be designed to meet the minimum requirements of clause 4.6.3 of AS 3500.3 - 1990. Pits deeper than 1.8m to be reinforced concrete. i) Grates are to be galvanised steel grid type and be of heavy-duty type in areas where they may be subject to vehicle loading. j) All pits that will become Council's responsibility shall be poured in-situ with a minimum wall thickness of 150mm. The following table indicates the minimum pits sizes required for various pipe diameters. Depth to invert (mm) / Minimum Pit Size (mm) 300 ≥ D / 300 x 300 600 ≥ D > 300 / 450 x 450 900 ≥ D > 600 / 600 x 600 1200 > D > 900 / 900 x 900 D > 1200 / 900 x 900		
O.4 Disposal of Stormwater		
4.3 Draining to Council's Drainage System Where an adequate trunk drainage pipeline is available, property drainage systems up to Ø150mm may be connected directly to an existing Council drainage line. A pollution control pit must be installed immediately upstream of the connection point. Refer to Appendix 5 – Connection to Council Drainage Line. Property drainage systems greater than Ø150mm must be connected to an existing pit or to a new pit constructed to Council's specifications. Where possible, only the top of	• See Stormwater Management Plan for compliance with drainage into council systems.	**Yes**

PROVISIONS	COMMENTS	COMPLIES?
the pipe is to be cut to facilitate water inflow and/or access for maintenance. The remainder of the pipe is to be left undisturbed. Council inspection and approval is required for connections into the trunk drainage system and only one connection is permitted. Piping the property system across a public road is not permitted.		
4.7 Overland Flowpaths Overland flowpaths designed to contain a 1 in 100 year ARI storm event are to be provided over all pipelines. The overland flowpaths are to be kept free of obstructions and must not be landscaped with loose material that could be removed during a storm event. Refer to Section 10 – Stormwater Inundation for more detail regarding overland flowpaths.	• Overland Flowpaths will be provided over all pipelines.	**Yes**
O.7 On-site Stormwater Detention Systems		
7.1 When is OSD Required All developments with more than two dwellings proposed on the site and the proposed impervious area of the site exceeds 35% will require OSD.	• An OSD will be required on the site.	**Yes**
7.4 Design Criteria for OSD • The Permissible Site Discharge (PSD) from all developments shall not exceed one hundred and forty litres per second per hectare (140l/s/ha). • The Site Storage Requirement (SSR) shall be designed to provide for 0.025m^3 • for each square metre of basin catchment. 7.4.1 What Must Drain to the Detention System Stormwater runoff from all new impervious areas should be routed through the OSD system. It is not necessary to route runoff from pervious surfaces through the detention system. Runoff entering the site from upstream properties should not be directed into	• See Stormwater Management Plans for OSD compliance.	**Yes**

PROVISIONS	COMMENTS	COMPLIES?
the OSD system. 7.4.2 Runoff Bypassing the Storage Facility A portion of the new impervious areas may discharge directly to Council's system if it cannot be drained to the storage facility, provided the PSD is reduced to compensate for the bypassed flows. The extent of impervious surfaces bypassing the storage facility may not be greater than 25% of the impervious area draining to the storage facility. 7.4.3 Storage Facility OSD systems may be based on the following: a) above ground storage – in a grassed, landscaped area or driveway; b) below ground storage; c) a combination of the above. Any above ground storage for medium density developments must be located in common areas (not in private courtyards etc). The facility shall be designed to safely convey all overflows to an adequate Council drainage system. The total blockage case is to be considered. Above ground storage facilities in landscaped areas, should possess the following characteristics: a) the calculated storage volume be increased by 20% to allow for the growth of vegetation and minor variations to the ground level that will occur as part of the general maintenance. b) have a ponding depth of no greater than 300mm where there is a vertical step into the basin. c) have a ponding depth no greater than 1.2m with side slopes into the basin of less than 15%. d) where the depth of the basin is in excess of 300mm and the side slopes exceed 15% or the depth is in excess of 1.2m, access is to be restricted by enclosing the area with a swimming pool type fence with childproof, self closing gates. e) not be located across the allotment boundaries. f) if an earth mound is used to retain the water, the crest width is to be not less than		

PROVISIONS	COMMENTS	COMPLIES?
1.0m wide. g) if a structure other than earth mounds is to be used to retain water, it shall be certified by the designing engineer to be structurally adequate to retain the design volume of water. h) be designed in a manner which minimises inconvenience caused by the basin. 7.4.4 Sharp Edged Orifices are to be made of minimum 200x200mm flat stainless steel, 3mm thick. The orifice plate is to be tooled to the exact dimension as calculated. Orifice plates will need to be securely fastened in a central position over the outlet pipe using four (4) bolts and are to be flush with the wall to ensure that flow does not pass between the plate and the wall. The following formula may be used to calculate the required orifice diameter. Q = C A (2 G H) 0.5 x 103 Where Q=(PSD) flowrate through orifice in litres per second C=0.61 A=cross sectional area of orifice in metres squared G=9.81 H=depth of ponding from centre line of orifice The design of the OSD system shall be undertaken in accordance with the design sheet in Appendix 14 – OSD Calculation Sheet, ILSAX or DRAINS. OSD calculations shall account for the total development site area. 7.4.5 Spillway A spillway or overflow outlet is to be provided in all OSD systems as part of the operation of the system to cater for system failure or extreme storm events. This is to ensure that overflows are conveyed to the downstream drainage system and away from other properties. 7.4.6 Debris Screens All outflow controls must be enclosed by a rustproof screen or wire cage to protect them against blockage. The screen should be attached to the wall, but should be removable without the use of tools to permit cleaning and easy inspection of the outlet control.		

PROVISIONS	COMMENTS	COMPLIES?
7.4.7 Sediment Control Sumps A sediment collection sump is to be provided below the orifice outlet to the stormwater detention system. This sump is to have a minimum depth of 200mm below the invert of the orifice. A typical sediment collection sump is shown in the figure below. 7.4.8 Marker Plates All OSD systems are to have the following marker plate permanently attached to the wall of the tank or control pit directly above the debris screen. Marker plates can be purchased at Council's Customer Service.		
Part Q Waste Management and Minimisation		
Q.3 Assessment Criteria/Controls for All Development		
3.1 Demolition of Buildings or Structures a) A completed Site Waste Minimisation and Management Plan (SWMMP) must accompany any demolition application. b) Pursue adaptive reuse opportunities of buildings/structures. c) Identify all waste likely to result from the demolition, and opportunities for reuse of materials. Refer to Figure 1. d) Facilitate reuse/recycling by using the process of 'deconstruction', where various materials are carefully dismantled and sorted. e) Reuse or recycle salvaged materials onsite where possible. f) Allocate an area for the storage of materials for use, recycling and disposal (giving consideration to slope, drainage, location of waterways, stormwater outlets, vegetation, and access and handling requirements). g) Provide separate collection bins or areas for the storage of residual waste.	• See Site Waste Minimisation and Management Plan for details of compliance.	**Yes**

PROVISIONS	COMMENTS	COMPLIES?
h) Clearly 'signpost' the purpose and content of the bins and storage areas. i) Implement measures to prevent damage by the elements, odour and health risks, and windborne litter. j) Minimise site disturbance, limiting unnecessary excavation. When implementing the SWMMP the applicant must ensure: • Footpaths, public reserves, street gutters are not used as places to store demolition waste or materials of any kind without Council approval. • Any material moved offsite is transported in accordance with the requirements of the Protection of the Environment Operations Act (1997). • Waste is only transported to a place that can lawfully be used as a waste facility. Generation, storage, treatment and disposal of hazardous waste and special waste (including asbestos) is conducted in accordance with relevant waste legislation administered by the EPA and relevant Occupational Health and Safety legislation administered by WorkCover NSW. • Evidence such as weighbridge dockets and invoices for waste disposal or recycling services are retained. Note: Materials that have an existing reuse or recycling market should not be disposed of in a landfill. Figure 1 provides a list of some potential reuse/recycling options. Reuse and recycling opportunities are decreased when asbestos is not carefully removed and segregated from other waste streams.		
3.2 Construction of Buildings or Structures a) A completed Site Waste Minimisation and Management Plan (SWMMP) shall accompany the application. b) Note: The type of construction determines whether a development application, construction certificate or complying development statement is required. In all cases a	• See Site Waste Minimisation and Management Plan for details of compliance.	**Yes**

PROVISIONS	COMMENTS	COMPLIES?
SWMMP must be completed. Maximum waste minimisation and management benefits are achieved when the SWMMP is considered from the earliest stages of the development. c) Estimate volumes of materials to be used and incorporate these volumes into a purchasing policy so that the correct quantities are purchased. For small-scale building projects see the rates in Appendix B Waste/Recycling Generation Rates for a guide. d) Identify potential reuse/recycling opportunities of excess construction materials. e) Incorporate the use of prefabricated components and recycled materials. f) Arrange for the delivery of materials so that materials are delivered 'as needed' to prevent the degradation of materials through weathering and moisture damage. g) Consider organising to return excess materials to the supplier or manufacturer. h) Allocate an area for the storage of materials for use, recycling and disposal (considering slope, drainage, location of waterways, stormwater outlets and vegetation). i) Arrange contractors for the transport, processing and disposal of waste and recycling. Ensure that all contractors are aware of the legal requirements for disposing of waste. j) Promote separate collection bins or areas for the storage of residual waste. k) Clearly 'signpost' the purpose and content of the bins and storage areas. l) Implement measures to prevent damage by the elements, odour and health risks, and windborne litter. m) Minimise site disturbance and limit unnecessary excavation.		

PROVISIONS	COMMENTS	COMPLIES?
n) Ensure that all waste is transported to a place that can lawfully be used as a waste facility. o) Retain all records (i.e. weighbridge dockets or invoices) demonstrating lawful disposal of waste and keep them readily accessible for inspection by regulatory authorities such as council, DECC or WorkCover NSW.		
Q.4 Development-Specific Assessment Criteria/Controls		
4.3 Residential Flat Buildings A completed Site Waste Minimisation and Management Plan (SWMMP) shall accompany the development application. The following minimum collection and storage facilities must be provided: Indoor Waste & Recycling Facilities • Each dwelling unit should be provided with an indoor waste/recycling cupboard (or other appropriate storage space) for the interim storage of a minimum one day's garbage and recycling generation. Garbage Chutes • Residential Flat Buildings containing four or more storeys must be provided with garbage chute system(s) for the transportation of general waste from each storey to the main waste storage/collection room(s). This is also desirable in Mixed Use developments where possible, depending on design and land uses. • The garbage chutes must be designed in accordance with Appendix F: Garbage Chutes and the Building Code of Australia. Garbage chutes are not suitable for recyclable materials and must be clearly labelled to discourage improper use. • A dedicated service room on each floor must be designed to include a garbage chute and 2x240L recycling bins for the storage of recyclable materials. • The service room(s) must be located for convenient access by users and must be well ventilated and well lit.	• See Operational Waste Minimisation and Management Plan for details of compliance.	**Yes**

PROVISIONS	COMMENTS	COMPLIES?
Waste & Recycling Rooms • Residential flat buildings must include communal or main waste/recycling storage facilities in the form of a waste/recycling storage room (or rooms) designed in accordance with Appendix D Waste Recycling/Storage Rooms in Multi-Unit Dwellings. • The design of the main waste & recycling storage room (or rooms) must be of size that can comfortably accommodate separate garbage, recycling and garden waste containers in accordance to Appendix C: Council's Standard Bin Sizes And Access Requirements and Appendix D: Waste Recycling/Storage Rooms in Residential Flat Buildings. The room(s) must also include for necessary garbage chute(s) compacting device(s) • Communal waste storage areas should have adequate space to accommodate and manoeuvre Council's required number of waste and recycling containers. • The main waste and recycling storage/collection room (s) must be located for convenient access by users and must be well ventilated and well lit. Bulky Waste Storage Rooms • For residential flat buildings that include ten or more dwellings, a dedicated room or caged area must be provided for the temporary storage of discarded bulky items which are awaiting removal. The storage area must be readily accessible to all residents and must be located close to the main waste storage room or area. • Bulky waste storage rooms must be designed to the following minimum sizes: o 1-10 units - 10m2 ; o 11-20 units - 20m2 ; o >21 units - 30m2. • Doors to bulky waste storage rooms must have a minimum opening width of 1700mm. Waste Collection Point • All bins must be collected onsite from either their usual storage point or from an onsite temporary holding area located inside the property boundary. • If a temporary holding area is proposed as an on-site collection point for garbage		

PROVISIONS	COMMENTS	COMPLIES?
and recycling bins, the area must be located inside the property boundary and close to the property vehicular entrance (<10m). • If bins need to be moved from normal storage areas to a different location for collection purposes, it is the responsibility of agents of the owners' corporation to move the bins to the collection point no earlier than the evening before collection day and to then return the bins to their storage areas no later than the evening of collection day. Bins are to remain in their on-site main waste & recycling storage rooms at all other times. • An open air on-site collection point for bulky waste presentation including the path of travel from the storage area to the collection point is required as larger trucks are used to collect bulky waste. • Agents of the owners' corporation must take responsibility for the management of waste and recyclable materials generated upon the site. Arrangements must be in place in regards to the management, maintenance and cleaning of all waste/recycling management facilities. • The design and location of the waste storage and collection areas/facilities should be such that they compliment the design of both the development and the surrounding streetscape. Communal Composting/Worm Farming • Space must be provided for a communal compost container; the siting of which will have regard to potential amenity impacts. On-Site Access • There must be an unobstructed and Continuous Accessible Path of Travel (as per Australian Standard 1428 Design for Access and Mobility - 2001) from the waste/recycling storage area(s) or room(s) to: o the entry to any Adaptable Housing (as per Australian Standard 4299 Adaptable Housing - 1995) o the principal entrance to each residential flat building o the point at which bins are collected/emptied. • The development must be designed to allow for on-site access by garbage		

PROVISIONS	COMMENTS	COMPLIES?
collection vehicles (of dimensions detailed at Appendix E Garbage Truck Dimensions for Residential Waste Collection). In these instances, the site must be configured so as to allow collection vehicles to enter and exit the site in a forward direction and so that collection vehicles do not impede general access to, from or within the site. Access driveways to be used by collection vehicles must be of sufficient strength to support such vehicles. • When a collection vehicle is required to enter a property, access driveways and internal roads must be designed in accordance with Australian Standard 2890.2 Parking Facilities – Off-Street Commercial Vehicle Facilities – 2002. • As a minimum requirement for collection vehicle access, Council will require indemnity against claims for loss or damage to the pavement or other driving surface and indemnity against liabilities, losses, damages and any other demands arising from any on-site collection service. In all cases, a hazard assessment will need to be conducted prior to Council agreeing to undertake the service. Site Waste Minimisation and Management Plan (SWMMP) Plans submitted with a development application must show: • The location of an indoor waste/recycling cupboard (or other appropriate storage space) for each dwelling. • The location of communal waste/recycling storage room(s) able to accommodate Council's waste, recycling and garden waste bins. • The location of garbage chute(s) and interim storage facilities for recyclable materials. • An identified location for bulky waste storage room(s). • The location of any waste compaction equipment. • An identified location for individual compost containers or communal compost container. • An identified collection point for the collection and emptying of Council's waste, recycling and garden waste bins. • An identified open collection point for bulky waste removal. • The path of travel for moving bins from the storage areas to the identified collection point (if collection is to occur away from the storage area).		

<table>
<tr><th>PROVISIONS</th><th>COMMENTS</th><th>COMPLIES?</th></tr>
<tr><td>

- The on-site path of travel for collection vehicles (including swept paths), taking into account accessibility, width, height and grade.
- Systems should be designed to maximise source separation and recovery of recyclables.
- Waste management systems should be designed and operated to prevent the potential risk or injury or illness associated with the collection, storage and disposal of wastes.

The design and location of waste storage areas/facilities should be such that they compliment the design of both the development and the surrounding streetscape.

</td><td></td><td></td></tr>
<tr><td colspan="3">Part R Traffic, Transport and Parking</td></tr>
<tr><td colspan="3">Table 2 – Car Parking Rates near St Leonards Station</td></tr>
<tr><td>

<table>
<tr><th>Proposed Use</th><th>Residents/Employees</th><th>Customers/Visitors</th></tr>
<tr><td>Residential flat buildings</td><td>• 0.5 spaces per studio
• 0.5 spaces per 1-bedroom unit
• 0.9 space per 2-bedroom unit
• 1.40 spaces per 3 bedroom unit
• 2 spaces per 4+ bedroom unit Allocation of parking spaces at developer’s discretion.
• 1 disabled space for each</td><td>• 1 space per 5 units
• 1 disabled space per 10 visitor spaces (minimum 1 disabled space)</td></tr>
</table>

</td><td>

- The proposed development will provide the following parking spaces:
  - 135 Residential Parking Spaces
  - 26 Residential Visitor Spaces
  - 19 Child Care Centre Spaces
  - 3 Dedicated Car Wash Bays

</td><td>Yes</td></tr>
</table>

PROVISIONS			COMMENTS	COMPLIES?
	adaptable housing unit • 1 onsite removalist truck space per 100 residential units (as per relevant Australian Standards) • 1 car wash bay per 50 units for developments over 20 units			
Child care centre	• 1 space per 2 employees	• 1 short term drop off space per 6 children • 1 disabled space per 50 car spaces (minimum 1 disabled space)		
Table 3 – Bicycle Parking Rates				
Proposed Use	Residents/Employees	Customers/Visitors	• The proposed development will provide the following bicycle parking spaces: – 38 Residential Bicycle Parking Racks – 14 Residential Visitors Parking Racks – 2 Child Care Staff Bicycle Parking Racks – 2 Child Care Visitor Bicycle Parking Racks	**Yes**
Residential Flat Building	1 per 4 dwellings	1 rack + 1 rack per 10 dwellings		
Child Care Staff	1 per 10 staff	2 racks per centre		

PROVISIONS	COMMENTS	COMPLIES?
R.2 Parking		
2.3 Parking near St Leonards Railway Station a) Any development occurring within 400m (refer to Figure 1) of St Leonards Railway Station shall be subject to the parking rates shown in Table 2 – Car parking rates near St Leonards Railway Station. Where any part of a street block falls within 400m radius of St Leonards Railway Station, the whole of that block is considered to be included within catchment. b) Developments occurring within 400m of St Leonards Railway Station that generate 10 or more vehicles per hour must be accompanied by a Sustainable Travel and Access Plan (STrAP). c) The STrAP must be approved by Council prior to the issuing of the Occupation Certificate. d) The allocation of private parking spaces in residential developments within 400m of St Leonards Railway Station is at the discretion of the developer. Developers may allocate car parking to units based on market demand (ie. No minimum parking allocation per unit). This is to optimise the utilisation of residential parking space and minimise the risk of overspill parking onto nearby streets,	• The proposed development is located within 400m of the St Leonards Railway Station and will produce more than 10 trips per hour. A STrAP has been produced for the site as a result. • Parking has been provided at standard DCP rates.	**Yes**
2.7 Motorcycle Parking a) Developers shall provide 1 motorcycle parking space per 15 car spaces for all types of development. b) Motorcycle parking spaces are to have an area of 1.2m x 3m.	• The proposed development will provide 12 motorcycle parking spaces.	**Yes**
2.8 Disabled Parking Provision a) For disabled car parking rates refer to Table 1 and Table 2	• The proposed development will provide the following accessible parking spaces: – 26 Adaptable Dwelling Spaces – 3 Accessible Residential Visitor Spaces	**Yes**

PROVISIONS	COMMENTS	COMPLIES?
b) Disabled parking spaces must be built in accordance with AS/NZS 2890.6:2009 Parking facilities—Off-street parking or people with disabilities.	– 1 Accessible Child Care Centre Space	
2.9 Tandem and Mechanical Stacked Parking Mechanical stacked parking arrangements are not permitted. This is due to the high risk of such devices breaking down, which would lead to complete loss of amenity and may result in overspill parking on surrounding local streets. Council does not support the use of tandem parking provision in new developments. Council may consider its use only in exceptional circumstances where it can be demonstrated: a) That the use of tandem parking configurations will enable a reduced level of excavation to preserve existing significant tree(s) and or natural landscape features on the site; AND b) That the site's shape is physically constrained, such that conventional parking arrangements would not enable compliance with the parking provision requirements of this DCP; AND c) That the number of spaces in the tandem parking configuration does not exceed 10% of the overall parking stock.	• Tandem or Mechanical Stacked Parking is not proposed for the site.	**Yes**
2.10 Parking and access for service vehicles a) Parking areas shall be provided and designed to allow for access and loading by Council's waste collection contractor. b) All parking areas for delivery and service vehicles must be designed in accordance with AS 2890.2:2002 Parking facilities—Off-street commercial vehicle facilities. On site delivery and service areas for residential flat buildings must be large enough to accommodate removal trucks.	• The proposed development will provide 3 servicing bays.	**Yes**

PROVISIONS	COMMENTS	COMPLIES?
c) Developers should refer to Part Q - Waste Management & Minimisation for relevant dimensions and requirements.		
2.11 Parking Area Access and Design a) All parking areas, including access ramps and driveways, must be designed in accordance with AS/NZS 2890.1:2004 Parking facilities—Off-street car parking b) Developers shall refer to relevant other sections of Council's Development Control Plan.	• All parking areas will be designed in accordance with AS 2890.1:2004, see Traffic Impact Assessment	**Yes**
2.12 Child Care Centres a) Refer to Tables 1 and 2 for car parking rates for Child Care Centres b) Council may consider a reduction in parking requirements where a study justifies the assumptions that staff and users of the centre will use public transport, or live or work within walking distance, or due to other considerations on an individual site's merits. Particular consideration will be given to centres with a high number of staff due to the provision of 0-2 year old spaces. c) Car park spaces design should correspond with Australian Standard 2890 d) Consideration may be given to reducing the on-site parking requirements, in terms of drop off/pick up component, where convenient and safe on-street parking is available (e.g. indented parking bays) in streets which experience low traffic volumes subject to not adversely affecting the safety and amenity of the adjacent area or causing traffic problems. e) On-street car spaces may be required to clearly indicate that they are for the exclusive use of the Child Care Centre users in peak hour periods at the drop-off between 7.00- 9.00am and between 2.30-6.00pm.	• Child care parking will be provided off-street within the basement car park of the development. • All car parking spaces, including staff and accessible parking spaces, will be designed in accordance with AS 2890.	**Yes**

PROVISIONS	COMMENTS	COMPLIES?
f) Car parking for staff and users with disabilities must be provided in accordance with Australian Standards.		
R.4 Pedestrian and Bicycle Facilities		
4.2 Pedestrian Facilities a) In the Traffic Impact Assessment (TIA) developers must include: i. Identification of major pedestrian routes and existing pedestrian desire lines, particularly with respect to connections to public transport nodes; ii. Pedestrian flows and potential conflicts with vehicles arising from the proposed development, particularly where such conflicts cause capacity constraint on either vehicular or pedestrian movement. iii. An assessment of the pedestrian network which extends beyond the site to include areas within at least 25m of the subject site boundary, and incorporate both sides of the roads within this zone. iv. Suggested pedestrian infrastructure improvements, where deficiencies in the local pedestrian network are identified. b) Necessary pedestrian infrastructure improvements shall be funded either fully or partly by the developer or provided as works in kind prior to Occupation Certificate. c) Reference must be made to the Pedestrian Access and Mobility Plan (PAMP). Schemes identified in the PAMP works program within the vicinity of the development will be considered by Council as necessary pedestrian infrastructure improvements as stated in b).	• Details of pedestrian facilities and infrastructure are provided in the Sustainable Travel and Access Plan	**Yes**
4.3 Bicycle Facilities and Infrastructure a) Refer to Table 3 – Bicycle parking rates; and b) Design bicycle parking in accordance with AS 2890.3	• Details of bicycle facilities and infrastructure are provided in the Sustainable Travel and Access Plan	**Yes**

PROVISIONS	COMMENTS	COMPLIES?
c) Bicycle lockers are intended for use by residents or workers in the development, and should therefore be included in secure areas of the building. d) Provide adequate end of trip facilities where more than five bicycle lockers are provided in commercial and industrial development. e) Provide at least one bicycle locker per five with a charging point for electric bicycles. f) Make reference to the Lane Cove Bicycle Plan. Shared user paths and bicycle paths identified in the Bicycle Plan within the vicinity of the development will be considered by Council as necessary cycling infrastructure improvements. g) Fund necessary cycling infrastructure improvements either fully or partly or provide as works in kind prior to Occupation Certificate. h) Facilitate the future implementation of planned shared paths and cycle paths for example, by providing building setbacks from the footpath. Council may request higher bicycle parking rates than those shown in Table 3 where appropriate – for example if the development is in close proximity to a major bicycle corridor. In general, every bicycle parking device/storage area for visitors must: a) Enable wheels and frame to be locked to the device without damaging the bicycle; b) Be placed in public view and well lit for security purposes; c) Be in a convenient and accessible location outside pedestrian and vehicular movement paths; and d) Be protected from the weather.		

PROVISIONS	COMMENTS	COMPLIES?
In the Traffic Impact Assessment (TIA) developers must include: a) Identification of major bicycle routes and existing bicycle desire lines; b) Bicycle flows and potential conflicts with vehicles, particularly where such conflicts cause capacity constraint on either vehicular or bicycle movement; and c) Bicycle infrastructure improvements either fully or partly funded by the developer.		
R.5 Transport Access Guide (TAG) / Sustainable Travel and Access Plan (STrAP)		
5.1 General b) A STrAP is required for: i. any residential flat building of 75 or more units; ii. other developments over $20 million AUD in value; and iii. any development within 400m of St Leonards Railway Station that is forecast to generate 10 or more peak vehicle trips.	• A Sustainable Travel and Access Plan has been prepared by Traffix for the proposed development.	**Yes**
R.6 Traffic Impact Statement		
6.1 Traffic Impact Assessment – General a) Developments that are forecast to generate 10 or more peak hour vehicle trips are required to submit a Traffic Impact Assessment (TIA) at the DA stage.	• A Traffic Impact Assessment has been prepared by Traffix for the proposed development.	**Yes**
6.3 Existing Transport Network and Traffic Situation a) Traffic counts shall be undertaken on affected roads during peak hours on a typical Thursday. In addition, Council may request additional traffic counts if deemed necessary. b) Intersection counts shall be undertaken at affected intersections during peak hours on a typical Thursday. Intersection counts shall include both pedestrians and cyclists. In addition, Council may request additional intersection counts if deemed necessary.	• Modelling undertaken using Technical Direction TDT2013/04a, see TIA.	**It is appropriate to apply this control flexibly**

PROVISIONS	COMMENTS	COMPLIES?
6.4 Proposed Development a) Access arrangements shall be clearly stated at the DA stage, following advice received at pre-lodgement. Access from quieter, local roads is preferred to busier main roads. b) On-site car parking provision must comply with Part R – Section 3 of this DCP. c) Development traffic generation shall be estimated using the RTA Guide: RTA Guide to Traffic Generating Developments (October 2002) (http://www.rta.nsw.gov.au/roadprojects/community_environment/documents/guide_to_generating_traffic_developments.pdf) RTA Guide to Traffic Generating Developments – Updated traffic surveys (May 2013) (http://www.rms.nsw.gov.au/trafficinformation/downloads/td13-04a.pdf) d) The trip generation rates used shall be the most conservative figures provided in the RTA Guide. For example, residential flat buildings must be assessed at the medium density trip rate of 0.5 weekday peak hour trips for smaller apartments and 0.65 peak hour trips for apartments with 3 or more bedrooms. Any deviation from the prescribed rates must be supported by data including surveys of nearby sites with similar characteristics to the proposed development. e) Where a particular land use does not have a specified trip rate in the RTA Guide it is acceptable to survey a similar development in the Greater Sydney area to devise approximate trip rates.	• Modelling undertaken using Technical Direction TDT2013/04a, see TIA.	**Yes**
6.5 Impact of Proposed Development a) Applicants shall demonstrate which roads the development traffic is likely to utilise to get to and from the development during peak hours. b) Future traffic conditions, including nearby intersections, shall be assessed using appropriate modelling software. SIDRA shall be used to analyse intersection level of	• See TIA for Traffic Modelling.	**Yes**

PROVISIONS	COMMENTS	COMPLIES?
service and vehicle delay. The future assessment year shall be the estimated date of full occupation of the site. c) Applicants shall be cognisant of proposed developments and traffic schemes in the vicinity of the site. The applicant shall agree the scope of a cumulative impact assessment with Council at the pre-DA meeting. Where possible, Council will make the relevant traffic schemes and development applications available to the applicant. d) Future year traffic conditions, particularly intersection level of service and vehicle delay, shall be presented both with development traffic and without. e) Council may request any relevant modelling files to verify the data and conclusions presented by the applicant. f) Applicants shall identify any minor traffic facilities necessary to mitigate the impacts of traffic and parking generated by the development. These could include road signs, pedestrian crossings, roundabouts, angled parking, traffic calming devices, storage bays, median islands and the like. Any minor road and/or intersection works, as described in (f), are to be provided at total cost to the applicant through either a monetary contribution or works in kind.		
6.6 Servicing Operations a) Loading and servicing areas shall be clearly shown on plans and must comply with AS 2890.2: 2002 - Off-street commercial vehicle facilities and Council's DCP Part Q: Waste Management and Minimisation. b) Waste collection arrangements must be clearly explained and swept paths of Council's waste collection vehicle must be shown for all internal manoeuvres. Refer to DCP Part Q – Waste Management & Minimisation.	• See TIA for servicing details.	**Yes**

PROVISIONS	COMMENTS	COMPLIES?
6.7 Recommendations and Conclusions a) Where the traffic generation of a development is likely to have a significant adverse impact on the local road network, suitable mitigation measures shall be proposed according to the following hierarchy of interventions: i. Encourage healthy and active travel (eg. provide 3 metre setback from the footpath to facilitate a shared path in the future); ii. Encourage public transport use (eg. improve connectivity to bus stops); iii. Promote car share (eg. devote some on-site parking to spaces for car share). b) Sustainable transport infrastructure improvements can be complemented by softer measures as part of a Transport Access Guide or Sustainable Travel and Access Plan. c) The definition of "significant adverse impact on the local road network" is at the discretion of Council's Manager – Traffic and Transport.	• See TIA for recommendations and conclusions.	**Yes**
R.7 Construction Traffic Management Plan		
a) A Construction Traffic Management Plan must be approved by Council's Manager – Traffic and Transport prior to any work commencing on site. b) Traffic Control Plans (TCP) included in the Construction Traffic Management Plan must be produced by an RMS-accredited red or orange card holder if any traffic control at the worksite is required. c) All Traffic Controllers must be RMS-accredited blue car holders. d) Work Zone Permit Applications are to be submitted to Council prior to the commencement of works. No works are to commence on site until the Work Zone fees have been paid and Work Zone signs erected by Council. e) Council may amend construction traffic management plans, including the TCP, hours of operation and truck routes, at any time.	• See Construction Traffic Management Plan prepared by Traffix	**Yes**

Apartment Design Guide

ADG OBJECTIVE	DESIGN CRITERIA	ACHIEVES OBJECTIVES
2F: Building separation		
• Ensure that new development is scaled to support the desired future character with appropriate massing and spaces between buildings • Assist in providing residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook • Provide suitable areas for communal open spaces, deep soil zones and landscaping.	• Minimum separation distances for buildings are: Up to four storeys (approximately 12m): – 12m between habitable rooms/balconies – 9m between habitable and non-habitable rooms – 6m between non-habitable rooms Five to eight storeys (approximately 25m): – 18m between habitable rooms/balconies – 12m between habitable and non-habitable rooms – 9m between non-habitable rooms Nine storeys and above (over 25m): – 24m between habitable rooms/balconies – 18m between habitable and non-habitable rooms 12m between non-habitable rooms	The proposed separation distances are: • Greater than 12 metres between all rooms and balconies on apartments below four storeys. • Greater than 12 metres between habitable and non-habitable rooms, and greater than 18 metres between habitable rooms/balconies between five to eight stories. • Greater than 24 metres between habitable rooms and balconies, and greater than 18 metres between habitable and non-habitable rooms above nine stories.
3D: Communal and public open space		
• Communal open space to enhance residential amenity, encourage a range of activities, be visually appealing and to provide opportunities for landscaping. Communal open space should be designed to maximise safety.	• 25% of site area (minimum). • Minimum of 50% direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June (mid-winter).	See Design Verification Statement.
3E: Deep soil zones		

<table>
<tr><td>• To provide areas on the site that allow for and support healthy plant and tree growth.</td><td>• 7% of site area (minimum).</td><td>1,211 m^2 of deep soil provided or 24% site coverage.</td></tr>
<tr><td colspan="3">3F: Visual privacy</td></tr>
<tr><td>• Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy. Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space. Noise transfer is minimised through the siting of buildings and building layout. Noise impacts are mitigated within apartments through layout and acoustic treatments.</td><td>• Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:<table><tr><th>Building height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr><tr><td>up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table></td><td>See Design Verification Statement.</td></tr>
<tr><td colspan="3">4A: Solar and daylight access</td></tr>
<tr><td>• To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.</td><td>• Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area.
• A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.</td><td>• 91 of 130 apartments (70%) of apartments will receive at least 2 hours of direct sunlight between 9am and 3pm mid-winter.
• See Design Verification Statement.</td></tr>
<tr><td colspan="3">4B: Natural ventilation</td></tr>
<tr><td>• To maximise natural cross ventilation for comfortable indoor environments</td><td>• At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.</td><td>79 of 130 apartments (60.8%) of apartments are naturally cross ventilated.</td></tr>
<tr><td colspan="3">4C: Ceiling heights</td></tr>
<tr><td>• Ceiling height achieves sufficient natural ventilation and daylight access.</td><td>• Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</td><td>• A floor to ceiling height of 2.7 metres is provided for all habitable rooms within the development.</td></tr>
</table>

	<table><tr><th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th></tr><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-habitable</td><td>2.4m</td></tr><tr><td>For 2 storey apartments</td><td>2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area</td></tr><tr><td>Attic spaces</td><td>1.8m at edge of room with a 30 degree minimum ceiling slope</td></tr><tr><td>If located in mixed used areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table>	
4E: Private open space and balconies		
• The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.	• Apartments are required to have the following minimum internal areas: - 1 Bedroom: 50m^2 - 2 Bedroom: 70m^2 - 3 Bedroom: 90m^2 • The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m^2 each. • A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m^2 each.	• All apartments comply with the minimum internal areas corresponding to the number of bedrooms and bathrooms.

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- Apartments provide appropriately sized private open space and balconies to enhance residential amenity.

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- All apartments are required to have primary balconies as follows:

<table>
<tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr>
<tr><td>Studio apartments</td><td>4m^2</td><td>-</td></tr>
<tr><td>1 bedroom apartments</td><td>8m^2</td><td>2m</td></tr>
<tr><td>2 bedroom apartments</td><td>10m^2</td><td>2m</td></tr>
<tr><td>3+ bedroom apartments</td><td>12m^2</td><td>2.4m</td></tr>
</table>

- For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m^2 and a minimum depth of 3m.

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- See Design Verification Statement.

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<tr><td colspan="3">4G: Storage</td></tr>
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- Adequate, well designed storage is provided in each apartment.

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- In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:

<table>
<tr><th>Dwelling type</th><th>Storage size volume</th></tr>
<tr><td>Studio apartments</td><td>4m^3</td></tr>
<tr><td>1 bedroom apartments</td><td>6m^3</td></tr>
<tr><td>2 bedroom apartments</td><td>8m^3</td></tr>
<tr><td>3+ bedroom apartments</td><td>10m^3</td></tr>
</table>

At least 50% of the required storage is to be located within the apartment.

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- See Design Verification Statement.

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<tr><td colspan="3">4P: Planting on structures</td></tr>
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- Appropriate soil profiles are provided
- Plant growth is optimised with appropriate selection and maintenance

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- Minimum soil standards for plant types and sizes

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- See Landscape Report for compliance.

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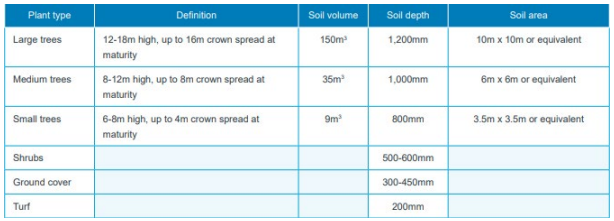
</table>

• Planting on structures contributes to the quality and amenity of communal and public open spaces		

Plant type	Definition	Soil volume	Soil depth	Soil area
Large trees	12-18m high, up to 16m crown spread at maturity	150m³	1,200mm	10m x 10m or equivalent
Medium trees	8-12m high, up to 8m crown spread at maturity	35m³	1,000mm	6m x 6m or equivalent
Small trees	6-8m high, up to 4m crown spread at maturity	9m³	800mm	3.5m x 3.5m or equivalent
Shrubs			500-600mm	
Ground cover			300-450mm	
Turf			200mm	