

# ST LEONARDS SOUTH MEETING 1 – 25th February 2022



<b>Applicant:</b>	GYDE Consulting		
<b>Contact:</b>	<a href="mailto:stephenk@gyde.com.au">stephenk@gyde.com.au</a>		
<b>Property:</b>	11-19 Holdsworth Avenue and 10-20 Berry Road St. Leonards		
<b>Owner:</b>	<b>Aqualand</b>		
<b>SLS Area:</b>	<b>AREA 16 and 17</b>		
<b>SLS Area Map:</b>			
<b>Site Area:</b>	Area 16: 2766 sqm. Area 17: 2229 sqm. <b>TOTAL: 4995 sqm</b>  <b>(Total Site area referred to as 5015 sqm in Cover Letter by GYDE and Existing Plan by Silvester Fuller)</b>		
<b>Zoning:</b>	R4 High Density Residential		
<b>Description of Proposal:</b>	Construction of two (2) RFB buildings with 129 apartments and with 4 basement parking levels (178 car spaces), green spine, child care facility, communal area, delivery of part of east/west road link.		
<b>Plans/ Documents Submitted:</b>	<b>Description</b>	<b>Author</b>	<b>Date</b>
	PRE DA -Cover Letter	GYDE Consulting	04/02/22
	Apartment Type Summary Book	Silvester Fuller	17/12/21

	ADG Compliance Summary	Silvester Fuller	2022
	Concept Summary - Condensed WIP	Silvester Fuller	31/01/22
	Architectural Plans Rev 5	Silvester Fuller	02/02/22
	Landscape Concept - Issue A	RPS Australia East	17/12/21
Relevant Environmental Planning Instruments, Codes and Plans	<b>SEPP (State and Regional Development) 2011</b> <b>SEPP 65 – Design Quality of Residential Apartment Development</b> <ul style="list-style-type: none"><li>- Apartment Design Guide (ADG)</li><li>- Schedule 1 – Design Quality Principles</li></ul> <b>SEPP No. 55 – Remediation of Land</b> <i>Draft Remediation of Land SEPP</i> <b>SEPP (Infrastructure) 2007</b> <b>SEPP (BASIX) 2004</b> <b>Lane Cove LEP 2009</b> <ul style="list-style-type: none"><li>- <u>Part 7</u></li><li>- <u>Clause 4.6(8)</u></li><li>- <u>LEP Zoning Map (LZN-004)</u></li><li>- <u>LEP Incentives FSR Map</u></li><li>- <u>LEP Incentives HOB Map</u></li></ul> <b>Lane Cove DCP 2010</b> <ul style="list-style-type: none"><li>- Part B – General Controls</li><li>- <u>Part C8 – Residential Localities</u></li><li>- Part F – Access and Mobility</li><li>- Part J – Landscaping</li><li>- Part N – Signage and Advertising</li><li>- Part O – Stormwater Management</li><li>- Part Q – Waste Management and Minimisation</li><li>- Part R – Traffic, Transport and Parking</li></ul> <b>Landscape Master Plan</b> (October 2020) <b>Draft SLS Section 7.11 Contributions Plan</b> <b>St Leonards Cumulative Transport and Accessibility Study</b> <b>Council Notification policy</b>		
Attendance Record	<b>Council Staff Attending either at the DRP Meeting or Pre-DA Meeting (In Addition to DRP)</b>		
	<b>Name</b>	<b>Position</b>	
	Mark Brisby	Executive Manager – Environmental Services	
	Rajiv Shankar	Manager Development Assessment	
	Chris Shortt	Senior Town Planner	
	Chris Pelcz	Strategic Planner	
	Louis Putnam-Grey	Tree officer	
	Ted Webster	Manager – Open Space	
	<b>Refer to DRP Minutes for Schedule of DRP Panel Member Attendees</b>		

## THE SITE

The site is located at 11-19 Holdsworth Avenue, 10-20 Berry Road which is also known as Areas 16 and 17 of the St Leonards South Precinct. The site comprises of a total of 9 allotments and has a total area of 5,015 m<sup>2</sup>. (In Page 5 of the Pre-DA Cover Letter Areas 16 and 17 combined area of 4995 sqm).

The development site forms part of the St Leonards South Precinct and contains the areas identified as Areas 16 and 17. The development site presently contains dwelling houses. It is noted that there is a slope down from the north to the south.

## THE PROPOSAL

The draft development application plans proposed the following:

- Construction of two residential flat buildings 12 storeys including: – 129 apartments including 1 affordable dwelling.
  - 16,160 sqm of gross floor area (GFA); and
  - 3200 sqm of landscaped area including:
  - A 60-place childcare centre with 450 sqm of indoor space and 450 sqm of outdoor space
  - Construction of four basement levels with approx. 178 car parking spaces.

## PRELIMINARY PLANNING ASSESSMENT

### 1. INTEGRATED DEVELOPMENT

The Statement of Environmental Effects (SEE) is to include a specific section on the Integrated Development status of the development under Division 4.8 of the *Environmental Planning and Assessment Act, 1979* including, but not limited to, findings relating to ground water in the Geotechnical Report and requirements under the *Water Management Act 2000* and the *Roads Act 1993*.

### 2. SEPP (STATE AND REGIONAL DEVELOPMENT) 2011

The provisions of *SEPP (State and Regional Development) 2011* are to be addressed including Schedule 7 with suitable detail provided within the Quantity Surveyor Report to establish capital investment value and a summarising statement within the SEE.

### 3. SEPP (INFRASTRUCTURE) 2007

The provisions of *SEPP (Infrastructure) 2007* are to be addressed and the proposal will be at a minimum referred to Transport for NSW as Traffic Generating Development.

### 4. SEPP 65 – DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT

The provisions of SEPP 65 apply to the proposed development. The Development Application is to be accompanied by a Design Verification Statement and a statement as to how the recommendations of the Design Review Panel (relating to SEPP 65) have been incorporated in the proposal. In addition, an assessment against the provisions of the Apartment Design Guide (ADG) is to be incorporated within the SEE including a detailed Table of Compliance (with numerical compliance details) against Part 3 and Part 4 (Refer to Submission Requirements for Document Naming Conventions).

### 5. SEPP 55 – REMEDIATION OF LAND

A contamination report is to be prepared in accordance with SEPP 55 and a summarising statement of recommendations/outcomes provided within the SEE.

## 6. SEPP (BASIX) 2004

The proposal is to be accompanied by a BASIX Certificate and NATHERS Statement certifying a 6-star NATHERS Rating would be achieved in accordance with the St Leonards South Precinct sustainability requirements.

## 7. CONTRIBUTIONS AND PLANNING AGREEMENT

The proposal would be subject to contributions under Section 7.11 of the Act as well as a Special Infrastructure Contribution (SIC). The SIC Levy is in force. However, the 7.11 Contributions plan remains in draft form before IPART. A Planning Agreement with Council would be a means of providing for the appropriate contributions prior to the making of a contributions plan for the Precinct. **Any Planning Agreement should be in draft legal form (in consultation with Council's General Managers Unit) and ready for public exhibition prior to the lodgement of any Development Application.**

## 8. LANE COVE LOCAL ENVIRONMENTAL PLAN 2009

### A. PERMISSIBILITY

The proposal includes Residential Flat Buildings which are permissible in the zone pursuant to LCLEP 2009.

### B. PART 7

The proposal must strictly comply with the provisions of Part 7 of LCLEP 2009 – *Additional Local Provisions – St Leonards South Area*. Clause 4.6(8)(cb) expressly prohibits any exception to Part 7 (with the exception of clauses 7.1(4)(e) and 7.2. A preliminary assessment against the provisions of Part 7 as they apply to the subject proposal is provided in **Table 1** as follows:

TABLE 1 - LCLEP 2009 – PART 7 – TABLE OF COMPLIANCE			
Clause	Requirement	Proposal	Compliance
<b>7.1 – Development on Land in the St Leonards South Area</b>			
<b>7.1(1) – Objectives</b>	Noted.	Required to be addressed	<b>No</b>
<b>7.1(2) – Application of Clause</b>	Applies to 1 or more new RFBs.	Applies.	<b>Yes</b>
<b>7.1(3) – Incentive Height and FSR</b>	See Table 2	See Table 2	<b>No – Area 16 appears to propose a GFA 56.9 sqm above the FSR control.</b>
<b>7.1(4) – Incentive Provisions</b>	See Table 3	See Table 3	
<b>7.1(5) – Clause interpretation</b>	Noted	N/A	<b>N/A</b>
<b>7.2 - Minimum Site Area Requirements</b>			
-	<b>Area 16:</b> 2500sqm	Area = 2766 sqm	<b>Yes</b>

<b>TABLE 1 - LCLEP 2009 – PART 7 – TABLE OF COMPLIANCE</b>			
<b>Clause</b>	<b>Requirement</b>	<b>Proposal</b>	<b>Compliance</b>
	<b>Area 17:</b> 2200sqm	Area = 2229 sqm	
<b>7.3 – Minimum Affordable Housing Requirements</b>			
-	<b>Area 17:</b> Required 1x Affordable Housing dwelling (2 bedroom).	Documentation indicates one affordable dwelling will be provided.	<b>Yes</b>  <b>Required to be dedicated to Council in perpetuity</b>
<b>7.4 – Minimum recreation area and community facility requirements</b>			
-	<b>Area 17:</b>  Minimum 450sqm recreation area and: Minimum 600sqm for a community facility.  Recreation area to be adjacent to community facility.	Proposed play area associated with child care facility = 450sqm (370sqm outdoor play + 80sqm secret garden)  Community facility = 606sqm. (450sqm child care centre + 156sqm community space)	<b>Yes</b>
<b>7.5 – Requirements for pedestrian links and roads</b>			
	<b>Area 16</b> A 15m wide pedestrian link to enable a connection between Berry Road and Holdsworth Avenue	10 Holdsworth Avenue is proposed to accommodate a 15m wide pedestrian link	<b>Yes</b>
<b>7.6 – Design excellence – St Leonards South Area</b>			
-	Compliance with design excellence requirements.	Design Excellence Panel to review proposal in Stage 2 Pre-DA Process.	Refer to DRP comments.

The proposal's compliance with the Incentive Height of Building and Floor Space Ratio map is indicated in **Table 2** as follows:

<b>TABLE 2 - LCLEP 2009 – INCENTIVE HOB &amp; FSR – TABLE OF COMPLIANCE</b>				
<b>Clause</b>	<b>Area</b>	<b>Requirement</b>	<b>Proposal</b>	<b>Compliance</b>
<b>Incentive FSR</b>	<b>16</b>	2.85:1  Site area of 2766 sqm according to page 5 of Pre-DA cover letter by GYDE consulting.	Maximum of 7883.1 sqm permitted  7940 sqm of GFA proposed	<b>The FSR does not appear to comply and proposes 56.9 sqm of GFA above the control.</b>  <b>The total area of Area 16</b>

TABLE 2 - LCLEP 2009 – INCENTIVE HOB & FSR – TABLE OF COMPLIANCE				
Clause	Area	Requirement	Proposal	Compliance
				<p><b>should be confirmed.</b></p> <p><b>Clause 4.6 variation cannot be lodged to vary incentive FSR controls.</b></p>
<b>Incentive FSR</b>	<b>17</b>	3.8:1  Site Area of 2229 sqm according to page 5 of Pre-DA cover letter by GYDE consulting.	Maximum of 8470.2 sqm permitted  8470 sqm of GFA	<b>Yes</b>
<b>Incentive Height - metres</b>	<b>16 and 17</b>	<b>Green Spine:</b> 2.5m  <b>Area 16:</b> 37m  <b>Area 17:</b> 38m	Built shade landscape elements are prohibited from being higher than 2.5m  Elevational plans appear to indicate compliance with height controls. Clause 4.6 variation cannot be lodged to vary incentive height controls.	<b>More details required. Long E/W and N/S cross sectional plans to be submitted.</b>

The proposals compliance with the provisions required to be met in order to receive incentive FSR and HOB is indicated in **Table 3** as follows:

TABLE 3 - LCLEP 2009 – INCENTIVE ACTIVATION PROVISIONS			
Clause	Requirement	Proposal	Compliance
<b>7.1(4)(a)-(c) - Apartment Mix</b>	Min. 20% studio or 1 bedroom dwellings. Min 20% 2 bedroom dwellings. Min 20% 3 or more bedroom dwellings.	18% are 1-bedroom dwellings proposed. 52% are 2-bedroom dwellings 30% are 3-bedroom dwellings	<b>No 2% non - compliance for 1 bedroom/studios</b>
<b>7.1(4)(d) – Communal Open Space</b>	Provide appropriate building setbacks to facilitate communal open space between buildings.	24m separation depth of green spine between	Yes
<b>7.1(4)(e) – Site Area</b>	Comply with the requirements of	Yes	<b>Yes</b>

<b>TABLE 3 - LCLEP 2009 – INCENTIVE ACTIVATION PROVISIONS</b>			
<b>Clause</b>	<b>Requirement</b>	<b>Proposal</b>	<b>Compliance</b>
	clause 7.2 in relation to the minimum site area of the development.		
<b>7.1(4)(f) – Affordable Housing</b>	If applicable, comply with the requirements of clause 7.3 in relation to the minimum number of dwellings that will be used for the purposes of affordable housing.	Documentation indicates one affordable dwelling will be provided.	<b>Yes</b>
<b>7.1(4)(g) – Recreation Area and Community Facilities</b>	If applicable, comply with the requirements of clause 7.4 in relation to the minimum area that will be used for the purposes of recreation areas and community facilities.	Multi-purpose childcare centre and community facility provided Childcare centre 600 sqm with direction connection to outdoor space provided.  Public lifts to facility also provided.	<b>Yes</b>
<b>7.1(4)(h) – Pedestrian Links and Roads</b>	If applicable, comply with the requirements of clause 7.5 in relation to the provision of pedestrian links and roads.	Area 16—is providing the eastern part of the 15 metre wide pedestrian link between Berry Road and Holdsworth Avenue	Pending

## **C. PART 7 – KEY CONSIDERATIONS**

The key considerations in relation to Part 7 are as follows:

### **Building Height and Floor Space Ratio Incentives: –**

The proposed development is to fully comply with maximum height and FSR development standards. Variations to Building Height and FSR are prohibited. See key issues section below.

## **9. LANE COVE DEVELOPMENT CONTROL PLAN 2010**

A preliminary assessment of the proposal against Lane Cove Development Control Plan (DCP) 2010 – Residential Localities – Part C8 – St Leonards South is provided in Appendix D. The key matters arising from this assessment are as follows:-

### **A. Building Length**

Strong articulation is to be provided to buildings that exceed the maximum permitted building length of 35m. The DCP guidance on ‘strong articulation’ is a minimum only. Building 16 and 17 appear to have an approximate length of 54m.

However, the design provides central breaks divide into sections which are less than 35m in length. As discussed by the DRP there is some opportunity for greater

articulation of the internal elevations facing the green spine (e.g balconies upper levels).

## **B. Building Depth**

The proposed scheme includes building depths of up to 20.5m where the DCP stipulates a maximum building depth of 18m - 22m.

## **C. Pedestrian Link**

The site at 10 Holdsworth Avenue is proposed to accommodate a 15m wide pedestrian link. The link is to be dedicated as a publicly accessible east/west pedestrian link. The developer should continue to communicate with Area 15 to ensure the interface/levels/finishes/materials/plantings are consistent across the entirety of the new road.

Council will be guided by the DEP and Oculus in terms of requirement for E/W link. detail about the required east/west pedestrian link. Careful consideration is to be made to ensure the road complies with the Landscape Masterplan.

## **D. Green Spine Levels**

Design of the Green Spine should be consistent with the Landscape Master Plan (LMP) detailed plan under "Private Open Space Typologies – Communal open Space (Green Spines)". The plans indicate the RL level of the being FFL 70,000 which is consistent with Figure 18 in the Lane Cove DCP. The LEP only permits a height of 2.5m for any structure. It is recommended the car park exhausts be relocated out of the green spine and be integrated with the buildings.

## **E. Electric Vehicle Infrastructure**

The proposal is to be provided with electric vehicle charging infrastructure (e.g. the provision of suitable power capacity/facilities for all vehicle spaces in accordance with the DCP. Detail is required in the Traffic Report to outline how this will be delivered.

## **F. Green Spine and Private Open Space Interface**

The maximum 1m encroachment into the Green Spine is only allowed for ground level private open spaces and they are not applicable to upper level balconies. Recessed terraces should be provided to allow for the additional 2m required by the ADG.

## **G. Construction Scheduling**

A construction methodology plan is to be provided indicating how the relevant works (private and public domain) will be delivered.

## **H. Undergrounding of Services and Infrastructure Integration**

Provisional engagement with service providers on the undergrounding of services and the screening of street-facing infrastructure are to be provided.

## **I. Amenity and built form**

**Solar Access:** According to the ADG Compliance table prepared by Silvester Fuller, the mean solar access of Area 16 and 17 combined is (76%) and complies. Less than



15% of the apartment receive zero solar access in mid-winter. This complies with the ADG standards.

**Cross Ventilation:** According to the ADG Compliance table prepared by Silvester Fuller, the mean cross ventilation **62%**. This complies with minimum ADG standard of 60%.

## **PRELIMINARY REFERRAL ASSESSMENT**

The proposed development **is not supported in its current form** and requires modifications to its design.

Due to several non-compliances with the relevant Environmental Planning Instruments and documentation (i.e. Lane Cove LEP 2009 – Part 7, Development Control Plan - Part C, Locality 8; and St Leonards South Landscape Master Plan.

### **KEY ISSUES**

#### **1. The proposal is inconsistent with part 7.1(3) (b) – Incentive FSR in the Lane Cove LEP 2009.**

Area 16 is subject to 2.85: 1 FS control. Based on a site area of 2766 sqm according to page 5 of Pre-DA cover letter by GYDE consulting. Based on the site area, a 2.85:1 FSR would yield a maximum GFA of 7883.1 sqm permitted.

The proposed GFA of 7940 sqm would be approximately 56.9 sqm above the maximum permitted GFA under a 2.85:1 FSR.

Clause 4.6 variation cannot be lodged to vary incentive FSR controls and Council would not support any exceedance to the incentive FSR controls.

#### **2. The proposal is inconsistent with part 7.1(3)(a) – Incentive Height in the Lane Cove LEP 2009.**

The proposed shade structures in the green spine would breach the 2.5m height control and are not supported in their current form. The applicant should explore reducing the height of these structures to comply.

#### **3. The proposal is inconsistent with part C- (8) Residential Localities- St Leonards South Precinct, 7 Built Form - Height in Storeys - Lane Cove DCP 2010**

<b>Incentive Height - storeys</b>	<b>16 and 17</b>	10 storey maximum height	<b>RFB fronting Holdsworth Avenue:</b> 12 storeys  <b>RFBs fronting Berry Road:</b> 11- storeys.	No
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Areas 16 and 17 are subject to 10-storey height controls.

Area 17 appears to be 12-storeys in height and does not comply  
Area 16 appears to be 11-storeys in height and does not comply. Refer to figures 1

**Part-storeys:** The intention of the permissibility of part-storeys in the Lane Cove DCP 2010 is as follows:

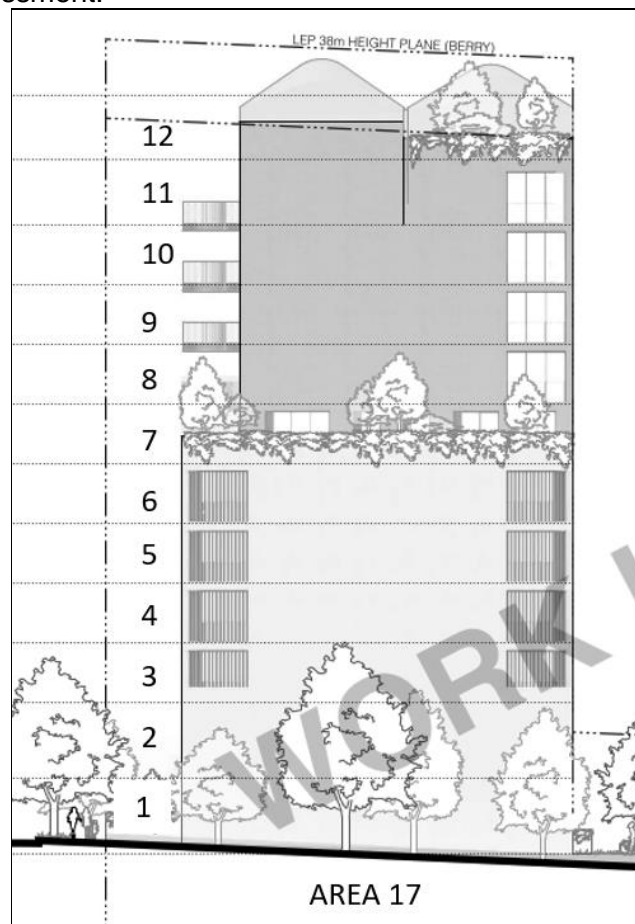
- *part storeys resulting from excavation of steep slopes or semi basement parking will not count as a storey.*

The proposed lower levels of the building are not considered to be part storeys as the areas of excavation do not relate to a significantly sloped site nor do they exclusively relate to basement carparking that partially protrudes above natural ground level.

Council **does not support any non-compliance** with the height in storeys control.

There is a strong expectation by Council and the community that the development within the St Leonards South Precinct complies with the building height and the building storeys height.

The next version of the scheme should be amended to comply with the height in storeys control. Full east/west and north/south building sections should be submitted for Councils assessment.



**Figures 1:** Non-compliant storeys (South Elevation)

4. The proposal is inconsistent with part C- (8) Residential Localities- St Leonards South Precinct, 7 Built Form – Building Setbacks - Lane Cove DCP 2010.

**Building Setbacks A** – From Berry Road and Holdsworth Avenue requires:

- 4m at street level up to level 5
- 7m at level 6 and above.

The proposed setbacks do not comply due to the non-compliant storeys. Level 5 occurs 1- 2 floors lower down the building. Please See figure 2 below: The buildings are required to be setback 7m from eastern/western boundaries from the 6<sup>th</sup> floor and above. Balconies are not permitted to intrude the setback.

However, Council may accept the use of the 5<sup>th</sup> floor roof as a trafficable balcony area for level 6. The proposal should be amended to comply with the required setbacks in the DCP.



**Figure 2:** Non-compliant setbacks from Holdsworth/Berry. (North Elevation)

**Buildings Setbacks F** - from east/west pedestrian link requires:

- 6m setback at park level to level 4
- 9m setback at and above level 5

The proposal does not comply with the setback controls to the east/west link to the north.

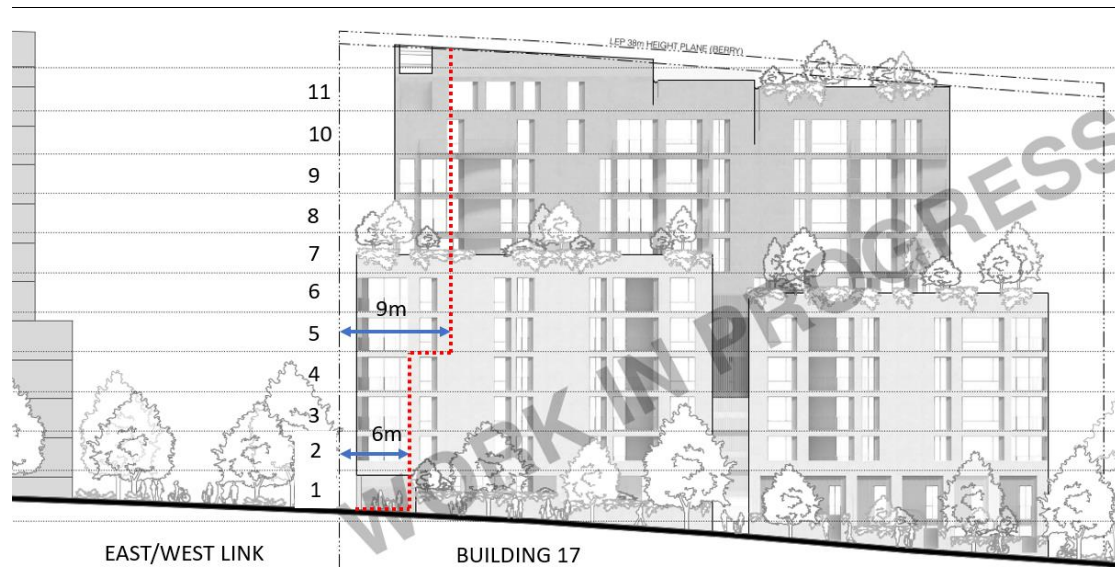
- The courtyard Level, Upper Ground, level 01, and level 02 (1<sup>st</sup> four levels) do not comply with the 6m setback
- Levels 03, 04, 05, 06, 07, 08, 09, 10 and 11 are not setback 9m from the east west link.

Please refer to Figure 3 below detailing the non-compliant setbacks. The proposal should be amended to comply with the required setbacks in the DCP.

The Design Review Panel also did not support the non-compliant setbacks (additional GFA) due to their adverse on amenity.

DRP *"The additional GFA proposed to the North elevation of the Berry building is not supported as in addition to the non-compliant setbacks this negatively impacts the design and amenity of the childcare centre and ground plane. Consider the extension of the "secret gardens" to the north elevation, with landscaped terraces rising to the east-west pedestrian link, thereby allowing improved solar access, outlook and street legibility to the childcare centre. Consider also the reconfiguration of the indoor*

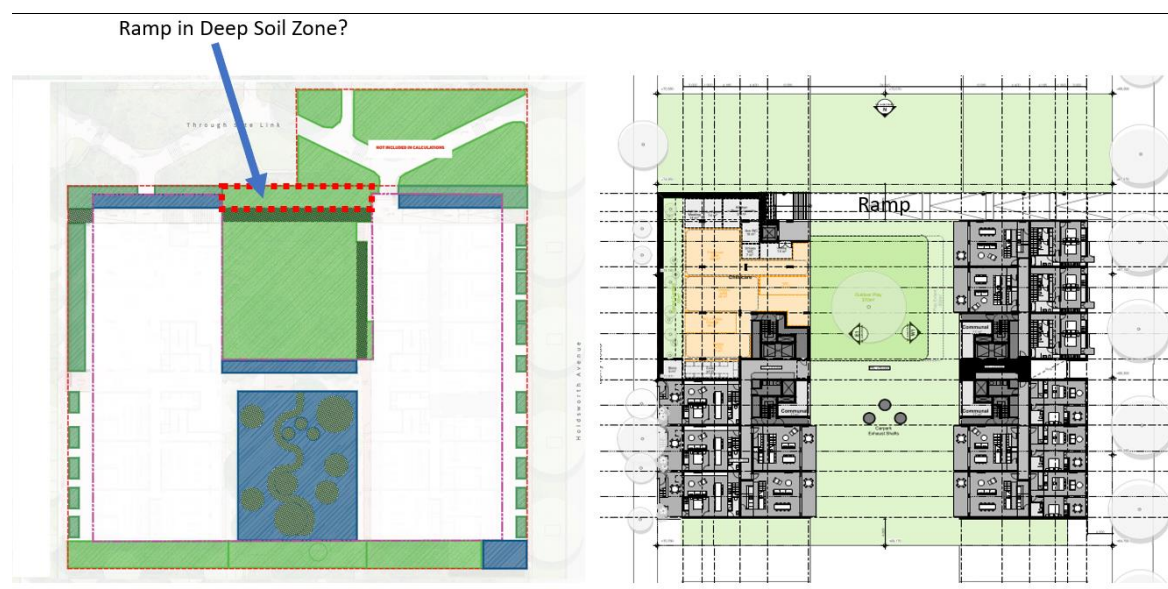
community space to the north-west corner adjacent to the street corner to enable direct level access and address to Berry Road”.



**Figure 3:** Non-compliant setbacks from east/west link. (East Elevation)

### Green Spine

- Section 3.8 of The Landscaping Report indicates a total Deep Soil Calculation of 754 sqm. This equates to 51.4% of green spine area of 1463 sqm.
- However, the deep soil zone calculation appears to include the ramp adjacent to the east west link. (see figure 4)
- A desktop assessment removing this ramp area of approximately 108sqm Council shows deep soil within green spine is approximately 648 sqm in area. This would equate to 44% of deep spine and **would not comply**.



**Figure 4:** Soil Plan (left) and Courtyard level plan (right)

- Any proposed basement carparking should be predominantly be confined to below the buildings above and significant encroachments are **prohibited** from compromising the Green Spine Area.
- Further details should be submitted including calculation of the total area of unencumbered deep soil in sqm, and calculation of total green spine area.

- As per the SLS Landscape Masterplan: All basement must go down two levels (underneath building footprint) before intruding into Green Spine, not one:- *'Intrusions into deep-soil Green Spine areas shall only be considered after two levels of basement parking has been provided under the building footprint.'* Intrusions after two levels are to be minor. As no sections of the basement carparking have been submitted it is difficult to ascertain if the intrusion into the green spine comply.
- Refer to landscaping comments for further details.

## **Sustainability**

- Further details regarding environmental sustainability are to be submitted. The applicant should explore green roofs (trafficable or non-trafficable), green hanging walls. The development should also incorporate solar panels, low energy lighting, water minimisation, combined air-conditioning among other sustainability measures. Sustainable design is a requirement is a Design Excellence consideration under LEP Clause 7.6 and must be addressed at Pre-DA stage.

**Need significantly more details to demonstrate the design achieves Part 7.6 Design excellence – St Leonards South**

## **RECOMMENDATIONS FROM OTHER UNITS WITHIN COUNCIL**

### **Stormwater Engineer**

The proposed development is located between Between Holdsworth Avenue (11 to 19) and Berry Road (10 to 20), St Leonards. The proposed development proposes the following uses:

1. 129 apartments
2. Car park with 178 onsite parking spaces
3. Childcare centre
4. Access way between Holdsworth Ave and Berry Rd
5. Community hall
6. Green Spines and public lift

The following documents are required for further assessment.

**Stormwater Management:** Council will be installing a new pipe system around the site. The applicant can connect their storm water to this new pipe system in Canberra Ave. Council does not allow to connect to kerb.

The DA must be accompanied by a stormwater management plan prepared by a suitable qualified hydraulic engineer, as outlined in Council's DA Guide and is to be in accordance with Part O of Lane Cove Council Stormwater management DCP. The main important requirements are as follow;

1. Erosion and sediment control plan.
2. On site detention (OSD).
3. Suitable Water Sensitive Urban Design (WUSD).
4. A MUSIC modelling for pollution control analysis
5. Pump out system for basement. It depends on design floor finishing level.
6. A Gross Pollutant Trap (GPT) as per MUSIC analysis

**Flood Study:** No required.

**Geotechnical Investigation:** No report has been submitted with this DA. A geotechnical report shall be provided to address the following:

- A geotechnical report based on boreholes drilled to below basement level is required for assessment.
- The report is to contain recommendations including excavation methods and support, vibration monitoring, and a dilapidation survey.
- Groundwater levels are to be recorded to determine if permanent dewatering will be required. If this is the case, the DA may require referral to NSW Office of Water for licensing conditions (as Integrated Development).

Prior to commencement of any excavation works on site, the applicant shall submit to the Principal Certifying Authority, a geotechnical engineer's report (can be a letter) addressing the following:

- appropriate excavation methods and techniques
- vibration management and monitoring
- dilapidation survey
- support and retention of excavated faces
- hydrogeological considerations

The recommendations of the report are to be implemented during the course of the works.

**Impacts on Public Infrastructure and restoration works:** The DA must be accompanied by following additional documents and/or plans prepared by a suitable qualified engineer are required.

1. A report of improvement works programmed covering all proposed new and reconstruction of public assets such as kerb/gutter, footpath, pram ramp, pedestrian crossing etc. around the site
2. A dilapidation report prepared by qualified engineer is to be submitted including a survey of the neighbouring properties, structures and services; and public infrastructure that may be impacted from induced vibration.
3. A Construction methodology is required. This shall include traffic management plan as well as storage and manoeuvring areas and impacts on public assets.
4. Depend on dilapidation report and walkover inspection, the applicant shall be requested to reconstruct all public assets damaged by construction activities around the site. In this instance, the applicant must submit Council a plan showing all civil reconstruction works and get approved by Council.
5. All parking, driveway and associated facilities are to be designed to stop road runoff entering the property and constructed in accordance with AS 2890.1.2004 "Off Street Car Parking" satisfying Traffic department, Lane Cove Council.
6. All retaining structures greater than 1m in height are to be designed and certified for construction by a suitably qualified structural engineer. The structural design is to comply with, all relevant design codes and Australian Standards.

#### **Traffic and Parking Engineer**

- A Traffic & Parking impact assessment will be required.
- All parking spaces are to be provided as per Lane Cove's DCP Part R for vehicles, motorcycles & bicycles.

- Provision for electric vehicle charges to be made within the development. The developer to assess location and capacity of the electric vehicle charge points to encourage the use of electric vehicles when they become available. All cabling to be installed before residents occupy the development. Future revisions to DCT Part R in 2022 will include further details on the provision of facilities for electric vehicles,
- Provision of pedestrian and cycling infrastructure. Traffic Impact Assessment to refer to the St Leonards Transport and Accessibility Study dated September 2017 (TRIM # 57082/17);
- Sidra Modelling to be done. Council currently has a TfNSW approved AIMSUM model for the St Leonards precinct. To ensure Council has an accurate representation of the traffic impact from surrounding developments Council requires developers to provide Sidra Modelling so that Council will update the existing AIMSUM model. The developer can then check the impact of traffic at the critical intersections around the site based on the impact of their development.
- Swept paths for the largest design vehicle to access the development and for access by garbage trucks to and from the garbage collection points.
- All drawings to be in AutoCAD so that vertical clearances and ramp grades can be checked
- Full details of the driveway profile and sight distances to be provided
- Drawings to show the pedestrian sight distance triangles at the property line for each exit driveway/s – AS 2890.1:2004 Figure 3.3
- The most appropriate location for the driveway is to be considered and provided.
- Impact of existing and/or new driveways on existing or proposed on-street parking restrictions around the site.
- Driveway, ramps and aisle width should be designed to accommodate two-way traffic at the same time.
- Swept paths to be provided at the entry and bends or corners.
- On-site removalist truck to be provided
- Car wash bay to be provided
- Drop-off and pick-up management plan for child care centre.
- The *Cumulative Transport and Accessibility Map* (see page 43) will require as part of consent conditions for the applicant to provide a 1.5m footpath along the verge of Holdsworth Avenue and Berry Road, and part of the 2.5 shared path along Marshall Avenue.

#### **Landscaping Officer:**

#### **NOTES FROM THE PRE-DA MEETING:**

- Provide a variety of shade opportunities on the rooftop areas from both natural tree canopy and retractable awnings or louvered roofing
- Ensure planting on structures has suitable water-proofing, soil profile for the plants specified, structural root cell system and proper drainage
- Ensure equitable access to rooftop areas for all residents
- Provide one unisex, DDA compliant toilet facility on each rooftop entertaining/recreation area
- The Communal Open Space at the roof level shall be to a high level of design and shall be equipped with the following:
  - Natural shade from midsized trees in raised planter boxes
  - Additional shade from a retractable awning with the minimum dimension of 3m x 3m
  - Toilet facilities

- Barbecue facilities
- Power points
- Water and sink
- Direct lift access to the area
- Considering the relative level of the main green spine area is 70.00 according to the LMP, it is not feasible to retain any existing trees in the areas of the proposed childcare centre outdoor play area or the rainforest retreat
- A canopy study calculating the existing tree canopy versus what will be present immediately following Occupation Certificate and then in the projected 10 years to follow shall be provided to Council for consideration
- The trees planted within the building footprint is supported by Council but must be fully engineered and resolved to the satisfaction of specialized Council staff prior to approval. Site and area of building specific construction detailing will need to be submitted to Council for assessment

## **OTHER NOTES**

### **Tree retention, removal and replenishment:**

The Apartment Design Guide (SEPP 65) Glossary defines deep soil landscaping as follows:

*area of soil within a development that are unimpeded by buildings or structures above and below ground and have a minimum dimension of 6m. Deep soil zones exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas*

Lane Cove Council DCP definitions defines deep soil landscaping as follows:

*are areas of natural ground with relatively natural soil profiles retained within a development. Buildings, basement carparks, swimming pools, tennis courts, patios and decks, and impervious surfaces such as paved areas, driveways, carparking and roofed areas are NOT included as part of the deep soil zone.*

### **Lane Cove Council LMP for St. Leonards South Master Plan – Private Open Space Typologies – Communal Open Space (Green Spines) and Planting states:**

- Provide significant areas of deep soil (*unimpeded*) planting within private developments
- Mature canopy tree cover (existing + proposed) is to be minimum 50% of area of communal open space (Green Spine)

**Therefore, a minimum of 50% of each Green Spine shall remain as deep soil areas that are: *unimpeded with no basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.***

- *As discussed earlier in this report the proposed deep soil does not appear to achieve 50% of green spine area;*
- *The area for deep soil landscaping shall be under the landscaped area to the south of the childcare facility and be populated with upper-story canopy trees.*
- *The applicant should explore ‘flipping the basement’ car parking area to be below the outdoor child play area.*



**Lane Cove Council LMP for St. Leonards South – Private Open Space Typologies – Communal Open Space (Green Spines) states:**

- New canopy trees to include a minimum 50% large sized trees (12m high +) or medium sized trees (8-12m high) and max 50% small trees (up to 8m high)
- Basement car parks are confined to the building footprint. Intrusion into Green Spine is only permitted if 2 levels of basement parking under the building is provided. If located under Green Spines, basement car parking is to be located so as to retain existing trees and to provide min 1m soil depth over entire area of basement subject to approval of Council's Landscape Architect
- max 40% of area to be hard paved (including soft-fall); min 60% of area to be soft with max 40% of this lawn & 60% planted.

**Lane Cove Council LMP for St. Leonards South Design Principles– Trees & Planting states:**

To be read in conjunction with Lane Cove Council's DCP, Part J – Landscaping Design Principles related to planting include:

- Maintaining and enhancing the existing green character of the precinct through planting, particularly of trees, in public and private open space;
- Retaining existing trees, especially within Communal Open Spaces (Green Spines) and setback zones;
  - *This is not applicable to this site due to the finished ground levels set by the LMP*
- Enhancing existing street tree planting, particularly where currently in poor condition (eg. east side of Park Road, Berry Road, west side of Canberra Ave) in association with the undergrounding of power lines.
  - *Council to work with Applicant in selecting species and locations in response to finalised building footprint and driveway/access locations*
- Providing tree and other planting in areas of public open space including the local park and along pedestrian links
- Providing tree and other planting in areas of private open space including the north-south communal open space (Green Spines), pocket parks, and along pedestrian links
- Providing significant areas of deep soil planting within private development sites
  - *Appropriate species selection for the ground level courtyard areas is essential as the proposed building envelopes are 37 metres and 38 metres respectively. Council would like to see canopy trees that reach to at least the 5-story elevation.*
- Providing planting within building setbacks particularly in front setbacks to the street
  - *A variety of tree species should be adopted for variation in heights*
- Providing planting for amenity and shade to any communal open space located on rooftops.

- *The proposed planter boxes should be fitted with a structural root cell and anchoring to ensure trees remain in place, have plenty of friable and nutrient rich soil to grow in to achieve their potential when planting in artificial circumstances*

**Lane Cove Council LMP for St. Leonards South under Master Plan – Planting states:**

*New Canopy trees within communal open space (Green Spine) to include min 50% large sized trees (12m high +) or medium sized trees (8- 12m high) and max 50% small trees (up to 8m high);*

In accordance with the requirements for soil depth as outlined in the ADG and LCC DCP Part J Landscaping, no large sized trees shall be located over underground carparks unless a minimum soil depth of 1.3 metres is achieved and the Site Engineering is to the approval of Council's Landscape Architect.

**Lane Cove Council DCP Part C – Residential Localities 8 for St. Leonards South Precinct states:**

**Part 7 - Built Form:**

- Encourage a stepped-back building form to reduce building bulk and scale to the street. To facilitate street and front setback (deep soil) tree planting to further reduce apparent bulk and scale.
- Ensure that parking basements are located beneath perimeter building footprints, wherever possible, in order to protect 'central' deep soil zones (Green Spines).
- Parking is to be in basements under the building footprint but NOT:
  - under designated deep soil zones as per LMP;
  - under the front setback;
  - under the 'Green Spine'. Where justification is provided, intrusions into deep-soil Green Spine areas shall only be considered after two levels of basement parking has been provided under the building footprint.

○

**Part 8 – Landscape –**

**Private Domain Objectives:**

- Facilitate the creation of integrated communal open space (Green Spines) with extensive deep soil zones.

**Private Domain Controls – Tree Conservation / Removal:**

- Measures taken to minimise impacts of construction on deep soil zones and mature existing trees

**Private Domain Controls – Communal Open Space Green Spines:**

- 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 provided under the building footprint.

**Private Domain Controls – Front Courtyards and Setbacks:**

- 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.

**Excerpt from Lane Cove LEP 2009:**

.6 Design excellence—St Leonards South Area

(1) The objective of this clause is to deliver the highest standard of architectural, urban and landscape design.

(2) This clause applies to land within the St Leonards South Area.

(3) Development consent must not be granted for development to which this clause applies unless the consent authority considers that the development exhibits design excellence.

(4) In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters—

- (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
- (b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,
- (c) whether the development protects and enhances the natural topography and vegetation including trees or other significant natural features,
- (d) whether the development detrimentally impacts on view corridors,
- (e) whether the development achieves transit-oriented design principles, including the need to ensure direct, efficient and safe pedestrian and cycle access to nearby transit nodes,
- (f) the requirements of the Lane Cove Development Control Plan,
- (g) how the development addresses the following matters—
  - (i) the suitability of the land for development,
  - (ii) existing and proposed uses and use mix,
  - (iii) heritage issues and streetscape constraints,
  - (iv) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,
  - (v) bulk, massing and modulation of buildings,
  - (vi) street frontage heights,
  - (vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,
  - (viii) the achievement of the principles of ecologically sustainable development,
  - (ix) pedestrian, cycle, vehicular and service access, circulation and requirements,
  - (x) the impact on, and any proposed improvements to, the public domain,
  - (xi) the configuration and design of publicly accessible spaces and private spaces on the site.

(5) In this clause—

Lane Cove Development Control Plan means the Lane Cove Development Control Plan, as in force at the commencement of Lane Cove Local Environmental Plan 2009 (Amendment No 25)

The documentation shall address all the points of the following planning instruments:

1. Development Application Landscape Checklist
2. LCC DCP Part J - Landscaping
3. LCC DCP Part H - Bushland
4. Sepp 19 – Bushland in Urban Areas
5. LCC LEP 2013
6. State Environmental Planning Policy 65 and the Apartment Design Guide

The construction documentation must fully resolve the requirements of section C of the Development application Landscape Checklist.

**Tree replacement ratio:**

Any tree that is removed by the applicant must be replaced at a 1:1 ratio and depicted on the Landscape Drawings. The replacement trees must be a species that is able to reach the mature height and spread of the removed tree. There must be no net loss of tree canopy cover and selected tree removal shall be at the discretion of Council.

**REASON:** *to assist in increasing the amount of canopy cover in the Lane Cove local government area and addressing the Climate Emergency that was declared by Council in 2019.*

**Tree planting:**

All trees in the front setback shall be of a height of at least 4M above natural ground level at time of installation and therefore covered by Lane Cove Councils Tree Preservation order. All trees are to be maintained in a healthy condition for the life of the development with replacement trees to be installed within 6 months of the trees demise at the next optimum planting season. This obligation shall become the responsibility of the Strata Management outside the Council appointed maintenance and establishment period.

Councils Landscape Architect shall be advised when the trees have been installed so an inspection of the trees can be conducted by Councils Landscape Architect and the Occupation Certificate shall not be issued until Councils Landscape Architect is satisfied that this condition has been satisfied.

**REASON:** *to assist in ensuring that the development is not visually intrusive by providing visual softening of buildings, driveways and car parking areas in accordance with Part J Landscaping 1.4.2 and to ensure that the trees start out in healthy conditions with no apparent defects, pests or diseases.*

**Tree retention as part of LCC Climate Emergency:**

Lane Cove Council has declared a Climate Emergency in the LGA and a focus of development moving forward is to increase the amount of canopy cover on development sites to a minimum of 35%. One strategy which will help to achieve this goal is to retain mature trees that already provide some amount of environmental benefit, followed by new tree plantings in appropriate areas of the development site where they have enough room for proper root development so that they may achieve their full growth potential.

The Applicant must ensure that 'on' structure landscaping has adequate soil depth, volume and suitable profile to support the number of trees and shrubs as proposed in the approved Landscape Documentation Package. Soil volumes and depths must be in accordance with the relevant sections of the Apartment Design Guide and LCC-DCP Part J Landscaping and must form part of the Landscape Documentation Package submitted to Council for assessment.

**Accessibility**

The proposal is subject to LCDCP 2010 Part F – Access and Mobility where Part F refers to the Building Code – Access to Premises. A comprehensive Access Report is

to accompany a Development Application demonstrating NCC compliance as well as LCDCP 2010 compliance including, but not limited to:-

- 80% visitable apartments;
- 20% adaptable apartments;
- Each adaptable unit is to have 1 car space with a shared zone;
- All common areas including outdoor areas are to be accessible to all residents and covered by the Section 88E Instrument; and
- There is to be a continuous pathway though and around the development.

The green spine, all common areas and shared spaces are required to be accessible for all residents including parents with prams, people with mobility problems and people who would like to age in place.

All development must adhere to Council's DCP Part F – Access and Mobility which lines up with the BCA – Access to Premises.

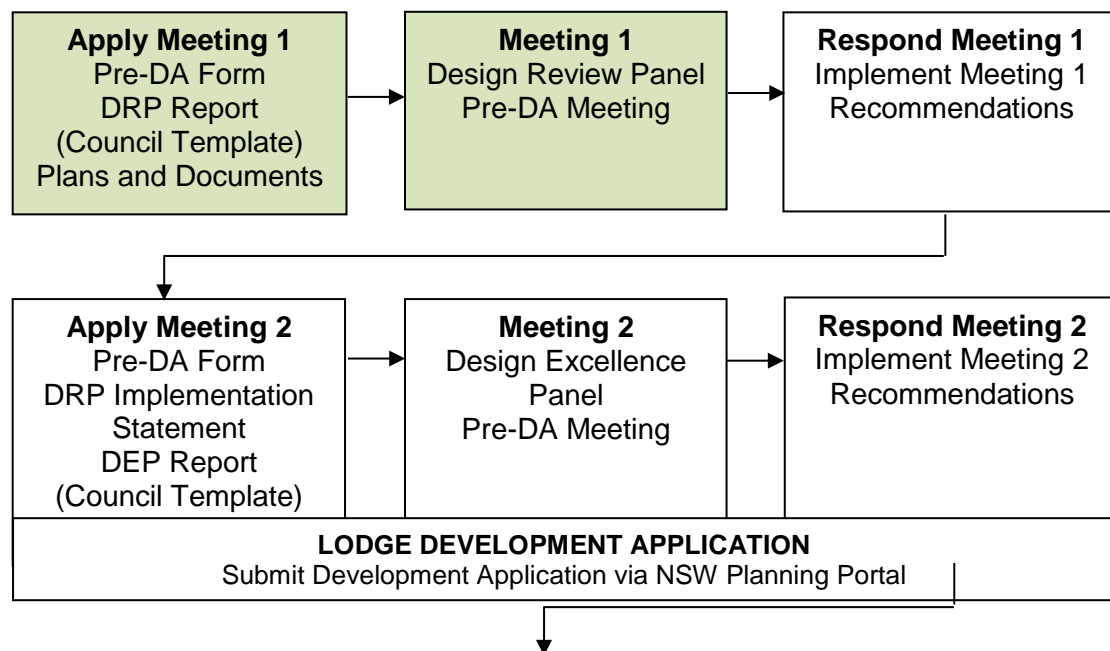
### NOTIFICATION

The proposal will be notified for a minimum of 16 days in accordance with Council's Notification Policy.

### SUBMISSION REQUIREMENTS

Refer to **Appendix A** below.

### NEXT STEPS



## **Disclaimer**

The Development Checklist will be required to be completed prior to the lodgment of any Development Application.

The aim of pre-development application consultation is to provide a service to people who wish to obtain the views of Council staff about the various aspects of a preliminary proposal, prior to lodging a development application (DA). The advice can then be addressed or at least known, prior to lodging a DA. This has the following benefits: -

- Allowing a more informed decision about whether to proceed with a DA; and
- Allowing matters and issues to be addressed especially issues of concern, prior to lodging a DA. This could then save time and money once the DA is lodged.

All efforts are made to identify issues of relevance and likely concern with the preliminary proposal. However, the comments and views in this letter are based only on the plans and information submitted for preliminary assessment and discussion at the pre-DA consultation. You are advised that: -

- The views expressed may vary once detailed plans and information are submitted and formally assessed in the development application process, or as a result of issues contained in submissions by interested parties;
- Given the complexity of issues often involved and the limited time for full assessment, no guarantee is given that every issue of relevance will be identified;
- Amending one aspect of the proposal could result in changes which would create a different set of impacts from the original plans and therefore require further assessment and advice;
- This Pre-DA advice does not bind Council officers, the elected Council members, or other bodies beyond Council in any way whatsoever.

**March 2022**

Chris Shortt  
**Senior Town Planner**  
**Lane Cove Council**

## APPENDIX A: ST LEONARDS SOUTH SUBMISSION REQUIREMENTS

Document	Details
<b>Owners Consent</b>	Provided using <a href="#">Owners Consent Form</a>
<b>Quantity Surveyor Report</b>	<ul style="list-style-type: none"> <li>➤ Prepared by a registered quantity surveyor.</li> <li>➤ Include calculation of 'Development Cost' and 'Capital Investment Value' (Refer Regs and Circulars).</li> </ul>
<b>Survey Plan</b>	<ul style="list-style-type: none"> <li>➤ Levels and features detailed to AHD, true north.</li> <li>➤ Provide PDF version.</li> <li>➤ Provide Digital/3D version (file type .dwg) for the purposes of Council's <b><i>St Leonards South 3D Model</i></b>.</li> </ul>
<b>Architectural Plans</b>	<ul style="list-style-type: none"> <li>➤ All architectural plans in a single file.</li> <li>➤ Notification plan to be provided as separate file (Reduced Site Plan and Elevations (A4 both sides))</li> <li>➤ Architectural Plans to include: <ul style="list-style-type: none"> <li>○ Development Summary Tables (FSR, communal open space, deep soil, landscape, parking, adaptable units, solar access, ventilation, storage, unit mix, unit size, balcony size etc.)</li> <li>○ Site Analysis Plan.</li> <li>○ Demolition Plan</li> <li>○ Site Plan</li> <li>○ Floor Plans <ul style="list-style-type: none"> <li>▪ Dimensioned parking spaces and aisles.</li> <li>▪ Dimensioned apartment layouts (balcony depth, depth to kitchen, bedroom depth)</li> </ul> </li> <li>○ Elevations and Sections</li> <li>○ Adaptable (Pre and Post) and Visitable Unit Layout</li> <li>○ SEPP 65 Compliance Diagrams</li> <li>○ FSR Compliance Diagrams</li> <li>○ LEP Height Plane Diagram</li> <li>○ Draft Subdivision Plan (Amalgamation and Land Dedication)</li> <li>○ Staging Plan</li> <li>○ Shadow Diagrams</li> <li>○ View Analysis</li> </ul> </li> </ul>
<b>Landscape Plans</b>	<ul style="list-style-type: none"> <li>➤ Prepared by a Landscape Architect.</li> <li>➤ Documentation as per Council's Landscape Checklist.</li> <li>➤ With Additional Detail as per Landscape Master Plan and Part C8 of LCDCP 2010 (e.g. sections showing depth of soil above basement level for Green Spine, fencing plan, lighting plan).</li> <li>➤ Written statement of compliance addressing Part 3 and Part 4 of the Landscape Master Plan.</li> </ul>
<b>Statement of Environmental Effects</b>	<ul style="list-style-type: none"> <li>➤ Include all Matters Required by Regulations</li> <li>➤ Address all Relevant EPIs, Codes and Plans in Detail</li> <li>➤ Detailed Compliance Table - Incentive Criteria</li> <li>➤ Detailed Compliance Table - Part C8 of LCDCP 2010.</li> <li>➤ Draft Contributions Calculation</li> </ul>
<b>SEPP 65 Design Verification Statement</b>	<ul style="list-style-type: none"> <li>➤ Prepared by project registered architect.</li> <li>➤ Verifying direction of design and achievement of design quality principles.</li> </ul>
<b>Design Review and Excellence Statement</b>	<ul style="list-style-type: none"> <li>➤ A detailed written statement addressing how the recommendations of the Design Review Panel and Design Excellence Panel have been incorporated into the design of the development.</li> </ul>

<b>BASIX Report</b>	<ul style="list-style-type: none"> <li>➤ Demonstrating NATHERS 6 Star Rating as per Part C8 of LCDCP 2010.</li> <li>➤ All BASIX documents to be in a single PDF file.</li> </ul>				
<b>Access Report</b>	<ul style="list-style-type: none"> <li>➤ Demonstrating compliance with NCC and Relevant Australian Standards</li> <li>➤ Demonstrating compliance with LCDCP 2010 Part F – Access and Mobility (80% visitable and 20% adaptable units/dwellings to be provided) and statement on ease of adaption meets Standard.</li> <li>➤ Demonstrating accessibility compliance and features of the Communal Open Space (gates, furniture, paths of travel, etc.)</li> </ul>				
<b>Traffic Report</b>	<ul style="list-style-type: none"> <li>➤ Prepared by a traffic engineer.</li> <li>➤ Demonstrate compliance with Part R – Traffic, Transport and Parking</li> <li>➤ Reference may be made to AIMSUN Model.</li> </ul>				
<b>AIMSUN Model</b>	➤ Updated AIMSUN Model required.				
<b>Geotechnical Report</b>	<ul style="list-style-type: none"> <li>➤ Prepared by geotechnical engineer.</li> <li>➤ Confirm Integrated Development Status under the Water Management Act 2000.</li> </ul>				
<b>Arborist Report</b>	➤ Prepared in accordance with Appendix B (See below)				
<b>Stormwater Plans</b>	<ul style="list-style-type: none"> <li>➤ Prepared by hydraulic engineer.</li> <li>➤ Prepared to Part O and C8 of LCDCP 2010.</li> <li>➤ To include construction management plan (<b>site water</b>, sediment and erosion control).</li> </ul>				
<b>SEPP 55 Report</b>	➤ Report submitted in accordance with SEPP 55.				
<b>Site Waste Minimisation Plan</b>	➤ Prepared to detail compliance with LCDCP Part Q.				
<b>Operational Waste Management Plan</b>	<ul style="list-style-type: none"> <li>➤ Prepared to detail compliance with LCDCP Part Q.</li> <li>➤ 4.3m path of travel to be shown in traffic report.</li> </ul>				
<b>3D Model</b>	<ul style="list-style-type: none"> <li>➤ Provided to the specifications detailed in the document <a href="#">St Leonards South 3D Model Requirements</a> (also shown in Appendix C below).</li> <li>➤ Payment of the associated fee to Council for incorporation in <b>St Leonards South 3D Model</b>.</li> <li>➤ <b>Note: It is anticipated that it will cost \$10,000.00</b></li> </ul>				
<b>Wind Effects Report</b>	<ul style="list-style-type: none"> <li>➤ Prepared by a suitably qualified person.</li> <li>➤ Recommendations detailed on architectural plans.</li> </ul>				
<b>Public Art Strategy</b>	➤ Submission of public art proposal in accordance with Part C8 and Part L of LCDCP 2010 and LMP.				
<b>Draft Section 88E Instrument</b>	➤ Draft and submitted to Council for review of terms.				
<b>Voluntary Planning Agreement</b>	➤ Draft VPA (if proposed) to be submitted with DA.				
<b>Document Titling</b>	<p>Title Documents in accordance with the following Order and Naming Convention for Public Exhibition:</p> <table border="1"> <thead> <tr> <th>Document Type</th><th>Description</th></tr> </thead> <tbody> <tr> <td><b>Public Exhibition</b></td><td> Appendix A: Survey Plan  Appendix B: Architectural Plans  Appendix C: Landscape Plans  Appendix D: Statement of Environmental Effects  Appendix E: SEPP 65 Design Verification Statement  Appendix F: Design Review and Excellence Panel Statement  Appendix G: Apartment Design Guide Table of Compliance </td></tr> </tbody> </table>	Document Type	Description	<b>Public Exhibition</b>	Appendix A: Survey Plan Appendix B: Architectural Plans Appendix C: Landscape Plans Appendix D: Statement of Environmental Effects Appendix E: SEPP 65 Design Verification Statement Appendix F: Design Review and Excellence Panel Statement Appendix G: Apartment Design Guide Table of Compliance
Document Type	Description				
<b>Public Exhibition</b>	Appendix A: Survey Plan Appendix B: Architectural Plans Appendix C: Landscape Plans Appendix D: Statement of Environmental Effects Appendix E: SEPP 65 Design Verification Statement Appendix F: Design Review and Excellence Panel Statement Appendix G: Apartment Design Guide Table of Compliance				



		<i>Appendix H: BASIX Report</i> <i>Appendix I: Stormwater Plans</i> <i>Appendix J: Access Report</i> <i>Appendix K: SEPP 55 Contamination Report</i> <i>Appendix L: Operational Waste Management Plan</i> <i>Appendix M: Site Waste Minimisation Plan</i> <i>Appendix N: Traffic Report</i> <i>Appendix O: Geotechnical Report</i> <i>Appendix P: Arborist Report</i> <i>Appendix Q: Public Art Strategy</i> <i>Appendix R: Wind Effects Report</i>
	<b>Other</b>	Owners Consent Quantity Surveyors Report Draft Section 88E Instrument Draft Voluntary Planning Agreement (separate public consultation).

## APPENDIX B: ARBORIST REPORT REQUIREMENTS

### **The following documentation is a minimum requirement to be included within the Arborist Impact Assessment Report (AIA)**

- Contact details of the client, site address and the author of the report.
- Inspection dates and report preparation dates.
- The report is to be composed in a standard report format including introduction, scope of works and methodology. A brief summary for large complex reports should be included.
- Tree data collected on site should include at a minimum; species genus and common name, height, maturity, crown spread, stem diameter at base and breast height (1.4 metres from ground level).
- All tree data is to be presented in a tree inspection table, all trees are to be numbered. Tree identification numbers are to correspond on site, inspection schedule and the main body of the report.
- Comments on trees health and structural condition should be included in the data collected.
- A valuing system such as STARS. SRIV or Trees AZ should be applied to each tree as should an estimation of the trees Useful Life Expectancy, landscape significance and amenity value.
- **Do not** include risk rating data in an impact assessment; the valuing systems available for impact assessment take structural instability into consideration.
- **Do not** include irrelevant generic appendices in the report.
- A site plan showing trees and the proposal is to be produced with all trees located and numbered corresponding to the tree inspection schedule. Plans are preferably to 1:100 or 1:200 scale.
- The report is to include a short discussion of the findings to identify the source of impacts to individual trees; justification for tree removal may be made in this section. E.G *Tree is located within the proposed footprint of the building and is not retainable under the current proposal*. Trees recommended for removal must have explored all management options for their retention.
- Canopy pruning, where required is to be taken into consideration when assessing impact and a pruning specification included where appropriate.
- Recommendations section to mitigate high impacts where possible and to identify pragmatic construction specifications.
- All literature, standards and documents must be referenced at the back of the report. Do not include references that have not been used in the report.
- A tree protection plan for retained trees is to be included in each report. Protection specifications are to be made for each tree with reference to AS4970-2009 and appropriate to the site constraints. Generic references to protect trees in accordance with the standard is not accepted.

## APPENDIX C: LANE COVE COUNCIL 3D MODEL REQUIREMENTS

The purpose of this document is to specify the requirements of a 3D model that can be uploaded to the Giraffe platform.

The model will be inserted into a digital twin of Lane Cove allowing council officers to assess the model in context. Because the model will be assessed within the context of many other models it needs to be small and light, without sacrificing detail necessary for assessment. The model is inserted in a map, and therefore needs to be provided with an insertion point relative to the Map Grid of Australia.

A reasonable amount of time is required for technical testing of CAD files by Lane Cove's Modelling Team prior to lodgement. This will allow for corrections by applicant and subsequent checks. It may take two (2) weeks or more - depending on complexity of design and skill level of person(s) allocated to revise issues with Models.

### The model

All buildings within proposed site boundaries need to be modelled in detail, including existing buildings that will be retained or adapted in the development.

The model should show

- Setbacks, Colonnades, Balconies, Fenestration
- Awnings, Shading Devices, Roof Detail, Parapets, Louvers, Significant
- Projections, Plant and Lift Motor Rooms.
- Stairs, Balustrades, Fences, Gates, Hard Landscaping, Pergolas, all terrain within site boundaries (extruded down to RL0 - AHD)
- Doors and windows to be shown in closed position. Model all surfaces if open.
- All elements must be 3D (have material depth), 2D geometry not acceptable.
- External geometry must be modelled. Internal geometry & fine detail such as hardware (door handles, hinges, nuts & bolts), sprinklers systems, building maintenance equipment are discouraged as it amounts to large file sizes.
- Alignment of geometry is to be coplanar and collinear. There are to be no gaps. All surfaces must be modelled if a void is part of design intent to ensure the model is light tight.

The model cannot contain 2D elements. The following should not be included:

- |  |  |
|--|--|
| • Lines  | • Cameras  |
| • Line Strings                                       | • Materials  |
| • Cells and Shared Cells (Blocks)                    | • Misaligned geometry (gaps)   |
| • Text   | • Duplicate geometry   |
| • Text Nodes   | • Internal geometry & fine detail such as hardware (door handles, hinges, nuts & bolts), sprinklers systems, building maintenance equipment are discouraged as it amounts to large file sizes. |
| • Dimensions   | • Overlapping geometry   |
| • Hatch  | • Ununified Surface Normals  |
| • Area Fill  |  |
| • Attributes (tags) raster data                      |  |
| • Lighting   |  |
| • 2D Geometry (all elements must be 3D (have depth)) |  |

## **File Format**

The model should be submitted as a [gltf](#) file.

Conversion from multiple file types to gltf is simple via [threejs.org/editor](https://threejs.org/editor)

The model should also be provided as a dwg file.

The gltf file should be smaller than 3mb.

## **Procedure**

Contact Lane Cove council ([eplanning@lanecove.nsw.gov.au](mailto:eplanning@lanecove.nsw.gov.au)) early to avoid delay. Data pack preparation will take a week.

1. Applicant is to provide a survey to Lane Cove Council with 2 corner points clearly marked with their northings and easting on the Map Grid of Australia
2. The applicant should state the purpose of the data pack and the total number of storeys intended.
3. Lane Cove will provide you a data pack which is a dwg file with surrounding terrain and context buildings (to the extent they exist)
4. The applicant can then model within their boundary so that their model seamlessly connects to the surrounding context.

## **File naming**

Please use the following convention when naming your file so that we can understand the location and relevant project for your file:

PROJECT NAME\_STREET ADDRESS\_DATE SUBMITTED

E.g. Sydney Project\_123 Broad Street\_02022020

If you have any additional questions or issues that Council cannot answer, please contact the Giraffe team at [model@giraffe.build](mailto:model@giraffe.build) and include the name of your project and/or client in the email.

## **Acknowledgement**

This document has been prepared with particular reference to the City of Sydney model preparation document to aid standardization. Our thanks to The City of Sydney.

PART C8 TABLE OF COMPLIANCE Section	Control	Requirement	Proposal	Complies
1. Introduction		<ul style="list-style-type: none"> <li>This DCP must be read in conjunction with Clause 4.6(8)(cb) of LCLEP 2009.</li> <li>This DCP must be read in conjunction with all other parts of the DCP.</li> <li>Site specific-clauses in this DCP (Locality 8) prevail over general clauses elsewhere in the DCP</li> <li><b>Figure 1</b> details the DCP applicable area.</li> </ul>		
2. Vision		<i>The desire future character of the St Leonards South Precinct is for a liveable, walkable, connected, safe, Precinct which builds upon the transit and land use opportunities of St Leonards and Metro Stations and commercial centre.</i>		Yes
3. Overall Objectives		<p>The overall objectives are:</p> <ol style="list-style-type: none"> <li><i>1. To create a highly liveable transit-orientated residential precinct that integrates with St Leonards Station and proposed over-rai plaza that encourages community interaction, walking, cycling and use of public transport.</i></li> <li><i>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.</i></li> <li><i>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.</i></li> <li><i>4. To minimise traffic impacts within the precinct to and from Pacific Highway and River Road.</i></li> <li><i>5. To facilitate a new, accessible network for pedestrians, cyclists and families that integrate and connect to functional community infrastructure and open space.</i></li> <li><i>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.</i></li> <li><i>7. To create a Low Carbon Precinct that delivers sustainable and efficient</i></li> </ol>		<p>No</p> <p><b>Non-compliance with objective 2:</b></p> <p><b>Breach in with height in storeys and building setbacks result in current design not achieving Design Excellence</b></p>

	<i>buildings that provide energy, water and waste efficiency.</i>			
<b>4. Structure Plan</b>	<b>Land Use</b>	Land Use shall be in accordance with the Structure Plan in <b>Figure 3.</b>	High Density residential proposed for site.	<b>Yes</b>
		Small scale retail may be considered on major E-W link where it can serve the parks, community facilities and pedestrian links.	No small -scale retail facility proposed on east-west link.	<b>N/A</b>
	<b>Heritage</b>	Development shall not have an adverse impact on Heritage significance of Heritage Items in the vicinity of the development.	Proposal not in proximity to nearest heritage items on Park Road.	<b>N/A</b>
		Significant streetscape elements, including street trees and sandstone walls, shall be retained and conserved where possible. Where items cannot be retained a photographic record shall be provided to Council's library.	Council's tree officer has indicated they would potentially support the removal of street trees on Berry Road and Holdsworth Avenue as they have been compromised from years of pruning by telecommunications services to accommodate overhead powerlines.	<b>Yes</b>
	<b>Access Network</b>	Provide public roads, pedestrian and bicycle links in accordance with <b>Figure 4 – Access Networks</b>	At 10 Holdsworth the applicant is required to deliver the eastern half of the east/west road link between Holdsworth Avenue and Berry Road	<b>Capable of complying.</b>
		N/A – Pedestrian east/west link required south of the site. No requirement for vehicle accessible road.	N/A	<b>N/A</b>
<b>5. Access</b>	<b>Pedestrian and Bicycle Links</b>	Create E/W links indicated in <b>Figure 4 and 5(b)</b>	50% of new east/west pedestrian link (15m wide) north of the site)	<b>Capable of complying - further detail required.</b>

		Ensure 'Green Spines' connect/ integrate with E-W pedestrian and bicycle links where applicable.	New road connects / is integrated with green spine	<b>Capable of complying - further detail required.</b>
		Provision for potential connection of Canberra Avenue to the south across River Road via traffic lights to extend bicycle link.	N/A	<b>N/A</b>
	<b>Sustainable Transport</b>	Provide infrastructure for electric charging points to every car space.	Details to be provided in carpark plans	<b>Capable of complying</b>
<b>6. Infrastructure</b>	<b>Recreation Areas (Public Open Space)</b>	Create Recreation areas in <b>Figure 6</b> .	N/A	<b>N/A</b>
	<b>Community Facilities / Multi-Purpose facilities</b>	Provide community facilities including a multi-purpose facility of 600 sqm – comprising child care centre 450 sqm, community hall 150 sqm, and adj. Recreation Area 450 sqm (Table 7.1)	Section 5.2 Green Spine - Master Plan Vision indicates a children's play area in green spine (page 34)	<b>Provided</b>
	<b>Affordable Housing</b>	Affordable Housing as per Figure 7 in accordance with <i>Specifications for Affordable Housing in the South Leonards Precinct</i> .	<b>Area 17:</b> One 2-bedroom affordable dwelling house required to be	<b>Provided</b>  <b>1 Affordable housing dwelling required and dedicated to Council.</b>
	<b>Utility Services</b>	Undergrounding of services within public road for total frontage of each site.	Details to be provided	<b>Yes</b>
		All utility services within each site are to be placed underground or within the building.		<b>Yes</b>

		Design and construction of these works is to be at the cost of the developer.	Can comply	Yes
		Light poles are to be designed and provided as specified by Council.	Can comply	Yes
		All utility infrastructure including electricity kiosks, hydrants and meters shall be screened from the public domain.	Can comply	Yes
<b>7. Built Form</b>	<b>Amalgamation</b>	Sites amalgamated as per Figure 8 (LEP minimum lot size).	Not provided	Yes
		Alternative patterns only considered if all outcomes and objectives can be met for subject and other Areas.		Yes
	<b>Building Envelope</b>	<b>Front Setbacks (Figure 9)</b>		
		<b>Street Type A</b> - 4m at street level - + 3m at and above Level 6	<b>Setback (Berry Road and Holdsworth Avenue) and proposed north road.</b> -4m at street level – level 7  -7m at level 8 and above fronting Holdsworth.  -7m at level 7 and above fronting Berry.	<b>No</b>  The 6 <sup>th</sup> and 7 <sup>th</sup> floors on the Holdsworth frontage and the 6 <sup>th</sup> floor of the Berry Road frontage are setback 4m and are required to be setback 7m.
		<b>Street Type B</b> - 4m at street level - +3m at and above Level 3 - +3m at and above Level 6	Side Setback (Park Rd) N/A	N/A
		<b>Street Type C</b> - 10m at street level - +3m at and above Level 3 - +3m at and above Level 6	N/A	N/A
		<b>Street Type D</b>	N/A	N/A



		<ul style="list-style-type: none"> <li>- 10m at street level</li> <li>- +7m at and above Level 4</li> <li>- +7m at and above Level 6</li> </ul>		
		<b>Street Type E</b> <ul style="list-style-type: none"> <li>- 6m at park level</li> <li>- +3m at and above Level 3</li> </ul>	N/A	N/A
		<b>Street Type F</b> <ul style="list-style-type: none"> <li>- 6m at park level</li> <li>- + 3m at and above Level 5</li> </ul>	6m at park level to east/west pedestrian link. 9m at an above level 5.	No Setbacks do not comply at all levels fronting the east/west link to the north
		<b>Rear Setback</b>		
		Minimum 12m setback to rear boundary of an Area.	12m setback from rear building lines to centre of Green Spine.	Yes
		<b>Building Separation</b>		
		<b>As per Part 2F ADG -Building Separation between proposed buildings</b>  <b>Up to 4 storeys:</b> -6m between non-habitable rooms and the site boundary -9m between habitable and non-habitable rooms -12m between habitable rooms  <b>5 to 8 storeys:</b> -9m between non-habitable rooms 12m between habitable and non-habitable rooms -18m  <b>9 storeys and up:</b> - -12m between non-habitable rooms -18m between habitable and non-habitable rooms -24m between habitable rooms/balconies	Separation between Areas 16 and 17 (width of green spine and airspace above) <ul style="list-style-type: none"> <li>• 21m separation at courtyard level</li> <li>• 24m separation is achieved at upper ground and all levels above</li> </ul>	Yes

		<p>As Per Objective 3F of ADG Building separation of buildings from neighbouring sites.</p> <p><b>Up to 4 storeys:</b></p> <p>-6m between habitable rooms/ balconies and the site boundary -3m between non-habitable rooms and the boundary</p> <p><b>5-8 storeys:</b></p> <p>-9m between habitable rooms/ balconies and the site boundary -4.5m between non-habitable rooms and the boundary</p> <p><b>9 storeys and up:</b></p> <p>-12m between habitable rooms/ balconies and the site boundary -6m between non-habitable rooms and the boundary</p>	<p>Separation between Areas 16/17 and buildings to the south in Areas 18/19.</p> <p>Area 17- Up to 6 storeys (level 07) = 4.5m setback</p> <p>Areas 16 - Up to 5 storeys + carpark = 4.5m setback</p> <p>Levels 7 – 11 of Areas 16 17 are setback 12m from southern boundary balconies required to have full height screens on southern perimeter.</p>	<p><b>First 5 Levels comply with 4.5m setback (courtyard, upper ground, level 01 and level 02, level 03,).</b></p> <p><b>Balconies are orientated towards east / west with full height screens on southern elevation and no windows. to be classified non-habitable.</b></p> <p><b>Level 04 balcony for Area 16 and Level 05 balcony of Area 17 built 4.5m from boundary. These balconies have planter boxes at the southern perimeter instead of full height screens. These balconies appear to be orientated to the south. (more information required to confirm it can be classified as non-habitable). Therefore no amenity impacts.</b></p>
		<b>Building Depth</b>		
		18-22m (Figure 9)	Buildings depths are up to 20.5m	<b>Yes</b>
		<b>Building Orientation / Length</b>		

		Provide N/S Perimeter blocks (Figure 9)	Residential flat buildings are generally orientated north/south	Yes
		Maximum building length: 35m unless strongly articulated.  Note: Strongly articulated means for example a major indentation of 3-6m x 3m wide for full height.	Approximate 54m building length of Areas 16 and 17 has a degree of articulation as defined in the DCP.  The proposed RFBs are divided into multiple sections which are less than 35m in length. Further articulation to be achieved in the internal elevations of the buildings facing the green spine.	Yes
		<b>Building Articulation</b>		
		A high degree of articulation is mandatory for front façade and includes balconies, overhangs, blades and other architectural features.	Can comply. To be further demonstrated (in line with setback requirements)	Can comply
		Bright colours to emphasise articulation shall not be used.	Not proposed	Yes
		<b>Height in Storeys</b>		
		Height of development in number of storeys as per Figure 10. Refer also to Clause 4.6(8)(cb) and Part 7 of LEP.	10 storey + mezzanine level proposed onto Holdsworth Avenue.	No.  Both buildings are 12 storeys and exceed the controls.
		Part storeys resulting from excavation of steep slopes or semi-basement parking will not count as a storey.	The courtyard level is not considered to be a legitimate part-storey it does not relate to basement carparking	No
		<b>Solar Access</b>		
		Compliance with ADG.	Building in Area 16 and 17 are stated to achieve solar and natural ventilation compliance	Further information required as recommended by DRP of all east (slightly

						south) facing apartments
		Overshadowing of public (Newlands Park and Local Park) and private open space (Green Spines) is minimised.			Acceptable solar access to Green Spine achieved	Yes
		<b>Building Floor Levels</b>				
		Building floor levels shall have regard to Figure 18 to facilitate the creation and access to Green Spines.			<b>Courtyard level units appear to be at same level as green spine FFL+ 70.000</b>	Yes.  <b>Sectional plans are to be submitted at next stage to confirm levels</b>
	<b>Incentives</b>	<b>H(m)</b>	<b>FSR (:1)</b>	<b>S</b>	<b>Outcome to Achieve</b>	<b>Complies</b>
	<b>Area 16</b>	37 & 2.5	2.85	10	a) Minimum site area of 2,500m <sup>2</sup> . 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 <i>Specifications for Public Open Space in St Leonards South Precinct</i> and dedicated to Council in perpetuity. d) Provision of appropriate building setbacks to facilitate shared communal open space in accordance with the <i>Specifications for Private Open Space in the St Leonards South Precinct</i> with a positive covenant granting shared access in accordance with Section 88E of the Conveyancing Act 1919. e) A dwelling mix comprising a minimum 20% x 1 bedroom and studio, 20% 2 bedroom and 20% 3 bedroom. f) Amalgamation of lots as per Figure 8 to prevent the fragmentation or isolation of land.	<b>NO</b>  <b>Appears to breach the FSR control of 2.85:1</b>  <b>Breach with clause 7.6 (b) height in storeys</b>
	<b>Area 17</b>	38 & 2.5	3.8	10	a) Minimum site area of 2,200m <sup>2</sup> . b) A multi-purpose (child care centre and community facility) of 600m <sup>2</sup> with direct connection to an outdoor play space of 450m <sup>2</sup> provided in accordance with the <i>Specifications for Community Facilities in the St Leonards South Precinct</i> and dedicated to Council in perpetuity. c) Public lifts associated with the multi-purpose facility, to provide accessibility.	<b>NO</b>  <b>Breach with clause 7.6 (b) height in storeys</b>

					<p>d) 1 affordable housing dwellings dedicated to Council in perpetuity. Each dwelling shall comprise a minimum of 2 bedrooms with an internal area of at least 70m<sup>2</sup> (plus storage) and one car space, in accordance with <i>Specifications for Affordable Housing in the St Leonards South Precinct</i>.</p> <p>e) Design Excellence is achieved in accordance with LEP Clause 7.6 including the Maximum Height of Buildings (in storeys).</p> <p>f) A 15m wide pedestrian and bicycle link connecting Canberra Avenue and Holdsworth Avenue embellished in accordance with the <i>Specifications for Public Open Space in St Leonards South Precinct</i> and dedicated to Council in perpetuity.</p> <p>g) Provision of appropriate building setbacks to facilitate shared communal open space in accordance with the <i>Specifications for Private Open Space in the St Leonards South Precinct</i> with a positive covenant granting shared access in accordance with Section 88E of the Conveyancing Act 1919.</p> <p>h) A dwelling mix comprising a minimum 20% x 1 bedroom and studio, 20% 2 bedroom and 20% 3 bedroom.</p> <p>i) Amalgamation of lots as per Figure 8 to prevent the fragmentation or isolation of land.</p>	
	Pedestrian Entry/Address	All building access shall be sited to provide street level access to minimise ramps.	Able to comply		Yes	
		Provide direct access to ground floor/street level units for Areas 1, 2 and 4 and where-ever possible in Precinct.	N/A		N/A	
		Provide entries to properties generally as per Figure 11.	<p>Pedestrian entries proposed from northern boundary adjacent to east/west link,</p> <p>Public entry to childcare centre via lift from Green spine.</p> <p>Pedestrian residential lobby from Holdsworth Avenue (lower ground level)</p>		Yes	

			Pedestrian entry from Berry Road upper ground level.	
		Design for passive surveillance of recreation areas and pedestrian and bicycle links from the public domain and from developments.	Can comply	<b>Yes</b>
	<b>Edge Treatments</b>	Limit basement protrusions to 1.5m	To be addressed by the applicant with further detail	<b>TBC</b>
		Treat exposed basements with textural materials and landscaping as per the LMP to minimise visual impact.	To be addressed by the applicant with further detail	<b>TBC</b>
		Provide 1.2m front fence/hedge or other landscaping combination at the front boundary to create privacy for ground floor and semi-basement units.	Privacy can be achieved	<b>TBC</b>
	<b>Transition to Lower Densities</b>	Additional setback is to be provided to Park Road by relocating land area of Berry Lane to Park Road frontage.	N/A	<b>N/A</b>
		Plant large trees in enlarged front setback (Park Road).	N/A	<b>N/A</b>
		Additional setback to include large trees and be unfenced with landscaping to integrate with site landscape design.	N/A	<b>N/A</b>
	<b>Vehicular Access</b>	Provide vehicle access from street frontage at lower end/edge of the site.	Vehicle access from lower end of Holdsworth Avenue	<b>Yes</b>
		Where multiple areas are consolidated minimise vehicle access points.	Only 1 vehicle access point proposed from Holdsworth Avenue.	<b>Yes</b>
		For Canberra Avenue South,	<b>N/A</b>	<b>N/A</b>

		locate vehicle access points to facilitate road closure to consolidate land into Newlands Park.		
	<b>Parking</b>	No parking is permitted within the front setback.	No parking proposed within front setback.	<b>Yes</b>
		Parking is to be in basements under the building footprint but NOT: - Under designated deep soil zones as per LMP; - Under the front setback; - Under the 'Green Spine' Where justification is provided, intrusions into deep-soil Green Spine areas shall only considered after two levels of basement parking has been provided under the building footprint.	Parking proposed under the green spine deep soil zone.	<b>Please refer to key issues section.</b>  <b>Protrusion of parking area into green spine has resulted in less than 50% unencumbered deep soil.</b>  <b>Also sectional details required to confirm that parking encroaching into the green spine areas after two levels of basement parking has been provided under the building footprint.</b>
<b>8. Landscape</b>	<b>Landscape Master Plan</b>	Landscaping for the Precinct shall be as set out in the Landscape Master Plan (LMP).	Objectives to be addressed by applicant	<b>Pending to be addressed by applicant</b>
	<b>Open Space Configuration</b>	Open space shall be located as shown in the LMP.	To be addressed by applicant	<b>Pending</b>
	<b>Public Domain</b>			
	Extension of Newlands Park	Landscape design in Areas 7, 9 and 11 shall provide for possible future closure of Canberra Avenue between River Road and south of the	<b>N/A</b>	<b>N/A</b>

		intersection with Duntroon Avenue to create an extension of Newlands Park.		
	Pocket Parks	Landscape design in Areas 10, 11, 18, 19, 20 and 23 shall provide for future road closures in Holdsworth Avenue and Berry Road to create recreation areas.	N/A	N/A
	Street Trees	<p>Street tree and other landscape planting shall be provided as set out in the LMP.</p> <p>Notes: Parking or Planting blisters as per typical streetscape sections.</p>	<p>In general street trees along Berry and Holdsworth and Marshall are proposed to be retained.</p> <p>However, Council's tree officer indicated they would support the removal of certain street trees on all street frontages as they have been compromised from years of pruning by telecommunications services to accommodate overhead powerlines.</p> <p>4m deep soil zones setback from Berry/ Holdsworth</p> <p>Detail to be provided for assessment.</p>	Pending
	E-W Pedestrian Links	Landscape design of all E-W Pedestrian Links shall be provided as set out in the LMP.	Distinct E-W links as per LMP is to be provided.	Pending
	<b>Private Domain</b>			
	Tree Conservation/ Removal	Tree retention shall be as per Figure 16.	<p>See Tree comments</p> <p>All trees to be removed</p>	Refer to landscaping comments
		<p>An Arborists Report is required for each Area which shall include:</p> <ul style="list-style-type: none"> <li>- Location, age, conditions, species and conservation value of all trees (SULE assessment)</li> <li>- Justification for any trees proposed to be removed.</li> </ul>	Arborist report submitted	Refer to landscaping comments



		<ul style="list-style-type: none"> <li>- Trees to be retained and any measures needed to facilitate tree retention.</li> <li>- Measures taken to minimise impacts of construction on deep soil zones and mature existing trees.</li> </ul>		
	Communal Open Space (Green Spines)	Green Spines are to be provided as set out in Figure 17.	Green spine does not allow for deep soil. Basement carpark proposed below green spine.	<b>No</b>  <b>Green Spine is to be provided in accordance with LEP, DCP and LMP. A minimum of 50% of deep spine is to be unencumbered deep soil.</b>
		The design of the Green Spines and provision of communal facilities shall be as set out in the LMP, in particular the nine specific landscape plans for the contiguous Green Spine areas.	The departure from the LMP is evident and requires closer consideration.	<b>No – a redesign is to occur to comply.</b>
		The Green Spines shall comprise predominantly deep soil as per the LMP.	Not achieved as proposed basement is substantially encroaching into green spines	<b>Appears to be less than 50%</b>  <b>Accessible ramp appear to encroach deep soil area. Resulting in only 44% of Green spine being unencumbered deep soil.</b>
		Intrusions into deep-soil Green Spine areas shall only be considered after two levels of basement parking has been provided under the building footprint.	Green Spine encroachments are significant and not restricted to after two levels of basement	<b>No – a redesign is to occur to comply.</b>

		Alternative arrangements to the requirements of the LMP for Deep Soil areas in Areas 11, 20 and 23 may be considered provided the intent of the deep soil zones can be achieved.	N/A	N/A
		Finished Green Spine levels shall generally comply with those shown on Figure 18 (and LMP) to relate to building floor levels.	Level of green spine requires RL of + 77 .000	Yes
		Level transition at property boundaries shall be generally as per LMP and Figures 20 and 21.	Further details to be addressed by applicant.  Southern end of green spine adjacent to 18 and 19 is RL 69.170.	Further detail required.
		Connections shall be provided (at levels shown in Figure 18 and 19) to adjacent areas and to areas of public domain as shown on LMP (particularly streets and E-W links).	New east/west link is characterised by a transition of levels between RL 69 (eastern end Holdsworth) and RL 69 (western end Berry Road) and requires stairs.  The concept link in the Landscaping Report has a meandering path from eastern end (Holdsworth intersection RL 69.050) and RL 75.260 (Berry Road intersection)  The part of the east/west link to be dedicated by area 16 (10 Holdsworth Avenue)	Yes
		Planting on structure (podia, basement, roof gardens etc.) shall be as specified in Figure 25 and LMP.	Planting on structure detailed in landscaping report including green spine on basement carpark, typical levels 04, 05, 06 plan,  Further develop roof gardens and green walls	Can comply
		The Recreation Area adjacent to the community facilities in Areas 5 and 17	Outdoor play area adjacent to indoor child care is detailed in landscaping report	Yes

		Green Spine and all residual rear setback area to be incorporated into the Green Spines.		
		Connect Green Spines to communal areas of buildings/foyers and lobbies to provide access.	All GF lobbies appear to exit onto 'green spine'. Internal elevations/ sections to be submitted.	<b>Capable of complying</b>
		Edge treatments to private open space buildings and parking basements shall be as detailed in Figure 22-24 and LMP.	treatments to be provided in architectural and landscape documentation.	<b>Pending</b>
		Security gates shall be provided at the connection of Green Spines to Public Domain. See Figure 11.	Can comply – there are fences at northern and southern ends of the green spine.	<b>Yes</b>
	North-South Grade Transitions	N-S level transitions shall be accommodated at or near property boundaries by ramp or stairs to achieve the levels shown in Figure 18 and 20.	To be addressed by the applicant	<b>Pending</b>
		Any extensive ramps shall be desirably be located between buildings (in side setbacks) as per Figure 19.	To be further considered	<b>Pending</b>
		Ramps and stairs (connecting to LMP levels) will be provided by the first development area to proceed.	To be detailed	<b>Yes</b>
		Retaining walls shall be constructed as per LMP.	To be detailed	<b>Pending</b>
	East-West Grade Transitions	E-W transitions should incorporate levels shown in Figure 18 and 21.	New east/west link is characterised by a transition of levels between RL 69 (eastern end Holdsworth) and RL 69 (western end Berry Road) and requires stairs.	<b>Yes</b>

			The concept link in the Landscaping Report has a meandering path from eastern end (Holdsworth intersection RL 69.050) and RL 75.260 (Berry Road intersection)	
		The site may step at street edge and/or building façade.	Noted.	-
		Green Spine levels shall connect seamlessly as per Figure 18 and LMP.	To be addressed	<b>Yes</b>
	Front Courtyards and Setbacks	Front setbacks to be deep soil and to be treated as front gardens to GF units (or basement units).	Front setback of Berry Street indicated as 'non-compliant deep soil' in Soil Plan Page 25	<b>No</b>
		Edge treatment to the boundary shall comprise a 1.2m max fence/hedge to provide screening as per LMP.	Further details to be submitted.	<b>Pending</b>
		Boundary treatments shall be as indicated in Figure 23-24 and LMP.	Further details to be submitted.	<b>Capable of complying</b>
	Private Courtyards at Ground Level	Private courts to be provided as indicated on Figure 23.	To be confirmed in more detailed plans/ documentation	<b>Pending</b>
		Private courtyards may extend a maximum of 1 metre into Green Spines.	To be confirmed in more detailed plans/ documentation	<b>Pending</b>
		Direct access shall be provided from private courts to Public Domain and/or Green Spine.	Further details to be provided. Courtyard level dwellings appear have terraces at the same level as green spine onto the green spine and/or public domain of Berry/Holdsworth.	<b>Capable of complying</b>
		Edge treatment between private courts and communal Green Spine shall be as detailed in Figure 22, 23 and 24.	Further details to be submitted. Internal sections/elevations to be submitted.	<b>Capable of complying</b>
	Edge Treatments	Edge treatments to protruding basements, retaining	To be highly detailed.	<b>Capable of complying</b>

		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.	To be highly detailed.	<b>Yes</b>
	Roof Terraces	Roof terraces are encouraged, refer Figure 25 (a) and (b) and LMP for desire Roof Terrace design.	Common rooftop terrace proposed on roof of area 16 and 17.	<b>Yes</b>
		Roof Terraces must be accessible (lift access).	Both communal roofs are lift accessible.	-
		Communal amenities shall be provided (kitchen, toilets, sheltered eating/BBQ areas).	Further details to be submitted- BBQ, seating areas to be provided	-
		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.	See above	-
	Public Art	Each Area shall prepare a public art strategy to integrate with their landscape plans (see LMP).	To be provided	<b>Yes</b>
		Each Area shall provide Public Art to a minimum value of 0.1% of the development construction value.	To be detailed	<b>Yes</b>
<b>9. Environmental / Sustainability</b>	<b>Environmental Performance</b>	The design, construction and operations of any new building in this precinct, including its services and fit outs, must be capable of achieving a minimum 6 star rating under NATHERS. Note:	To be demonstrated	<b>Pending</b>

		Taller towers to use centralised integrated cooling/heating system.		
	<b>Wind Impact</b>	Buildings shall comply with Part B6.2 of LCDCP 2010. A Wind Effects Report is to be provided.	To be demonstrated	<b>Pending</b>
	<b>Green Roofs</b>	All developments are encouraged to consider inclusion of a green roof to provide thermal efficiency.	Green edges and cantilevered gardens proposed as possible design strategies.  The upper levels include planter boxes around the edges of the communal decks	<b>Pending</b>
	<b>Green Walls / Vertical Gardens</b>	All developments are encouraged to consider inclusion of green walls / vertical gardens.	Green edges and cantilevered gardens proposed as possible design strategies.	<b>Pending</b>
	<b>Potable Water</b>	Minimise potable water use by using water efficient appliances, rainwater collection and reuse and the use of drought tolerant plants.	Integrated Water Re-Use to form a part of the Landscape Package and Stormwater Plans Documentation.	<b>To be detailed</b>
	<b>Urban Stormwater</b>	Collect, store and treat on site. Note: Stormwater can be collected and stored in combined storage tanks/retaining walls, which will be integrated with the stepped nature of green spines. This water can be used to irrigate garden areas.	As per above.	<b>To be detailed.</b>
		Maintain maximum Green Spine and other deep soil for percolation.	Greater percentage of Green Spine to be deep soil. (minimum 50% requirement)	<b>No. Unencumbered deep soil zone to be a minimum of 50%. Appears not to comply due to intrusion by</b>

				<b>accessible ramp.</b>
		Provide on-site stormwater and infiltration including bio-retention systems such as rain gardens.	To be detailed in concept stormwater plans integrated with landscape documentation.	<b>To be detailed.</b>
		Buildings shall comply with Part B6.3 of LCDCP 2010.	Can comply	<b>Can comply</b>
		All other stormwater management measures are detailed in Part O LCDCP 2010.	Can comply	<b>Can comply</b>
	<b>Flood Management</b>	Provide detention tanks desirably under paved areas, driveways, in retaining walls or in basement car parks.	Site not identified as flood prone by Council with exception of part of Holdsworth Ave Pocket Park. Detention tanks to be detailed.	<b>Can comply subject to engineering satisfaction and conditions</b>
<b>10. Infrastructure Funding</b>	-	Funding for infrastructure to be funded through, S7.11 contributions, conditions of consent, the provision of planning incentives in return for items identified in LEP Part 7.	Interim measures are in place if draft plan is not adopted i.e. VPA and SIC levy applies	-

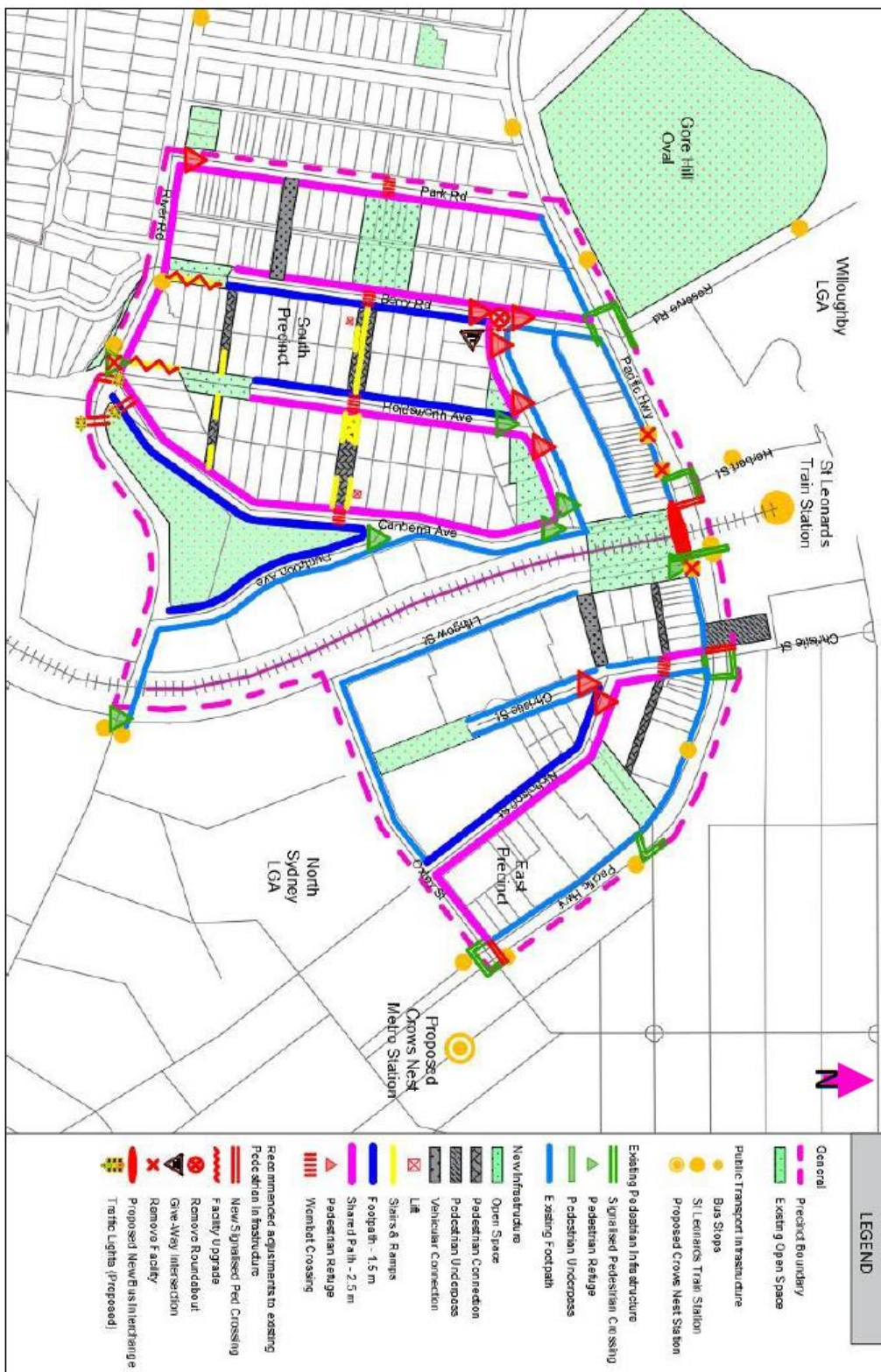


Figure 10: Recommended Pedestrian Network

## Cumulative Transport and Accessibility Map