

ANNEXURE 2

LANE COVE DCP ASSESSMENT PART C8 TABLE OF COMPLIANCE

TABLE OF COMPLIANCE – LANE COVE DEVELOPMENT CONTROL PLAN 2010 PART C – RESIDENTIAL LOCALITIES – LOCALITY 8 – ST LEONARDS SOUTH PRECINCT				
Section	Control	Requirement	Proposal	Complies
1. Introduction	<ul style="list-style-type: none"> This DCP must be read in conjunction with Clause 4.6(8)(cb) of LCLEP 2009. This DCP must be read in conjunction with all other parts of the DCP. Site specific-clauses in this DCP (Locality 8) prevail over general clauses elsewhere in the DCP Figure 1 details the DCP applicable area. 		Noted.	-
2. Vision	<i>The desire future character of the St Leonards South Precinct is for a liveable, walkable, connected, safe, Precinct which builds upon the transit and land use opportunities of St Leonards and Metro Stations and commercial centre.</i>		Addressed	Yes
3. Overall Objectives	<p>The overall objectives are:</p> <ol style="list-style-type: none"> <i>To create a highly liveable transit-orientated residential precinct that integrates with St Leonards Station and proposed over-rail plaza that encourages community interaction, walking, cycling and use of public transport.</i> <i>To ensure that all new development will achieve design excellence, as well as providing suitable transition and interfaces to adjoining zones and open space.</i> <i>To provide a variety of housing (including affordable housing) that is sustainable, provides housing choice and that meet the needs of residents including access to community facilities.</i> <i>To minimise traffic impacts within the precinct to and from Pacific Highway and River Road.</i> <i>To facilitate a new, accessible network for pedestrians, cyclists and families that integrate and connect to functional community infrastructure and open space.</i> <i>To create an accessible, well-designed public open space network that provides a variety of recreation spaces (Active and passive) and communal open space that is functional and shared by residents.</i> <i>To create a Low Carbon Precinct that delivers sustainable and efficient buildings that provide energy, water and waste efficiency.</i> 		Addressed	Yes
4. Structure Plan	Land Use	Land Use shall be in accordance with the Structure Plan in Figure 3 .	Addressed	Yes
		Small scale retail may be considered on major E-W link where it can serve the parks, community facilities and pedestrian links.	No retail space proposed for new DCP road for Areas 22 and 23	Yes satisfactory
	Heritage	Development shall not have an adverse impact on Heritage significance of Heritage Items in the vicinity of the development.	No significant adverse impacts. HIS not required. Nearest heritage item is located approx. 80m distance.	Yes
		Significant streetscape elements, including street trees and sandstone walls, shall be retained and conserved where possible. Where items cannot be	Addressed – retained where possible	Yes

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PART C – RESIDENTIAL LOCALITIES – LOCALITY 8 – ST LEONARDS SOUTH PRECINCT

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		retained a photographic record shall be provided to Council's library.		
5. Access	Access Network	Provide public roads, pedestrian and bicycle links in accordance with Figure 4 – Access Networks	12m wide New Road provided between Park Road and Berry Road.	Yes
	Roads	Create new road/lane between Berry and Park Roads (Area 22 and 23).	Provided as above	Yes
		Close Berry Lane and incorporate into site with equal land area dedicated to Council on Park Road.	Provided as per DCP	Yes
	Pedestrian and Bicycle Links	Create E/W links indicated in Figure 4 and 5(b)	Provided as per DCP	Yes
		Ensure 'Green Spines' connect/integrate with E-W pedestrian and bicycle links where applicable.	Green spine connects with future park and future new road connection	Yes
		Provision for potential connection of Canberra Avenue to the south across River Road via traffic lights to extend bicycle link.	N/A	N/A
	Sustainable Transport	Provide infrastructure for electric charging points to every car space.	To be provided. Design detail incorporated in traffic report.	Yes – subject to draft conditions
6. Infrastructure	Recreation Areas (Public Open Space)	Create Recreation areas in Figure 6.	Public road to be created as per Figure 6	Yes
		Locate driveways to max. opportunity to convert south Berry Road and Holdsworth Avenue to a Recreation Area.	Single driveway for entire site Areas 22 and 23 located on Park Road. No driveway proposed on Berry Road.	Yes
	Community Facilities	Provide community facilities including a multi-purpose facility of 600 sqm – comprising childcare centre 450 sqm, community hall 150 sqm, and adj. Recreation Area 450 sqm (Table 7.1)	N/A	N/A
	Affordable Housing	Affordable Housing as per Figure 7 in accordance with <i>Specifications for Affordable Housing in the South Leonards Precinct.</i>	Affordable housing not required in Areas 22 and 23	N/A
	Utility Services	Undergrounding of services within public road for total frontage of each site.	Can comply.	Yes
		All utility services within each site are to be placed underground or within the building.	Can comply.	Yes
		Design and construction of these works is to be at the cost of the developer.	Can comply.	Yes
		Light poles are to be designed and provided as specified by Council.	Can comply.	Yes
		All utility infrastructure including electricity kiosks, hydrants and meters shall be screened from the public domain.	Can comply.	Yes
	Amalgamation	Sites amalgamated as per Figure 8 (LEP minimum lot size).	Entire site to be amalgamated as per DCP requirements.	Yes
7. Built Form				

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			The entirety of Area 23 as surveyed is 45sqm less than the DCP requirements.	Refer to clause 4.6 section in this report.
		Alternative patterns only considered if all outcomes and objectives can be met for subject and other Areas.	N/A	N/A
	Building Envelope	Front Setbacks (Figure 9)		
		Street Type A - 4m at street level - +3m at and above Level 6	Amended design Complies overall (Berry Road, DCP New Road)	Yes
		Street Type B - 4m at street level - +3m at and above Level 3 - +3m at and above Level 6	Amended design Complies (Park Road, DCP New Road)	Yes
		Street Type C - 10m at street level - +3m at and above Level 3 - +3m at and above Level 6	Amended design Complies (Park Road)	Yes
		Street Type D - 10m at street level - +7m at and above Level 4 - +7m at and above Level 6	Amended design Complies (River Road)	Yes
		Street Type E - 6m at park level - +3m at and above Level 3	Amended design Complies (DCP New Park)	Yes
		Street Type F - 6m at park level - +3m at and above Level 5	Amended design Complies (DCP New Park)	Yes
		Rear Setback		
		Minimum 12m setback to rear boundary of an Area.	Complied with	Yes
		Building Separation		
		As per ADG / SEPP 65	Compliance achieved	Yes
		Building Depth		
		18-22m (Figure 9)	<ul style="list-style-type: none"> Building A - 24m Building B - 20.6m Building C – 21.6m Building D - 20m 	<p>All Buildings numerically comply with the exception of building A.</p> <p>Considered acceptable in this instance as high levels of amenity achieved due to its relatively square floor plate, it maintains a high level of natural light and ventilation to all apartments. The configuration of apartments in Building A has been designed with light penetration</p>

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				and amenity considered.
		Building Orientation / Length		
		Provide N/S Perimeter blocks (Figure 9)	Provided	Yes
		<p>Maximum building length: 35m unless strongly articulated.</p> <p>Note: Strongly articulated means for example a major indentation of 3-6m x 3m wide for full height.</p>	<ul style="list-style-type: none"> ▪ Building A - 74m (including balcony zone) ▪ Building B – 74.3m (including balcony zone) ▪ Building C – 51.2m (including balcony zone) ▪ Building D – 50.7m (including balcony zone) 	<p>Yes. Satisfactory, see main report for clarification. (refer below)</p> <p>Strong articulation provided on all external facing facades and has a gradual stepping of floorplans to appropriately setback it from the boundaries. Facades and solid walls broken up on all frontages by recessed lift cores to ensure greater articulation</p>
		River Road lower levels may be longer with strong articulation.	Building A – River Road is 74m in length and contains strong articulation through setbacks, materials and design.	Yes
		Building Articulation		
		A high degree of articulation is mandatory for front façade and includes balconies, overhangs, blades and other architectural features.	Demonstrated by the applicant. Overall massing is divided by strong articulation breaks by 3m-14m deep at the northern and southern façade and 3-6m at the eastern and western façade, These vertical indentation providing for façade breaks at the street frontages. The design also incorporates balconies into the 500mm articulation zone as per clause 3.5.3 (ii) of the RFB DCP.	Yes
		Bright colours to emphasise articulation shall not be used.	No bright unsympathetic colours proposed.	Yes

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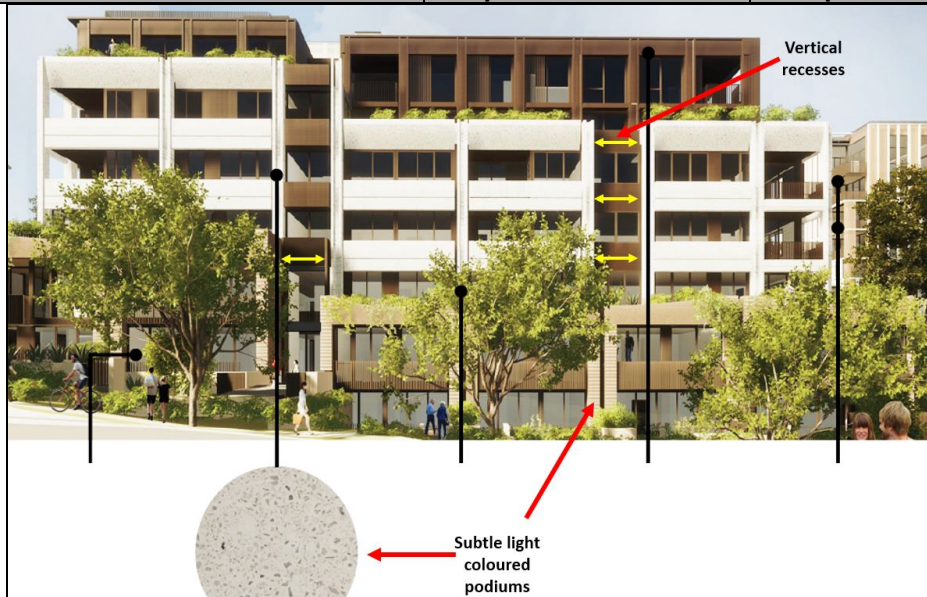



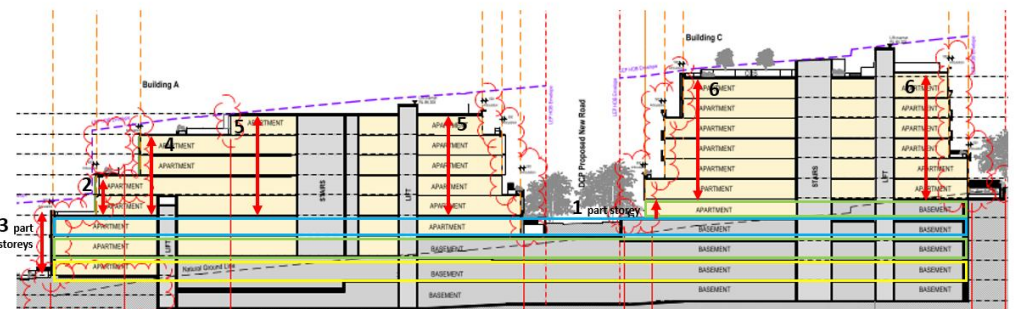
Section	Control	Requirement	Proposal	Complies
		<div></div> <p>Area 22 (Park Road frontage) montage with compliant articulation provided</p>		
Height in Storeys				
Height of development in number of storeys as per Figure 10. Refer also to Clause 4.6(8)(cb) and Part 7 of LEP.		Height in storey control complied with. Building A: 3 - 6 storeys Building B: 3 - 10 storeys Building C: 6 storeys Building D: 10 storeys	Yes	
Part storeys resulting from excavation of steep slopes or semi-basement parking will not count as a storey.		3 part-storeys at River Road (Buildings a & B). 1 part-storey at New DCP Road (Building C) 2 part-storeys at New DCP Road (Building D)	Yes	
<div><div>PART STOREYS   </div><div></div></div> <p>Section of Park Avenue Buildings (A and C) - compliance with height in storeys controls.</p>				
Solar Access				
Compliance with ADG.		The proposal provides for the following:	Yes	

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Section	Control	Requirement	Proposal	Complies
			<p>78% of units receive 2 hours of sunlight to living room and balcony at mid-minter.</p> <p>4% of apartments receive no direct sunlight between 9am and 3pm during mid-winter.</p>	

		Overshadowing of public (Newlands Park and Local Park) and private open space (Green Spines) is minimised.			Demonstrated.	Yes
		Building Floor Levels				
		Building floor levels shall have regard to Figure 18 to facilitate the creation and access to Green Spines.			Demonstrated	Yes
	Incentives	H(m)	FSR (:1)	S	Outcome to Achieve	Complies
	Area 22	37m, 25m & 2.5m	2.75:1	6 & 10	<p>a) Minimum site area of 4,600m².</p> <p>b) Design Excellence is achieved in accordance with LEP Clause 7.6 including the Maximum Height of Buildings (in storeys).</p> <p>c) A 12m wide road connecting Park Road and Berry Road constructed in accordance with the <i>Specifications for Infrastructure in the St Leonards South Precinct</i> and dedicated to Council in perpetuity.</p> <p>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.</p> <p>e) A dwelling mix comprising a minimum 20% x 1 bedroom and studio, 20% 2 bedroom and 20% 3 bedroom.</p> <p>f) Amalgamation of lots as per Figure 8 to prevent the fragmentation or isolation of land.</p>	Yes
	Area 23	37m, 25m, 15m & 2.5m	2.75:1	4, 6, 8 & 10	<p>a) Minimum site area of 6,800m².</p> <p>b) Design Excellence is achieved in accordance with LEP Clause 7.6 including the Maximum Height of Buildings (in storeys).</p> <p>c) A 12m wide road connecting Park Road and Berry Road constructed in accordance with the <i>Specifications for Infrastructure in the St Leonards</i></p>	<p>Yes – overall achieved.</p> <p>a) Minimum site area subject to clause 4.6 request for site area which is considered well</p>

					<p><i>South Precinct</i> and dedicated to Council in perpetuity.</p> <p>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.</p> <p>e) A dwelling mix comprising a minimum 20% x 1 bedroom and studio, 20% 2 bedroom and 20% 3 bedrooms.</p> <p>f) Amalgamation of lots as per Figure 8 to prevent the fragmentation or isolation of land.</p>	founded. Refer to main report.
	Pedestrian Entry/Address	All building access shall be sited to provide street level access to minimise ramps.			No steps to residential lobbies	Yes
		Provide direct access to ground floor/street level units for Areas 21, 22 and 23 and wherever possible in Precinct.			Access to ground provided where possible, pedestrian entry points are provided at east and western sides (residential lobbies)	Yes
		Provide entries to properties generally as per Figure 11.			Fencing and entry point details are appropriate	Yes - achieved where possible. Residential entries from park, Berry, New DCP Park and New DCP Road proposed.
		Design for passive surveillance of recreation areas and pedestrian and bicycle links from the public domain and from developments.			Complies	Yes
	Edge Treatments	Limit basement protrusions to 1.5m			Basement protrusions appropriate limited where possible due to slope of the land	Yes
		Treat exposed basements with textural materials and landscaping as per the LMP to minimise visual impact.			Appropriately treated	Yes
		Provide 1.2m front fence/hedge or other landscaping combination at the front boundary to create privacy for ground floor and semi-basement units.			Achieved with a mixture of open style fencing and masonry walls	Satisfactory, appropriately designed for privacy to be achieved for future residents.
	Transition to Lower Densities	Additional setback is to be provided to Park Road by relocating land area of Berry Lane to Park Road frontage.			Amended plans accommodate additional setback from Park Road frontage at all levels.	Yes
		Plant large trees in enlarged front setback			Appropriately landscaped	Yes

		Additional setback to include large trees and be unfenced with landscaping to integrate with site landscape design.	See above	Yes
	Vehicular Access	Provide vehicle access from street frontage at lower end/edge of the site.	Single vehicle entry point lower end of Park Road	Yes
		Where multiple areas are consolidated minimise vehicle access points.	Minimised vehicle access to a singular point at Park Road.	Yes
		For Canberra Avenue South, locate vehicle access points to facilitate road closure to consolidate land into Newlands Park.	N/A	N/A
		Restrict vehicle access from River Road.	No vehicle access from River Road proposed.	Yes
	Parking	No parking is permitted within the front setback.	No parking in front setback proposed	Yes
		Parking is to be in basements under the building footprint but NOT: - 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.	Basement parking encroachment restricted to less than 50% of green spine. Therefore 50% deep soil area achieved.	Yes
YwYes8. Landscape	Landscape Master Plan	Landscaping for the Precinct shall be as set out in the Landscape Master Plan (LMP).	Objectives addressed by the applicant – finished levels 62.3 RL (Area 23) - 71.25 RL (Area 22) are to relatively matching to the masterplan levels 71.5 RL (Area 22) – 65 RL (Area 23) on a steeply sloping site.	Yes
	Open Space Configuration	Open space shall be located as shown in the LMP.	Indicative open space is generally in accordance with the - communal open space typologies for Area 22 and 23 in the LMP.	Yes
	Public Domain			
	Extension of Newlands Park	Landscape design in Areas 7, 9 and 11 shall provide for possible future closure of Canberra Avenue between River Road and south of the intersection with Duntroon Avenue to create an extension of Newlands Park.	N/A	N/A
	Pocket Parks	Landscape design in Areas 10, 11, 18, 19, 20 and 23 shall provide for future road closures in Holdsworth Avenue and Berry Road to create recreation areas.	Future DCP New Road provided as per requirements.	Yes
	Street Trees	Street tree and other landscape planting shall be provided as set out in the LMP.	Appropriate details provided. Existing Street trees on River Road, Park Road and	Yes

		Notes: Parking or Planting blisters as per typical streetscape sections.	Berry Road proposed to be retained where possible.	
	E-W Pedestrian Links	Landscape design of all E-W Pedestrian Links shall be provided as set out in the LMP.	No E-W pedestrian links required to be provided in Areas 22 and 23 in Figure 14 of DCP.	N/A
	Private Domain			
	Tree Conservation/ Removal	Tree retention shall be as per Figure 16.	Proposal supported by Council's Tree Officer	Yes
		An Arborists Report is required for each Area which shall include: - Location, age, conditions, species and conservation value of all trees (SULE assessment) - Justification for any trees proposed to be removed. - Trees to be retained and any measures needed to facilitate tree retention. - Measures taken to minimise impacts of construction on deep soil zones and mature existing trees.	Appropriate arborist report submitted	Yes
	Communal Open Space (Green Spines)	Green Spines are to be provided as set out in Figure 17.	Addressed by the applicant	Yes
		The design of the Green Spines and provision of communal facilities shall be as set out in the LMP, the nine specific landscape plans for the contiguous Green Spine areas.	Addressed by the applicant	Yes
		The Green Spines shall comprise predominantly deep soil as per the LMP.	Achieved – 55% of green spine not encroached by basement carparking	Yes
		Intrusions into deep-soil Green Spine areas shall only be considered after two levels of basement parking has been provided under the building footprint.	See above	Yes
		Alternative arrangements to the requirements of the LMP for Deep Soil areas in Areas 11, 20 and 23 may be considered provided the intent of the deep soil zones can be achieved.	To achieve compliance, deep soil calculated for Areas 22 and 23 combined as they have been proposed as a single development with 1 basement carpark	Yes
		Finished Green Spine levels shall generally comply with those shown on Figure 18 (and LMP) to relate to building floor levels.	Addressed by the applicant finished levels 62.3 RL (Area 23) - 71.25 RL (Area 22) are to relatively matching to the masterplan levels 71.5 RL (Area 22) – 65 RL (Area 23) on a steeply sloping site.	Yes
		Level transition at property boundaries shall be generally as per LMP and Figures 20 and 21.	Demonstrated	Yes
		Connections shall be provided (at levels shown in Figure 18 and 19) to adjacent	Addressed by the applicant	Yes

		areas and to areas of public domain as shown on LMP (particularly streets and E-W links).		
		Planting on structure (podia, basement, roof gardens etc.) shall be as specified in Figure 25 and LMP.	Podium landscape is proposed at Level 7 of Building C and Level 12 of Building C, consisting of open lawn, 1m raised planters, and private terraces.	Yes
		The Recreation Area adjacent to the community facilities in Areas 5 and 17 Green Spine and all residual rear setback area to be incorporated into the Green Spines.	N/A	N/A
		Connect Green Spines to communal areas of buildings/foyers and lobbies to provide access.	Direct access via lobby area to green spine provided	Yes
		Edge treatments to private open space buildings and parking basements shall be as detailed in Figures 22-24 and LMP.	4m setback at basement from Berry, Park and River Roads compliant edge treatment subject to further recommended draft condition.	Yes
		Security gates shall be provided at the connection of Green Spines to Public Domain. See Figure 11.	Security Gates provided where required at north and south sides of DCP New Road, Berry and Park Road lobby entrances at Areas 22 and 23, and northern side of green spine of Area 22 as per Figure 11.	Yes
	North-South Grade Transitions	N-S level transitions shall be accommodated at or near property boundaries by ramp or stairs to achieve the levels shown in Figure 18 and 20.	Addressed by the applicant. Green spine finished levels 62.3 RL (Area 23) - 71.25 RL (Area 22)	Yes
		Any extensive ramps shall be desirably be located between buildings (inside setbacks) as per Figure 19.	Addressed. Ramps limited with exception of 1:20 access ramp from buildings C and D access Green Spine.	Yes
		Ramps and stairs (connecting to LMP levels) will be provided by the first development area to proceed.	Addressed	Yes
		Retaining walls shall be constructed as per LMP.	Retaining walls minimized in green spine where possible on sloping site. at southern boundary.	Yes
	East-West Grade Transitions	E-W transitions should incorporate levels shown in Figures 18 and 21.	No E/W link proposed	N/A
		The site may step at street edge and/or building façade.	Noted.	Yes

		Green Spine levels shall connect seamlessly as per Figure 18 and LMP.	Addressed.	Yes
	Front Courtyards and Setbacks	Front setbacks to be deep soil and to be treated as front gardens to GF units (or basement units).	Minimum setback of 4m of deep soil (no carpark obstruction) provided to Park Road Berry, Road and River Road.	Yes.
		Edge treatment to the boundary shall comprise a 1.2m max fence/hedge to provide screening as per LMP.	1.2m high fence between courtyard facing green spine and fronting streets	Can comply.
		Boundary treatments shall be as indicated in Figures 23-24 and LMP.	Boundary treatment consistent with Figures 23 and 24 in LMP.	Can comply
	Private Courtyards at Ground Level	Private courts to be provided as indicated on Figure 23.	Addressed	Yes
		Private courts may extend a maximum of 1 metre into Green Spines.	1m maximum extension achieved.	Yes
		Direct access shall be provided from private courts to Public Domain and/or Green Spine.	All courtyards have gated access to green spine.	Yes
		Edge treatment between private courts and communal Green Spine shall be as detailed in Figures 22, 23 and 24.	Addressed	Yes
	Edge Treatments	Edge treatments to protruding basements, retaining walls shall be as per LMP details (Figure 24).	Highly detailed.	Yes
		Edge treatments between private courts and communal green spine – see as detailed in Figures 22, 23 and 24.	Addressed	Yes
	Roof Terraces	Roof terraces are encouraged, refer Figures 25 (a) & (b) and LMP for desire Roof Terrace design.	Communal accessible rooftop terraces with landscaping proposed on Buildings 2 and 4.	Yes
		Roof Terraces must be accessible (lift access).	Accessible	Yes
		Communal amenities shall be provided (kitchen, toilets, sheltered eating/BBQ areas).	Communal amenities provided for roof including BBQ area, alfresco dining, lounge	Yes
		Enclosed space and shelter for communal amenities provided for roof terraces are not counted as a storey. These spaces should only contain non-habitable floor space.	Not enclosed	Satisfactory outcome
	Public Art	Each Area shall prepare a public art strategy to integrate with their landscape plans (see LMP).	Public Art Strategy provided.	Yes
		Each Area shall provide Public Art to a minimum value of 0.1% of the development construction value.	Detailed.	Yes- Required by recommended draft Condition.
9. Environmental / Sustainability	Environmental Performance	The design, construction and operations of any new building in this precinct, including its services and fit outs, must be capable of achieving a minimum 6 star rating under NATHERS. Note: Taller towers to use	Demonstrated.	Yes – 7-star NATHERS rating achieved. Significantly exceeds

		centralised integrated cooling/heating system.		minimum standards.
	Wind Impact	Buildings shall comply with Part B6.2 of LCDCP 2010.	Demonstrated. A Qualitative Wind Assessment not required as all building less than 40m.	Yes
	Green Roofs	All developments are encouraged to consider inclusion of a green roof to provide thermal efficiency.	Provided on buildings	Yes
	Green Walls / Vertical Gardens	All developments are encouraged to consider inclusion of green walls / vertical gardens.	Incorporated where possible.	Yes
	Potable Water	Minimise potable water use by using water efficient appliances, rainwater collection and reuse and the use of drought tolerant plants.	The Environmental management Plan includes – Water Management measures. Integrated Water Re-Use to form a part of development via recommended draft conditions.	Yes
	Urban Stormwater	Collect, store and treat on site. Note: Stormwater can be collected and stored in combined storage tanks/retaining walls, which will be integrated with the stepped nature of green spines. This water can be used to irrigate garden areas.	The stormwater system is designed to comply.	Yes
		Maintain maximum Green Spine and other deep soil for percolation.	Greater than 50% of combined Green Spine to be deep soil with no carpark intrusions.	Yes
		Provide on-site stormwater and infiltration including bio-retention systems such as rain gardens.	Detailed within concept stormwater plans integrated with landscape documentation.	Yes
		Buildings shall comply with Part B6.3 of LCDCP 2010.	Can comply.	Yes
		All other stormwater management measures are detailed in Part O LCDCP 2010.	Complies	yes
		Provide detention tanks desirably under paved areas, driveways, in retaining walls or in basement car parks.	Detention tanks detailed.	Yes, subject to recommended draft conditions
	Flood Management	Provide detention tanks desirably under paved areas, driveways, in retaining walls or in basement car parks.	Detention tanks detailed.	Yes, subject to recommended draft conditions
	10. Infrastructure Funding	-	Draft VPA adopted SIC levy also applies	Yes
		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.		

Part R – Traffic, Transport and Parking

Provision	Requirements	Proposed	Complies
I.5 Car parking	<p><u>For the Residential Flat Building:</u></p> <p>0.5 spaces per studio (2 studio proposed – <u>0.5 spaces required</u>)</p> <p>1 space per 1-bedroom unit (74 units proposed – <u>74 spaces required</u>)</p> <p>1.5 space per 2-bedroom unit (133 units proposed – <u>200 spaces required</u>)</p> <p>2 spaces per 3, 4 and 5-bedroom unit (97 units proposed – <u>194 spaces required</u>)</p> <p>Visitors 1.0 space per 4 dwellings 76.5 spaces required</p> <p>Total required: <u>545 spaces required</u></p> <p>1 disabled space for each adaptable housing unit (63 accessible units proposed – (20% of 306 units) 20 required + 2 visitor adaptable car spaces)</p> <p>1 onsite removalist truck space per 100 residential units (as per relevant Australian Standards) – 1 required</p> <p>1 car wash bay per 50 units for developments over 20 units – 2 required</p> <p><u>Motorcycle requirements:</u></p> <p>110 spaces proposed/ 7 motorcycle spaces required + 1 visitor motorcycle</p> <p><u>Bicycle requirements:</u></p> <p>Residential (residents) 1 space per 4 apartments</p> <p>306 apartments/76.5 spaces required + 33 bicycle spaces for visitors</p>	<p>1 car space proposed</p> <p>74 spaces proposed</p> <p>207 spaces proposed</p> <p>184 spaces proposed</p> <p>77 spaces proposed</p> <p>545 spaces proposed.</p> <p>63 accessible spaces provided</p> <p>2 accessible visitor spaces provided</p> <p>3 on-site service vehicle spaces provided</p> <p>1 space loading bay proposed at GF to accommodate service vehicle up to 8.8m long per AS Standards</p> <p>car wash bay area can accommodate 2 vehicles proposed</p> <p>18 motorcycle spaces provided</p> <p>100 bicycle spaces provided</p> <ul style="list-style-type: none"> • 77 for residents • 33 for visitors 	Complies.

Provision	Requirements	Proposed	Complies
	A charging point for electric bicycles for every 5 bicycle spaces.	5 charging points Bicycle charging point locations will be provided in the Detailed Design stage.	
2.5 Car Share	In the St Leonards Railway Station 400m catchment area, public car share spaces within residential development sites must be considered if a STrAP is required. Alternatively, a financial contribution towards transport and parking infrastructure in Lane Cove in lieu of the on-site car share provision set out above. The value of the contribution is based on the rate for commercial/retail parking in Lane Cove Town Centre (per parking space)	3 Car share spaces proposed on Park Road in STrAP report. No car share spaces proposed within site. This is not supported by Council. Condition recommended for financial contribution to transport and infrastructure in Lane Cove.	See Condition

Part C.3– Residential Flat Buildings

Provision	Requirements	Proposed	Complies
3.2 Density	Minimum Area = 1500sqm	Area 22 = 4802sqm Area 23 = 6755sqm	Yes
3.3 Building Depth	Max Building Depth = 18m SLS Depth permits 18m – 22m	Maximum depth in 24m	Acceptable in this instance, due to high amenity to all dwellings
3.4 Building Width	Max Building fronting street = 40m	Building length between 70.5m and 74.3m.	Acceptable in this instance, due to high degree of articulation breaking up overall bulk.
3.5 Setbacks	As per St Leonards South DCP setback controls.	Amended design complies with SLS setback controls.	Yes
3.5.3 II	Awnings, balconies, blade walls, ball walls and articulation elements up to 500mm	Balconies on all street frontages accommodate articulation of a maximum of 500mm from setback line	Yes

Provision	Requirements	Proposed	Complies
3.6 Building separation	<p>Up to 4 storeys 12m between habitable rooms. 9m between habitable rooms/balconies and non-habitable rooms, 6m between non-habitable rooms and blank wall to any other window, light well or balcony.</p> <p>Five to eight storeys/up to 25 m height 18 m between habitable rooms/balconies, , 13 m between habitable rooms/balconies and non-habitable rooms , 9 m between non-habitable rooms and blank wall to any other window, well or balcony.</p> <p>Nine storeys and above/ over 25 m height: 24 m between habitable rooms/balconies, 18 m between habitable rooms/balconies and non-habitable rooms, 12 m between non-habitable rooms and blank wall to any other window, well or balcony.</p>	Complies	Yes
3.7 Fences	Refer to SLS fence controls	1.2m	Capable of complying
3.9 Design of Roof Tops	The design of exterior private open space such as roof top gardens is to address visual and acoustic privacy, safety, security, and wind effects.	Communal roof top areas on buildings C and D provide quality amenities and do not compromise privacy of the proposed units or neighboring sites are protected from wind effects.	Yes
3.11 Private Open Space	<p>Provide primary balconies for all above ground dwellings with a minimum depth of 2m and minimum area of 10m²</p> <p>Balconies and terraces shall not be enclosed under any circumstances.</p>	<p>All dwellings include private open space in the form of balconies or GF courtyards.</p> <p>Along River Road a number of balconies have glass louvers so that they can function as winter gardens/sunrooms. The Louvers are operable, so they still function as balconies. This approach is encouraged in part 4J of the ADG to deal with noise and pollution on busy roads.</p>	Yes
3.12 Ceiling Heights	As per BCA Requirements	Complies with BCA	Yes
3.13 Storage 3.14 Solar Access 3.15 Natural Ventilation	As per ADG Requirements (See ADG Report)	Complies with ADG.	Yes