ANNEXURE 3

LANE COVE DCP ASSESSMENT TABLE OF COMPLIANCE

PART B – GENERAL

PART B – GENERAL		
DCP Control	**Proposed**	**Complies**
B3.1 Site Amalgamation & Isolated site		
Development for the purpose of residential flat buildings and high-density housing should not result in the isolation of sites such that they cannot be developed in compliance with the relevant planning controls, including Lane Cove LEP 2009 and this DCP.	The proposal would not result in the isolation of sites. 1 Gatacre and 1- 5 Alison are proposed to be consolidated. A Condition has also been recommended to require this. Refer to draft condition F.15.P Lot Consolidation.	Yes
B.4.1 View Sharing		
Where existing views from public spaces are through the gaps between side setbacks of buildings, the length of the building and roof of any proposal should be oriented towards the view in order to minimise view obstruct.	A view assessment report (VAR) accompanied the DA to assess the impact of the proposal on neighbouring public and private views. The VAR concluded: *'Any fully complying development at a land-use zone boundary, in an elevated upper slope location would create a similar level of visual effects as that proposed. As such the extent of visual effects and resultant public and private view impacts are contemplated by the relevant controls and objectives'* *'The proposed DA includes a stepped form (at its northern end in particular) and a central lower section between taller forms, which creates a 'visual break' in development and will assist in reducing the perception of bulk and scale.'* *'The increased southern setback and proposed planting along subject site's southern boundary will create a 'green visual and physical' corridor and generate a 'sense of space' naturalistic in visual character and improved visual outcome compared to the refused scheme.'* The proposal is considered acceptable when assessed against the view sharing principles. Properties located southeast of the site (uphill) at 368 and 370 Pacific Highway raised concern of loss of north-western views of sunset in late afternoon. See below assessment: The *Tenacity Planning Principles 2004* for view sharing from NSW Caselaw the views to be affected are: 1. Not classified as 'high value' views. The views are not water views,	Yes

PART B – GENERAL		
DCP Control	**Proposed**	**Complies**
	views to city skyline or other iconic views. 2. Sunset views are obtained across the northwest side boundary from the rear balcony up Haldane Lane across Allison Avenue. It is noted that the more highly valued western and southern civic views towards Northwood and Longueville would not be impacted by the proposed development. It is noted that the property at 382 to 386 Pacific Highway is approved for a 5-storey boarding house which has an approved RL almost 3 m higher than the subject site which is within the same visual catchment. Given that the proposal complies with height and setback controls it is considered reasonable impacts on view sharing. The built form is consistent with that envisioned for R4 high density residential.	
B.6 Environmental Management		
6.3 Energy and Water Efficiency for Buildings		
(a) Incorporate passive solar design techniques to optimise heat storage within the building in winter and heat transfer in summer.	A BASIX Certificate and NatHERs certificate has been provided with the application demonstrating water and energy efficiency and thermal comfort. As compared to the previous refused scheme, the proposed significantly increases the amount of deep soil which allows greater volumes of porous surfaces for stormwater penetration and water efficiency.	Yes
(b) Maximise the utility of natural light to reduce the need for artificial lighting during daytime hours.	The proposal has been designed to maximise natural light. The rooftop communal space would receive high amounts of solar access. The proposal complies with ADG requirements for sola access for private units and communal areas.	
(c) Improve the control of mechanical heating and cooling by designing systems to allow individual control of different rooms, zones or tenancies combined with the ability to open windows and facades for natural ventilation when the climatic conditions allow.	The units comply with the ADG requirements for cross ventilation, and layouts have been design to maximise natural ventilation- both heating and cooling.	Yes
(d) Orientation of building and facade design of all developments should capture and manage solar access, natural ventilation and breezes into the building.	The building has been orientated as much as possible to maximise solar access and natural ventilation. Both of these elements comply with the ADG requirements.	Yes
(e) Provide external sun shading - vertical shading for east and west windows and horizontal sun shading for north facing windows.	Shading devices have been provided to windows as required.	Yes

PART B – GENERAL		
DCP Control	**Proposed**	**Complies**
(f) Use high performance glass with minimal glare impacts where possible	High-performance double-glazed glass utilised in proposed windows.	Yes
(g) The use of light wells as the primary source of daylight is prohibited for habitable rooms. Where they are proposed for other rooms or spaces they are to have a minimum dimension of at least 6m by 12m.	No habitable rooms in any proposed units rely on lightwells as their primary source of daylight.	Yes
(h) Capture and reuse rainwater for irrigation of landscape areas and for apartments, townhouses, villas and mixed use or commercial development also for toilet flushing and washing machines.	2 x 12.5kL rainwater tanks proposed on site to capture roof water runoff.	Yes
B.7 Developments near Busy Roads and Rail Corridors		
Acoustic assessments for noise sensitive developments as defined in clauses 87 and 102 of the Infrastructure SEPP may be required if located in the vicinity of a rail corridor or busy roads.	The site is located approximately 30m from the Pacific Highway carriageway which is a high-volume traffic road which dominates the acoustic environment. An acoustic report was submitted and determined the design guidelines to ensure internal noise levels comply with the requirements of the relevant standards of the Lane Cove DCP and SEPP Transport & Infrastructure, and the NSW Department Planning Document- "Development near Rail Corridors and Busy Roads Interim Guidelines"	Yes
For residential and the residential part of any mixed-use development, appropriate measures must be taken to ensure that the following LAeq levels are not exceeded: I. in any bedroom in the building: 35dB(A) at any time 10pm–7am II. anywhere else in the building (other than a garage, kitchen, bathroom or hallway): 40dB(A) at any time.	Satisfactory. See above.	Yes
B.8 Safety and Security		
(a) Ensure that the building design allows for casual surveillance of access ways, entries and driveways. (b) Avoid creating blind corners and dark alcoves that provide concealment opportunities in entry areas, pathways, stairwells, hallways and car parks. (c) Provide a clear line of sight between one public or communal circulation space and the next.	Proposal designed in accordance with CPTED principles. Casual surveillance has been provided from the ground floor apartments onto the street and onto the communal open space within the site. The proposal was referred to NSW Police who considered acceptable subject to the inclusion of recommended draft conditions. Clear sightlines and appropriate lighting are provided and through communal landscape link. 1.8m security fence with intercom entrance at both Gatacre and Alison Avenue frontages.	Yes
8.1 Activation		
8.1.1 General		

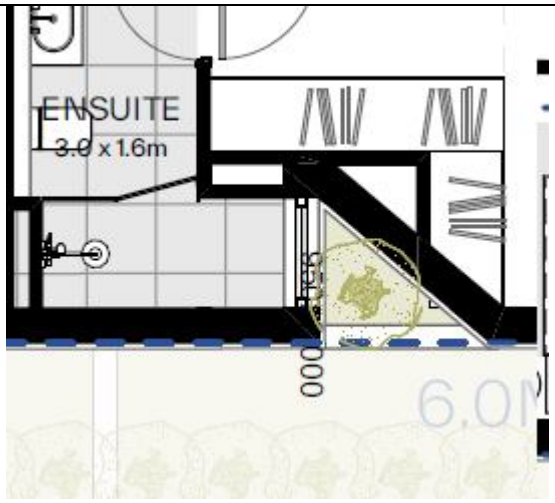
PART B – GENERAL		
DCP Control	**Proposed**	**Complies**
Development is to be well connected to the street and contribute to the accessibility of the public domain,	Adequate pedestrian street access has been provided to both Gatacre and Alison Avenue. Gatehouses signifying pedestrian entry at both frontages. Street facing units at ground floor also have access from private opens spaces.	Yes
All development is to face the street and/or public open spaces and provide uses at ground level that provide activity.	The building is bound by landscaped setbacks to street and southern boundaries. The development provides suitable uses through courtyards and pedestrian entrances to provide for adequate activation.	Yes
8.2 Passive Surveillance		
(a) All development at ground level is to offer passive surveillance for safety and security of residents and visitors. (b) All development is to contribute to the safety of any public domain areas. (c) Development is to optimise the visibility, functionality and safety of building entrances.	Proposal designed in accordance with CPTED principles. The ground floor provides passive surveillance in the form of POS and balconies facing the street. The proposal provides clear lines of sight along communal circulation spaces that will be well lit. Security access controls (1.8m high security fence + intercom access) have been provided at all pedestrian access points + automatic security door for vehicular access point.	Yes

PART C – RESIDENTIAL DEVELOPMENT

PART C RESIDENTIAL DEVELOPMENT		
DCP Control	**Proposed**	**Complies**
C.3 Residential Flat Buildings		
3.2 Density		
The minimum site area for residential flat developments is 1,500m².	The subject site has an area of **2965.8.m²**.	Yes
3.3 Building Depth		
The maximum residential flat building depth is to be 18 m.	See ADG Assessment in Annexure 2.	Yes
This depth is exclusive of balconies	Depth is exclusive of balconies.	Yes
3.4 Building Width		
The maximum overall width of the building fronting the street shall be 40m. Greater widths may be permitted if the proposed building articulation is satisfactory in the streetscape.	Building is 73m in width. Suitable articulation of each frontage is provided despite being in excess of the 40m width. The east /west building form has been angled to step with the irregular shaped site. It would not be read as a single monolithic wall but rather an obtuse inverted 'V' shape. The design steps in from 6m to 9m on the southern elevation allowing significant shadow lines and articulation.	

The central upper-level courtyard steps down 1-2 storeys from the east and west circulation building cores. Therefore, the building bulk has the appearance of two separate buildings when viewed from certain areas of the public and private domain. When views as two building cores: Building A (fronting Gatacre) has a maximum length of approximately 46m which exceeds the length standard. However, the building recesses approximately 9m after the 33m of length to provide for appropriate articulation. Building B (fronting Alison) has a maximum depth of approximately width is 27m and complies. Building B was modified and introduced oblique, diagonal facing windows to the southern blank wall to increase articulation.	Yes - by way of suitable articulation.	

3.5 Setbacks		
3.5.1 Front/Street		
The front setback of the building shall be consistent with the prevailing setback along the street (refer Diagram No.1) or where there is no prevailing setback, 7.5m.	7.5m provided to Alison Street to building line. 7.5m average setback provided to Gatacre to building line.	Yes
The front setback area shall comprise terraces and gardens to the ground floor dwellings, deep soil zones, driveways and pathways.	Ground floor has provided a landscaped area which includes deep soil areas with terraced POS to the ground floor apartments.	Yes
To the boundary within the R4 zone, the minimum side and rear setback shall be: 6m up to 4 storeys 9m for 5-8 storeys	Site adjoins R2 to the south-western boundary. Side setback: **7 Alison Avenue (R2)** **Levels** / **Proposed** / **Control** / **Next to R2 zone** GF (1), UG (2), 1F (3), 2F (4): =6m (non-habitable) / = 3m (non-habitable) / +3m* **N/A*** = 6m 3F (5): =9m (non-habitable) / = 9m (non-habitable) / =9m ***N/A** Additional 3m at zone transition only apply if habitable rooms/balconies are facing the R2 zone boundary. In response to the comments from the DRP the design introduced oblique, diagonal highlight windows which would face onto angled blank wall.	Yes Yes Yes



A further condition is recommended for the windows to be non-operable and contain obscure glazing up, to 1.6m above finished floor level. This defensive approach remains this elevation as 'non-habitable' for separation purposes.

2A Gatacre Avenue (R2)

Levels	Proposed	Control	Next to R2 zone
GF (1) UG (2) 1F (3) 2F (4)	=9m (habitable)	= 6m (habitable)	+3m = 9m
3F (5) 4F (6)	=12.5m***** (habitable)	= 9m (habitable)	+3m =12m (habitable)

Boarding house at 382-386 Pacific Highway (R4)

Levels	Proposed	Control
GF UG (1) 1F (2) 2F (3) 3F (4)	=4.675m (non-habitable- blank wall) & 6m (habitable)	= 6m (habitable)
4F (5)	=6m (habitable)	= 9m (habitable)

The 4.675m setback is limited to an area of blank wall fronting the boarding house. There is no adverse privacy or separation impacts. Acceptable in this instance.

In response to the comments from the DRP the design introduced oblique, diagonal windows face onto angled blank wall and not onto the boarding house.

A further condition is recommended for the windows to be non-operable and contain obscure glazing up, to 1.6m above finished floor level. This defensive approach remains this elevation as 'non-habitable' for separation purposes

Generally Compliant

To the boundary shared with R2 and R4 zones the minimum set back will be 9m **if habitable rooms/balconies orient this side.**	Additional 3m setback at zone transitions (9m) only apply if habitable rooms/balconies are facing the R2 zone boundary. The external wall on levels 1 – 4 facing 7 Alison is setback 6m from the boundary and is a majority blank wall with oblique, highlight diagonal facing, non-operable) windows.	Yes
3.5.3 General		
In general, no part of a building or above ground structure may encroach into a setback zone. Exceptions are: I. Encroachments into the setback zone of up to 2m may be permitted for underground parking structures no more than 1.2m above ground level (existing), where there is no unreasonable effect on the streetscape. II. Awnings, balconies, blade walls, bay windows and other articulation elements up to a maximum of 500mm. III. Setback variation may be required or permitted on merit to preserve existing trees.	With the exception of the driveway, the basement carpark, the building complies with 2m setback zone (from both street frontages)	Yes
3.6 Building Separation (within developments)		
Unless indicated elsewhere through block controls within the DCP, separation distances within a development are the same as provided under the ADG.	Proposal complies with side and rear setbacks and maintain appropriate residential amenity in terms of privacy and would result in acceptable shadows as a result of the site orientation and permitted building envelope.	SEPP 65 – DCP provisions are of no effect.
3.7 Fences		
	1.8m high security fence to communal areas with a mixing of solid masonry and metal palisade finish.	Yes
3.8 Excavation		
Excavation for major development is to be contained as close as practicable to the footprint of the development.	Excavation for basement parking has been contained as practicably as possible and has minimised depth by rationalisation of excavation in to two levels. Excavation has been setback a minimum of 4.2m from the boundary with the R2 zone. Draft conditions have been recommended including: • dilapidation report to protect neighbouring properties, • requirement for excavation within tree protection zones of retained trees • Construction methodology report and geotechnical report • Shoring and adequacy of adjoining property.	Yes
Uses at ground level are to respond to the slope of the street by stepping frontages and entries to follow the slope.	Topography has been considered within the design. The treatment and levels have been stepped with the sloping site.	Yes

The extent of excavation proposed for underground uses should not compromise the provision of deep soil areas or landscaped areas for residential flat buildings.	Adequate deep soil provisions under DCP have been provided. A total of 27.17% of the site is retained as unencumbered deep soil.	Yes
3.9 Design of Roof Top Areas		
The design of exterior private open space such as roof top gardens is to address visual and acoustic privacy, safety, security, and wind effects.	Balconies have been designed to maximise visual and acoustic privacy. The centrally Level 3 communal open space is approximately 122.57sqm in area. The design was amended to ensure the courtyard accessible from both lift cores.	Yes
3.10 Size and mix of dwellings		
In residential flat buildings and the residential component of mixed-use buildings, studio dwellings are to have a minimum size of 40m². This dwelling size is a net area and is to be exclusive of balconies, common corridors and lobbies, car spaces, storage areas outside the dwelling, private and communal open spaces and lift and other services shafts.	No studios are proposed.	N/A
In residential flat buildings and the residential component of mixed-use buildings, development should include a mix of 1-, 2- and 3-bedroom units. At least 10% of each unit type should be provided.	• 6 x 1 bedroom (22%); • 17 x 2 bedroom (58%) • 20 x 3 bedroom (20%) Apartment mix is acceptable.	Yes
3.11 Private Open Space (balconies and terraces) Refer to Part 4E of the ADG Compliance Table. Clause 6A of SEPP 65 – DCP provisions are of no effect		
3.13 Storage Refer to Part 4G of the ADG Compliance Table. Clause 6A of SEPP 65 – DCP provisions are of no effect		
3.14 Solar Access (refer Part C- 1.8)		
DCP Control	**Proposed**	**Complies**
Dwellings or additions shall be so designed and orientated so as to give reasonable sunlight to the habitable rooms and recreational areas of the subject site and adjoining premises between 9.00am and 3.00pm on 21st June. In particular, dwellings are to be so located and designed that a portion of windows of neighbouring dwellings receive at least 3 hours of sun between 9am and 3pm on 21st June. (c) Where adjacent dwellings and their open space already receive less than the standard hours of sun, new development should seek tomaintain this solar access where practicable. (d) Council may accept a reduction in solar access for the subject site and adjacent development if the topography and lot orientation (as distinct from a preferred design) are such that the standard is considered unreasonable	**Generally:** The proposal has been designed to reduce additional overshadowing as far as practicable. The proposal is the most effective design solution with minimal impact on solar access to the R2 properties to the south. These impacts are acceptable as the solar access requirements of the DCP have been met, the proposal complies with the height and setback requirements. The solar access outcome of this DA is strongly improved when compared to the previous DA on the subject site which was refused.	Yes

	The location of the central break has been carefully solar tested to maximise the perception of building separation and the amount of solar access to neighbouring properties.	
3.14 (cont')	The proposal has been designed to reduce additional overshadowing as far as practicable. The proposal is the most effective design solution with minimal impact on solar access to the R2 properties to the south. A condition has been included requiring the proposed evergreen tree species located on the Level 3 open space, must be changed to predominantly deciduous species. Trees must be positioned to maximise sunlight infiltration through the rooftop space to properties south of this development. The building is stepped to correspond to the natural topography of the land and as such skillfully reduces any additional adverse overshadowing and amenity impacts. Any additional shadowing is acceptable and complies with the relevant ADG and DCP requirements for both the private and public domain.	Yes
Shadow Analysis: **2, 2A, 4 Gatacre** **17 Haldane Crescent**	**2 and 2A Gatacre Avenue:** Already have solar limitations based on the steep step that occurs on their eastern boundary, effectively making a lot of the windows facing east feel sub-terranean as they face onto a high boundary retaining wall. There is also the DA approved boarding house building further limiting solar access. The proposed changes to this solar access are considered minor due to the above conditions. Shadows caused by the development at 9.00am, 10.00am 11.00am and 12.00noon at mid-winter fall within existing shadows cast due to the existing Comfort Inn building and steep topography. No additional shadows between 1.00pm and 3.00pm during mid-winter. **4 Gatacre Avenue:** This property is significantly lower in natural ground level then 2/2A Gatacre.	Yes

	Due to the steep topography, shadows cast only fall on 4 Gatacre at 10.00am and fall within existing shadows cast by 2A Gatacre and the Comfort Inn. **17 Haldane Crescent:** Proposed shadows would fall onto a small portion of the roof of 17 Haldane Crescent between 2.00pm and 3.00pm. The proposal would have no shadow impacts to 17 Haldane between 9.00am and 2.00pm. The proposed shadows would largely fall within existing shadows caused by significant trees and vegetation.	
Shadow Analysis: **7, 9, 11, 13 and 15 Allison**	**7 Alison Avenue:** would receive 3 hours solar access to private opens space and habitable rooms. Refer to amended shadow diagrams in elevation which show rear sunroom windows receiving solar access between 11.30am and 1.30pm during mid-winter. The rear sunroom would receive solar access to a portion of the north facing windows and glass doors between 11.00am and 1.30pm and its west facing windows between 11.30am and 2.00pm. This would equate to 3 house solar access to private open space and habitable rooms. A portion of the rear outdoor private open space receives sun between 12.00 noon and 3.00pm. **9 Alison Avenue:** Shadows cast at 9.00am, 10.00am and 11.00am generally fall within existing shadows cast – with some additional solar access created at 11am due to changes to rooftop courtyard void. **11 Alison Avenue:** Shadows cast at 10.00am, generally fall within existing shadows cast. **13 and 15 Alison Avenue:** The shadow diagrams reveal there would be no shadow impacts on 13 or 15 Alison Avenue.	Yes

3.15 Natural Ventilation Refer to Part 4B of the ADG Compliance Table. Clause 6A of SEPP 65 – DCP provisions are of no effect
3.16 Visual privacy Refer to Part 3F of the ADG Compliance Table. Clause 6A of SEPP 65 – DCP provisions are of no effect
3.17 Communal Open Space

A minimum of 25% of the site area is to be provided as communal open space.	The proposal provides 25.86% communal open space (767sqm)	Yes
3.18 Landscaped Area		
A minimum of 40% of the site area is to be planted, comprising 25% landscaped area and a further minimum of 15% planting on structures or landscaped area.	27.17% deep soil soft landscaping, 2.46% effective landscape area, 8.32% landscape on podium, and 4.38% private landscaped area (Total = 42.34%).	Yes
3.19 Planting on structures Council's Landscape Officer has raised no issues with the proposed landscape plan subject to conditions of consent.		
Large trees - min soil volume 150m3, min soil depth 1.3m, min soil area 10m x 10m area **Medium trees** -min soil volume 35m3, min soil depth 1m, approx. soil area 6m x 6m **Small trees** – min soil volume 9m3, min soil depth 800mm, approx. soil area 3.5m x 3.5m **Shrubs** -min soil depths 500-600mm **Ground cover** – min soil depths 300-450mm **Turf** – min soil depths 100-300mm	Landscape Plans confirm the proposed landscaping on structures will comply with the requirements of the control.	Yes

PART R – TRAFFIC, TRANSPORT AND PARKING

PART R -TRAFFIC, TRANSPORT AND PARKING			
Provision	**Requirements**	**Proposed**	**Complies**
I.5 Car parking / traffic	For the Residential Flat Building: 0.5 spaces per studio (0 studio proposed – **0 spaces required)** 1 spaces per 1-bedroom unit (units proposed – **5 spaces required)** 1.5 space per 2-bedroom unit (18 units proposed – **27 spaces required)** 2 spaces per 3-bedroom unit (20 3BR proposed – **40 spaces required)** Visitors 1.0 space per 4 dwellings **11 visitor spaces required.** Total required: **83 spaces required.**	85 vehicle spaces proposed.	Yes.

PART R -TRAFFIC, TRANSPORT AND PARKING			
Provision	**Requirements**	**Proposed**	**Complies**
	1 disabled space for each adaptable housing unit (9 units proposed – 9 required + 2 visitor adaptable car spaces) **Total required:** 10 adaptable spaces required. 1 onsite removalist truck space per 100 residential units (as per relevant Australian Standards) – 1 required 1 car wash bay per 50 units for developments over 20 units – 2 required <u>Motorcycle requirements</u>: 1 motorcycle space required per 15 vehicle spaces. 90 spaces proposed/ 6 motorcycle spaces required + 1 visitor motorcycle <u>Bicycle requirements</u>: Residential (residents) 1 space per 4 apartments. <u>11 bicycle spaces required</u>. Visitor 1 rack per 10 dwellings	10 accessible spaces provided (9 residential and 1 visitor) 1 removalist truck bay provided. 1 carwash bay provided. 6 motorcycle spaces provided + 1 visitor provided. 11 bicycle spaces and 5 visitor racks provided.	
2.10 Tandem and mechanical stacked parking (c)	(c) That the number of spaces in the tandem parking configuration does not exceed 10% of the overall parking stock	The original DA proposed 37% tandem parking. The tandem spaces have been reduced to 14 tandem parking spaces which equates to 16.5% of the proposed total 85 spaces. This amended proposal was considered acceptable by Council's traffic engineer due to the limited dimensions of the carpark as a result of the requirement for deep soil adjacent to the R2 zone boundary. A draft condition is recommended requiring all tandem car spaces to be owned/allocated to the same owner or occupant to avoid operational issues.	

PART F – ACCESS AND MOBILITY

PART F: ACCESS AND MOBILITY			
Provision	**Provision**	**Proposal**	**Complies**
Application	Compliance with the BCA and Premises Standard.	As per the BCA Report and Access Report the proposed development is capable of complying.	Yes
3.5 Adaptable and Visitable Housing (residential flats and dual occupancies)	Adaptable housing to be equitably distributed throughout all types and sizes of dwelling units	9 apartments (20.45%) of apartments will be adaptable. 36 apartments (81.82%) of apartments will be visitable.	Yes

PART J – LANDSCAPING AND TREE PRESERVATION

PART J: LANDSCAPING AND TREE PRESERVATION			
Provision	**Provision**	**Proposal**	**Complies**
2.4.4 Deep Soil Landscape Requirements	Minimum 25% deep soil	27% deep soil provided	Yes
3.4 Water Sensitive Urban Design	All new development must address WSUD when submitting their application, as well as any other relevant Parts of Council's DCP.	WSUD measures have been incorporated into the proposed development including a 'dry creek bed' along 'the Gully Walk' to facilitate water runoff and remove potential overland flows to downstream properties.	Yes
3.6 Canopy Cover	Retain existing healthy trees with a medium to long useful life expectancy. Achieve canopy targets for the corresponding land zone	29 trees removed. 81 trees proposed. 2.79:1 tree replacement rate	Yes

PART Q - STORMWATER MANAGEMENT

PART Q - STORMWATER MANAGEMENT			
Provision	**Provision**	**Proposal**	**Complies**
2.1 Detailed Stormwater Plans	The plans for the development site and any drainage lines required external to the development site shall be prepared at a 1:100 scale	Stormwater Management Report, Stormwater Plans, Civil Plans submitted. Considered acceptable by Council stormwater engineer.	Yes

PART Q - STORMWATER MANAGEMENT			
Provision	**Provision**	**Proposal**	**Complies**
Waste Management and Minimisation	Adaptable housing to be equitably distributed throughout all types and sizes of dwelling units. of no less capacity than 25% of the roof area.	Operational Waste Management Plan (OWMP) and a Site Waste Minimisation and Management Plan submitted and considered acceptable by council environmental health officer	Yes

PART S- SUSTAINABILITY

S.2 Achieving Net-Zero			
Provision	**Provision**	**Proposal**	**Complies**
2.1 All Electric Buildings	All new developments are to use electricity for all energy requirements associated with normal operations.	All apartments will rely solely on electricity for all energy requirements associated with normal operations. No gas connections will be provided to apartments or balconies	Yes
2.2 On-site solar	Adaptable housing to be equitably distributed throughout all types and sizes of dwelling units. of no less capacity than 25% of the roof area.	Greater than 70% of roof covered with solar panel photovoltaics	Yes

S.3 Resilience and Health			
Provision	**Provision**	**Proposal**	**Complies**
3.1 Natural Ventilation	a) For all residential accommodation not affected by SEPP 65: i. The natural ventilation requirements of the NCC are to be met with the area of openings to be calculated following the Apartment Design Guide Glossary definition of Effective Open Area (EOA), including necessary allowance for insect screens. ii. Windows are to be located on multiple aspects to promote natural cross ventilation.	Complies with ADG control for natural ventilation.	Yes
3.2 Glazing	a) Window-to-wall ratios of each major aspect are to be limited to a maximum of: i. For residential buildings, 30% when measured externally or 50% when measured on the internal façade, whichever is lower. Windows and walls facing onto	The proposal will achieve the following window to wall ratios: • East elevation – 0% • West elevation – 0% • North elevation – 27.7% • South elevation – 22.9%	Yes

S.3 Resilience and Health			
Provision	**Provision**	**Proposal**	**Complies**
	private open spaces are excluded from the window-to-wall ratio calculation. b) External solar shading should be provided to glazing on the north, east and western facades where it is not significantly over-shadowed by neighbouring buildings or by the inclusion of balconies. The solar shading should be designed to maximise the protection of the glazing from the summer sun and maximise solar transmission in the winter sun. d) Glazing is to be selected with external solar heat and visible light reflectivity no greater than 20% measured at normal incidence.		

S.3 Resilience and Health			
Provision	**Provision**	**Proposal**	**Complies**
3.3 Urban Heat and Shade	a) For low density residential, at least 75% of the site area must comprise one or a combination of the following when assessed in plan view: i. Vegetation, ii. Green roofs, iii. Roofing materials, including shade structures, with a minimum solar reflectivity index (SRI) of 82 if a horizontal surface or a minimum SRI of 39 for sloped surfaces greater than 15 degrees, iv. Hardscaping elements shaded by overhanging vegetation or roof structures, v. Water bodies and/or watercourses.	Landscaping at GF and on structure + photovoltaics is compliant with the control.	Yes
3.4 Sustainable Materials	a) All newly sourced timber used in construction is to be FSC certified. b) Alternatives products are to be preferenced to replace materials that cause environmental harm or health risks in manufacture, including materials containing formaldehyde, chlorinated polymers,	Can comply	Yes

S.3 Resilience and Health			
Provision	**Provision**	**Proposal**	**Complies**
	hydrochlorofluorocarbons and Halogenated flame retardants. c) Engineered stone products must be handled in accordance with the appropriate standards.		

S.4 Integrated Urban Water Management			
Provision	**Provision**	**Proposal**	**Complies**
4.1 Water Efficiency	a) All development must demonstrate the prioritisation of water conservation measures to minimise water consumption.	Proposal adopts water conservation measures, and includes 2 12.5KL rainwater tanks, which will be used as non-potable water on site	Yes
4.2 Stormwater Management	a) Peak stormwater flows are to be reduced with a stormwater detention system. Other measures can include green roofs, stormwater harvesting, rain gardens, bio-retention basins and passive filtration measures. Other water sensitive urban design measures are described in Part J – Landscaping and Tree Preservation. b) The use of porous surfaces is to be maximised. c) Where required, Gross Pollutant Traps and filtration are to meet Sydney Water Best Practice guidelines for reducing stormwater pollutants.	OSD tank with a volume of 61.2m3 in excess of the required 55.72m3; Green roofs at Level 3 and 4; Silt arrestor's to be equipped with a filtration mesh screen for the collection of pollutants; Two 12.5kl rainwater tanks are proposed which will collect the entire roof catchment.	Yes