Table 1. Key Controls of the ADG			
Clause	Control	Comment	Complies
Part 3: Siting The Development			
3A Site Analysis	3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.	A Site Analysis Plan has been prepared by PBD Architects that includes the elements specified in the Site Analysis Checklist.	**YES**
3B Orientation	3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development.	The built form responds to the streetscape of Allison and Gatacre Avenues with the majority of mass located away from the streetscapes. This will help to articulate the zone transition between the R4 and R2 zones in these locations. Solar access within the development has been maximised, as confirmed by the Expert Opinion on Solar prepared by Walsh Associates and provided at **Appendix 24**.	**YES**
	3B-2 Overshadowing of neighbouring properties is minimised during mid- winter.	As detailed within by the Expert Opinion on Solar prepared by Walsh Associates and provided at **Appendix 24,** the proposals overshadowing of adjacent downstream properties at mid-winter has been minimised.	**YES**
3C Public Domain Interface	3C-1 Transition between private and public domain is achieved without compromising safety and security.	An appropriate transition between the public and private domain within the development has been realised through careful material choice.	**YES**
	3C-2 Amenity of the public domain is retained and enhanced.	The amenity of the public domain will be improved by the proposed development through the introduction of additional landscaping, street trees and improved passive surveillance. Furthermore, currently the site is vacant and fenced off, at completion the proposed development will demonstrate that the area is of value and to be appreciated by delivering a new residential	**YES**

Table 1. Key Controls of the ADG			
Clause	Control	Comment	Complies
		development of exceptional design quality.	
3D Communal Open Space	3D-1 1. Communal open space has a minimum area equal to 25% of the site.	767sqm (25.86% of site) will be communal open space.	**YES**
	3D-1 2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3pm on 21 June (mid-winter)	The Level 3 'Zen Garden' is the principal part of the usable open space and is 127sqm. More than 63.5sqm (50%) of the required principal usable part of the communal open space will receive direct sunlight for a period in excess of 2 hours between 9 am and 3pm on 21 June (mid-winter).	**YES**
	3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.	Communal open space has been designed to allow for a variety of active and passive uses.	**YES**
	3D-3 Communal open space is designed to maximise safety.	Communal open space has been designed to maximise safety by allowing for passive surveillance at the ground plane, and being access controlled.	**YES**
	3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.	Public open space is not provided as part of the proposed development.	**N/A**
3E Deep Soil Zones	3E-1 1. Deep soil zones are to meet the following minimum requirements: 7% of site area within 6m minimum dimensions.	806sqm (27.17% of site) will be deep soil.	**YES**
3F Visual Privacy	3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.	**Northern Setback to Boarding House:** **Building A:** 1-4 storeys: 6m habitable rooms & 4.675m blank wall 5-8 storeys: 6m habitable rooms & 4.675m blank wall	**ACCEPTABLE ON MERIT.** Whilst the Northern Setback to Boarding House for Building A 5-8 storeys is technically non-compliant, this is considered to be a

Table 1. Key Controls of the ADG			
Clause	Control	Comment	Complies
	Design criteria 1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: Up to 12m (4 storeys): • Habitable room: 6m • Non habitable room: 3m Up to 25m (5-8 storeys): • Habitable room: 9m • Non habitable room: 4.5m **Design Guidance:** Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping. **Design Guidance:** No separation is required between blank walls.	**Building B:** 1-4 storeys: 6m habitable room 5-8 storeys: 6m habitable room **Southern Setback to R2 Zone:** **Building A:** 1-4 storeys: 9m habitable rooms 5-8 storeys: 12m habitable rooms **Building B:** 1-4 storeys: 9m habitable rooms & 6m blank wall 5-8 storeys: 9m blank wall **Setback Between Building A & B:** Storey 5: No separation required as it is blank wall to blank wall.	boundary with lower sensitivity. By focusing the mass of the building closer to the northern boundary it has enabled greater setbacks to the R2 zone to south which is considered to be the more sensitive interface and boundary. The proposed development has a fully compliant setback to the southern boundary.
	Design criteria 2. Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space.	The proposed development has been sited and designed to maximise privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space. The proposed development represents a considered and high quality architectural response to a development site with a number of unique constraints, at a zone interface.	**YES**

Table 1. Key Controls of the ADG			
Clause	Control	Comment	Complies
3J Bicycle and Car Parking	For development in the following locations: • on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or • on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre	Not applicable. LCDCP 2010 parking rates apply. See LCDCP 2010 Compliance Table.	**N/A**
Part 4 Designing the Building			
4A Solar Access and Daylight	1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	31 apartments (70.45%) will achieve a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter to their living room and private open space.	**YES**
	2. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	5 apartments (11.4%) will receive no direct sunlight between 9 am and 3 pm at mid-winter. 8 apartments (18.18%) will receive some direct sunlight between 9 am and 3 pm at mid-winter to habitable rooms.	**YES**
4B Natural Ventilation	1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	31 apartments (70.45% of units) will be naturally cross ventilated.	**YES**
	2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Overall depth of cross-through apartments does not exceed 18m.	**YES**

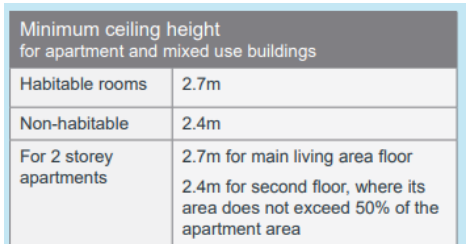
Table 1. Key Controls of the ADG			
Clause	Control	Comment	Complies
4C Ceiling Height	1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are:  Minimum ceiling height for apartment and mixed use buildings Habitable rooms: 2.7m Non-habitable: 2.4m For 2 storey apartments: 2.7m for main living area floor; 2.4m for second floor, where its area does not exceed 50% of the apartment area	The proposed apartments with have minimum ceiling heights of 2.7m	**YES**
4D Apartment Size and Layout	4D-1 1. Apartments are required to have the following minimum internal areas: • Studio: 40sqm • 1 bedroom: 50sqm • 2 bedroom: 70sqm • 3 bedroom: 90sqm The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m2 each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m2 each.	All apartments exceed the minimum internal area controls and range in size between: • 1 bedroom: 65sqm – 82sqm • 2 bedroom: 77sqm – 101sqm • 3 bedroom: 97sqm – 162sqm	**YES**
	4D-1 2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	All bedrooms and combined living/dining/kitchen areas have a window in an external wall that meets the requirements of the design guidance. Apartments G.01, G.04, UG.01, UG.02, 1.01, 1.02, 2.01, 2.02 and 2.05 have studys that will rely on borrowed light. This is considered to be an acceptable outcome as these will not be primary habitable spaces and will be able to borrow natural light and ventilation from	**GENERALLY COMPLIES**

Table 1. Key Controls of the ADG			
Clause	Control	Comment	Complies
		adjacent living areas and bedrooms.	
	4D-2 1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	All habitable rooms are no deeper than 2.5 x the ceiling height.	**YES**
	4D-2 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	All open plan layouts have a maximum habitable room depth of 8m from a window.	**YES**
	4D-3 1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)	All master bedrooms have a minimum area of 10sqm excluding wardrobe space). All other bedrooms have a minimum area of 9sqm excluding wardrobe space).	**YES**
	4D-3 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	All bedrooms have a minimum dimension of 3m excluding wardrobe space.	**YES**
	4D-3 3. Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments	All living rooms and combined living/dining rooms have a minimum width of 4m.	**YES**
	4D-3 4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	All cross-through apartments exceed the minimum 4m internal width.	**YES**
4E Private Open Space and Balconies	All apartments are required to have primary balconies as follows: • 1 bedroom apartments: 8sqm, width 2m • 2 bedroom apartments: 10msqm width 2m • 3 bedroom apartments: 12sqm, width 2.4m	Units have the following primary balcony sizes: • 1 bedroom: 11sqm – 13sqm • 2 bedroom: 10sqm – 14sqm • 3 bedroom: 12sqm – 44sqm All balconies meet the minimum width requirements.	**YES**

Table 1. Key Controls of the ADG			
Clause	Control	Comment	Complies
	The minimum balcony depth to be counted as contributing to the balcony area is 1m.		
	2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m2 and a minimum depth of 3m	Units on the ground floor and upper ground floor that have private open space are: G.01, G.02, G.03, G.04, G.05, G.06, G.07, UG.04, UG.06, UG.07 and UG.08. They range in size between 19sqm – 38sqm and have a minimum depth of 3m for the required 15sqm.	**YES**
4F Common Circulation Space	1. The maximum number of apartments off a circulation core on a single level is 8.	Maximum number of apartments off a circulation core on a single level is 6.	**YES**
4G Storage	1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: • Studio apartments: 4m3 • 1 bedroom apartments: 6m3 • 2 bedroom apartments: 8m3 • 3+ bedroom apartments:10m3 At least 50% of the required storage is to be located within the apartment.	Units have the following minimum storage (in addition to storage in kitchens, bathrooms and bedrooms): • 1 bedroom: 9.8m3 – 12m3 • 2 bedroom: 8m3 • 3 bedroom: 10m3 At least 50% of the required storage is located within each apartment, with additional storage being located across the Basement Levels.	**YES**
	2. Additional storage is conveniently located, accessible and nominated for individual apartments.	Basement storage is conveniently located, accessible and will be nominated for individual apartments.	**YES**
4H Acoustic Privacy	1. Noise transfer is minimised through the siting of buildings and building layout.	Noise transfer has been minimised through building layout and siting.	**YES**
	2. Noise impacts are mitigated within apartments through layout and acoustic treatments.	Noise impacts within apartments have been mitigated through layout and appropriate acoustic treatments.	**YES**

Table 1. Key Controls of the ADG			
Clause	Control	Comment	Complies
4J Noise and Pollution	1. In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.	The proposed development has been carefully sited and designed to minimise external noise or pollution impacts, as detailed within the Acoustic Impact Assessment at **Appendix 16.**	**YES**
	2. Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.	Appropriate noise shielding and attenuation measures to mitigate noise transmission have been implemented throughout the design. Specifically some apartments with a direct line of sight to the Pacific Highway will be potentially impacted by noise. These apartments will be treated with appropriate noise attenuation measures. These measures will be confirmed during the detailed design phase and confirmed prior to CC. For additional information refer to the Acoustic Impact Assessment at **Appendix 16**.	**YES**
4K Apartment Mix	1. A range of apartment types and sizes is provided to cater for different household types now and into the future.	A range of apartment types and sizes have been provided including: • 6 x 1 bedroom apartments • 18 x 2 bedroom apartments • 18 x 3 bedroom apartments • 2 x 3 bedroom townhouse	**YES**
	2. The apartment mix is distributed to suitable locations within the building.	The apartment mix has been distributed in suitable locations throughout the proposal.	**YES**
4L Ground Floor Apartments	1. Street frontage activity is maximised where ground floor apartments are located.	Street frontage will be activated through ground floor apartments and their private open space. The ground floor apartments facing Allison Avenue will have direct street access. Due to the level changes and topography of the site it is not possible for all of the ground floor	**YES**

Table 1. Key Controls of the ADG			
Clause	Control	Comment	Complies
		apartments facing Gatacre Avenue to have direct street access, however they will have combined street access which is considered to be appropriate given the context.	
	2. Design of ground floor apartments delivers amenity and safety for residents.	The design of ground floor and street facing apartments has been done with a focus on amenity, safety for residents and improving passive surveillance of the streets.	**YES**
4M Facades	1. Building facades provide visual interest along the street while respecting the character of the local area.	The building facades will create visual interest along the street frontages through material choices, façade articulation and landscaping treatments. Further the stepped mass of the built form will create additional building articulation the enhance visual interest.	**YES**
	2. Building functions are expressed by the façade.	The residential function of the building is clearly expressed through its facades.	**YES**
4N Roof Design	1. Roof treatments are integrated into the building design and positively respond to the street.	The proposal includes flat roofs which have been integrated into the building design. Elements of green roofs have been provided on the roof elements of Level 3 and 4 along the southern edge to provide visual interest and soften the building.	**YES**
	2. Opportunities to use roof space for residential accommodation and open space are maximised.	A communal 'Zen Garden' is proposed in the Level 3 void. The location of this communal space has been carefully chosen to maximise the utility of the roof, whilst ensuring no undue amenity impacts arise from its use to surrounding neighbours. The previous scheme included a roof top pool which has been removed from the scheme to address previous neighbour concerns about visual and acoustic	**YES**

Table 1. Key Controls of the ADG			
Clause	Control	Comment	Complies
		privacy.	
	3. Roof design incorporates sustainability features.	In line with the applicant's sustainability credentials; the potential for the proposal to accommodate additional photo-voltaic panels has been investigated. The proposal will deliver 175 panels (1x1.7m each) that will generate 78kW of power. 75% of the total roof area not occupied by communal open space, cooling towers, skylights, lift overruns/access and green roofs (across all levels) will be dedicated to solar panels. The photo-voltaic panels will generate power for the common area services and EV charging, and are not expected to be visible from the public domain.Green roofs have been provided on the southern edges of Levels 3 and 4.	**YES**
4O Landscape Design	1. Landscape design is viable and sustainable.	The landscaping has been custom designed for the development and site with a focus on sustainability.	**YES**
	2. Landscape design contributes to the streetscape and amenity.	The proposed landscape scheme will complement and supplement the existing streetscape. The proposed development will retain the four (4) street trees on Gatacre Avenue, including the Cooks Pine. Additional street plantings along the Gatacre Avenue and Allison Avenue street frontages are proposed, resulting in a visually and physically integrated design.	**YES**
4P Planting on Structures	1. Appropriate soil profiles are provided.	All planting on structures has been suitably considered and detailed. Refer to the Landscape Package in **Appendix 7** for	**YES**
	2. Plant growth is optimised with appropriate selection and maintenance.		

Table 1. Key Controls of the ADG			
Clause	Control	Comment	Complies
	3. Planting on structures contributes to the quality and amenity of communal and public open spaces.	further information.	
4Q Universal Design	1. Universal design features are included in apartment design to promote flexible housing for all community members. Design guidance: Developments achieve a benchmark of 20% of the total apartments incorporating Livable Housing Guideline's silver level universal design features.	9 apartments (20.45%) will be Silver Level Livable Housing, as per Access Report at **Appendix 8**..	**YES**
	2. A variety of apartments with adaptable designs are provided. Design guidance: Adaptable housing should be provided in accordance with the relevant council policy.	9 apartments (20.45%) will be adaptable in line with Council's requirements. 36 apartments (81.82%) will be visitable in line with Council's requirements.	**YES**
	3. Apartment layouts are flexible and accommodate a range of lifestyle needs.	Apartments have been designed with flexible and varied layouts to accommodate a range of lifestyle needs and stages.	**YES**
4R Adaptive Reuse	Not applicable.	Not applicable.	**N/A**
4S Mixed Use	Not applicable.	Not applicable.	**N/A**
4T Awnings and Signage	1. Awnings are well located and complement and integrate with the building design.	Awnings have been designed to be integrated into the building design and an element of the wider design.	**YES**
	2. Signage responds to the context and desired streetscape character.	Limited street numbering and building identification signage is proposed at the pedestrian entrances that complement the residential character of the locale.	**YES**

Table 1. Key Controls of the ADG			
Clause	Control	Comment	Complies
4U Energy Efficiency	1. Development incorporates passive environmental design.	The proposed development meets the BASIX requirements and has been designed with a focus on passive design measures to provide thermal comfort to occupants.	**YES**
	2. Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	The proposed development has been oriented to maximise solar access and natural ventilation and complies with the ADG requirements for solar access and cross ventilation.	**YES**
	3. Adequate natural ventilation minimises the need for mechanical ventilation.	Apartments have been designed to maximise natural ventilation for heating and cooling. Mechanical ventilation systems will allow each apartment to be individually controlled, and will allow different zones/rooms within each apartment to be controlled independently.	**YES**
4V Water Management and Conservation	1. Potable water use is minimised.	Potable water use has been minimised, two 12.5kl rainwater tanks proposed to collect the entire roof catchment of the project and will be connected for non-potable water usage purposes.	**YES**
	2. Urban stormwater is treated on site before being discharged to receiving waters.	Stormwater will be collected in an OSD tank and filtered prior to discharge.	**YES**
	3. Flood management systems are integrated into site design.	The site is not flood affected.	**N/A**
4W Waste Management	1. Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	Waste will be collected at Basement 1 to minimise impacts on the streetscape, building entry and amenity of residents.	**YES**
	2. Domestic waste is minimised by providing safe and convenient source separation and recycling.	Convenient source separation and recycling facilities have been provided at each level.	**YES**

Table 1. Key Controls of the ADG			
Clause	Control	Comment	Complies
4X Building Maintenance	1. Building design detail provides protection from weathering.	Proposal has been designed to provide protection from weathering through building design.	**YES**
	2. Systems and access enable ease of maintenance.	Proposal has been designed with consideration given to requirements for ongoing access for maintenance.	**YES**
	3. Material selection reduces ongoing maintenance costs.	Materials selected have been chosen with consideration given for ongoing maintenance costs.	**YES**

Table 1. LCDCP Compliance Table			
Clause	Provisions	Comment	Complies
Part B – General Controls			
B.2 Public Domain			
2.1 General	a) All design should be in accordance with the relevant Public Domain Strategies that may be in place for precincts within the LGA and requirements of Australian Standards.	Council's Public Domain Strategy has been considered.	**YES**
	d) Do not obscure pedestrian eye-level sight lines with landscaping or other street improvements.	Pedestrian sight lines will not be obscured as a result of the proposed development.	**YES**
	e) Keep public areas free from clutter and unclear level changes, having particular regard for accessibility.	The design of public areas within the proposed development have been kept clear of visual clutter or unclear level changes, with a focus on accessibility.	**YES**
	f) Maintain a high quality of lighting for security and amenity.	The proposed development will include appropriate lighting for security and amenity concerns.	**YES**
	l) Except where negotiated with the Council, provide all footpath paving along property frontages in accordance with Council's specifications including requirements for disabled. The extent, nature and type of paving materials includes tactile surfaces in appropriate locations to assist the visually impaired.	Noted, all footpath paving will be in accordance with Council's specifications.	**YES**
	n) Provide roof top gardens where practicable and permissible in commercial buildings and residential flat buildings.	The previous scheme included a roof top pool which has been removed from the scheme to address previous neighbour concerns about visual and acoustic privacy. The proposed development includes a communal 'Zen Garden' in the Level 3 void. The location of this communal space has been carefully chosen to maximise the utility of the roof, whilst ensuring no undue amenity impacts arise from its use to surrounding neighbours. Green roofs have been provided on the southern edges of Levels 3 and 4 in response to Council's preferred green roof strategy.	**YES**

	o) Plant trees where appropriate for shade, shelter and fauna and use native species and planting methods which minimise potable water consumption.	The proposed development includes the introduction of 81 replacement trees. And has a replacement tree rate of 2.79:1.	**YES**
	p) Where possible, make provision for bicycle parking spaces.	Bicycle parking for residents and visitors has been provided in the basement.	**YES**
B.3 Site amalgamation and Development on isolated sites			
3.1 General	a) Development for the purpose of residential flat buildings and high-density housing should not result in the isolation of sites such that they cannot be developed in compliance with the relevant planning controls, including Lane Cove LEP 2009 and this DCP.	The proposal seeks to amalgamate 1 Gatacre Avenue and 5 Allison Avenue in order to ensure that no site isolation occurs.	**YES**
B.4 View Sharing	a) 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 obstruction. Refer Diagram No. 2.	Opportunities for view sharing were considered as part of the design of the proposed development. Due to the location of the site and its topography, there were considered to be limited opportunities for view sharing. The proposed development is considered reasonable from a view sharing perspective, as assessed within the View Analysis at **Appendix 6.**	**YES**
B.6 Environmental Management			
6.3 Energy and water efficiency for buildings	All development must: a) Demonstrate the prioritisation of passive design measures to minimise the energy gained and lost through the building envelope, and to provide thermal comfort to occupants throughout the year.	The proposed development meets the BASIX requirements and has been designed with a focus on passive design measures to provide thermal comfort to occupants.	**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, and complies with the ADG requirements for solar access.	**YES**
	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.	Apartments have been designed to maximise natural ventilation for heating and cooling. Mechanical ventilation systems will allow each apartment to be individually controlled, and will allow different zones/rooms within each apartment to be controlled independently.	**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 proposed development has been oriented to maximise solar access and natural ventilation and complies with the ADG requirements for solar access and cross ventilation.	**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**
	f) Use high performance glass with minimal glare impacts where possible	High performance double glazed glass will be used throughout the development to minimise potential glare impacts. The LuxTech range of Glazing from OceaniaGlass has been indicated as being suitable.	**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.	Light wells have not been used as primary sources of light for habitable rooms.	**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. Refer to Part O – Stormwater Management for further controls.	Two 12.5kL rainwater tanks are included as part of the proposed development to capture all roof run off which will be used as non-potable water across the site.	**YES**
B.7 Developments near Busy Roads and Rail Corridors			
	a) 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. b) 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.	An Acoustic Impact Assessment has been prepared by Acoustic Logic for the development (**Appendix 16**) which confirms that the relevant internal noise criteria will be complied with. For more detail refer to Section 7.10 of the SEE.	**YES**

B.8 Safety and Security			
	a) Ensure that the building design allows for casual surveillance of access ways, entries and driveways.	The proposed development has been designed in accordance with the principles of CPTED, specifically: a) allowing for passive surveillance of access ways, entries and driveways; b) opportunities for concealment have been avoided; c) clear lines of sight have been provided along communal circulation spaces where possible; d) pedestrian entrances to the site will be easily identifiable through visible numbering and the awnings over the gates. Entrances to building lobbies will be easily identifiable through design features; e) adequate lighting will be provided to all communal areas; f) clear lines of sight have been provided along communal circulation spaces and will be well lit; g) The proposed development includes 4,955sqm of GFA; as such a formal a 'Safer by Design' assessment is not required. Section 7.11 of the SEE addresses the principles of CPTED; h) Section 7.11 of the SEE addresses the principles of CPTED; i) security access controls have been provided at all pedestrian and vehicular access points for territorial control; j) non-slip pavement surfaces have been used; k) Two circulation cores have been used.	**YES**
	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.		
	d) Provide entrances which are in visually prominent positions and which are easily identifiable, with visible numbering.		
	e) Provide adequate lighting of all pedestrian access ways, parking areas and building entries. Such lighting should be on a timer or movement detector to reduce energy consumption and glare nuisance.		
	f) Provide clear lines of sight and well-lit routes throughout the development.		
	g) For large scale retail, commercial, motel and Senior's Living development with a GFA of over 5,000m², provide a 'Safer by Design' assessment in accordance with the Crime Prevention Through Environmental Design (CPTED) principles from a qualified consultant.		
	h) A formal crime risk assessment is to be carried out and provided as part of any development application for development of more than 20 new dwellings.		
	i) Provide security access controls where appropriate.		
	j) Public pedestrian areas within developments as well as communal access ways within multi-unit developments are to provide non-slip pavement surfaces.		

	k) High density residential and mixed use development buildings should contain multiple stairs/ lift cores which limit the number of dwellings with access from the circulation core.		
8.1 Activation			
8.1.1 General	a) Development is to be well connected to the street and contribute to the accessibility of the public domain.	The proposed development will be well connected to both Gatacre and Allsion Avenues, with pedestrian access via both street frontages. Ground Floor street facing apartments will also enjoy independent street access from their private open space.	**YES**
	b) Minimise the impact of services and vehicle access on the street character, activation and amenity of the street and public spaces by: I. Limiting the extent of blank walls and service doors to the street where possible particularly for major residential and mixed use or commercial development, II. Limiting the number of vehicle access points by combining service and vehicle access points wherever possible for larger developments, III. Considering opportunities for shared vehicle access for multiple developments where possible, IV. Locating vehicle and service access points in secondary streets and laneways where available, V. Improving the appearance of car parking and service entries.	The impact of services and vehicle access on the street scape has been limited by providing a single vehicle access point off Allison Avenue that is integrated into the design. Both street frontages will not contain blank walls.	**YES**
	c) Integrate artworks into the design of private development, in publicly accessible locations such as main entrances, lobbies, street frontages, gardens, walls and rooftops.	The site is not an appropriate location for public art.	**N/A**
	d) All development is to face the street and/or public open spaces and provide uses at ground level that provide activity.	The development will face both Gatacre and Allison Avenues and will provide residential uses at ground level.	**YES**

8.1.2 Residential development	a) All ground floor apartments, villas, townhouses and attached or detached dwellings that have a street frontage other than battle axe blocks are to have direct access or entries from the street and at least one habitable room with windows facing the street.	Ground Floor and Upper Ground Floor street facing apartments will also enjoy independent street access from their private open space, and will have windows from habitable rooms facing the street.	**YES**
	b) Dwellings on corner lots are to address and provide attractive facades to both streets.	N/A	**N/A**
	c) A dedicated pathway and gate is to be provided for each dwelling separate to any driveways and in the case of apartments also separate from the main entry to the overall development or building.	Ground Floor and Upper Ground Floor street facing apartments will also enjoy independent street access from their private open space.	**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. d) Development is to improve at least some these opportunities for casual surveillance by: III. Using bay windows and balconies to protrude beyond the main facade of the building to enable a wider angle of view to the street. IV. Using corner windows which provide oblique views to the street or open space. e) Minimise opportunities for concealment in all development.	The proposed development has been designed in accordance with the principles of CPTED, specifically: • allowing for passive surveillance of access ways, entries and driveways; • opportunities for concealment have been avoided; • clear lines of sight have been provided along communal circulation spaces that will be well lit; • pedestrian entrances to the site will be easily identifiable through visible numbering and the awnings over the gates. Entrances to building lobbies will be easily identifiable through design features; • adequate lighting will be provided to all communal areas; • security access controls have been provided at all pedestrian and vehicular access points for territorial control; • non-slip pavement surfaces have been used; • Two circulation cores have been used.	**YES**

	f) Control access to residential flats, commercial and mixed use development by: I. Making adjoining uses, apartments or tenancies inaccessible from the balconies, roofs and windows of neighbouring buildings or dwellings II. Separating and controlling the residential car parking component of developments from any other building use and from public and common areas III. Providing direct access from car parks to apartment lobbies for residents IV. Providing direct access from car parks to each floor of the development for all uses V. Providing separate access for residents in mixed use buildings VI. Providing an audio or video system at the entry or in the lobby for visitors to communicate with residents or tenants VII. Providing keyed car parking access for residents		
Part C Residential Development			
C.3 Residential Flat Buildings			
3.2 Density	a) The minimum site area for residential flat developments is 1,500m2.	The site is 2,965.8sqm	**YES**
3.3 Building Depth	a) The maximum residential flat building depth is to be 18 m. b) This depth is exclusive of balconies.	The maximum building depth is 18m exclusive of balconies. The maximum apartment depth is 12.15m for cross-through apartments.	**YES**
3.4 Building Width	a) The maximum overall width of the building fronting the street shall be 40m. Greater widths may be permissible if the proposed building articulation is satisfactory in the streetscape.	The proposed development will have the following widths: • Fronting Gatacre Avenue: 23m • Fronting Allison Avenue: 15m	**YES**
3.5 Setbacks			
3.5.1 Front/Street	a) The front setback of the building shall be consistent with the prevailing setback along the street (refer Diagram No.1). However, Special Residential Areas subject to Block Plans should comply with the setback stated therein. Where there is no predominant setback within the street, and no Block Plan for the locality, the setback should be a minimum of 7.5m.	The proposal will have a 7.5m setback to both Allison Avenue and Gatacre Avenue.	**YES**
	b) The front setback area shall comprise terraces and gardens to the ground floor dwellings, deep soil zones, driveways and pathways.	The front setback areas comprise terraces and gardens to the ground floor dwellings, deep soil zones, driveways and pathways.	**YES**

3.5.2 Side and Rear	a) 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 12m for 9 storeys and above.	The proposed development has a 6m habitable space and 4.675m blank wall setback to the R4 boundary. Whilst the Northern Setback to Boarding House for Building A 5-8 storeys is technically non-compliant, this is considered to be a boundary with lower sensitivity. By focusing the mass of the building closer to the northern boundary it has enabled greater setbacks to the R2 zone to south which is considered to be the more sensitive interface and boundary.	**NO**
	b) To the boundary shared with R2 and R3 zones the minimum set back will be 9m if habitable rooms/balconies orient this side.	The proposed development has a 9m habitable space and 6m blank wall setback to the R2 zone.	**YES**
3.5.3 General	a) 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. Refer to Diagram 10. II. Awnings, balconies, blade walls, bay windows and other articulation elements up to a maximum of 500mm.	The basement has a minimum setback of 4.2m to the southern boundary which is compliant. The basement have a nil setback to the northern boundary which is considered reasonable given the context, and that it has allowed for a greater deep soil setback to the R2 zone to the south which is considered to be the more sensitive boundary.	**NO**
3.7 Fences	The provisions for fences in the Dwelling Houses and Dual Occupancies section shall apply.	Noted, see below.	**-**
	Solid fences	No solid fences are proposed.	**YES**
	Materials/retaining walls/overland flow g) front and side return fence material is to be to Council's satisfaction and is not to be lapped & capped timber or powder coated metal ("Colorbond") fencing h) If required, retaining walls are to be integrated into the design of the fence. i) in areas of overland flow, fencing is to be of open construction and permit water flow	All retaining walls comply.	**YES**

	1.4.2 Side and rear fences a) Side fences behind the building line are to be a maximum of 1.8m in height above ground level. b) For corner allotments, the side return fences for the secondary street frontage is to match the height of the front fence back to the front building line. c) Powder coated metal ("Colorbond") fences are not permitted on corner blocks.	Maximum of 1.8m open side and front fences that will step according to the topography of the site as demonstrated on the submitted plans	**YES**
3.8 Excavation	a) All development is to relate to the existing topography of the land at the time of the adoption of this DCP.	The proposed basement parking is designed to relate to the topography and will not be visually obtrusive from the public domain. The proposed developments residential component has been designed to step with the topography of the site.	**YES**
	b) Excavation for major development is to be contained as close as practicable to the footprint of the development.	The proposed basement, although extending beyond the building footprint above, will not be visually obtrusive from the public domain and is located below natural ground. The proposal will also provide considerable deep soil area along the R2 interface in addition to podium landscaping. The basement is limited to parking, access and services necessary for the building to operate	**YES**
	c) For development within Centres, Council may consider full site coverage for underground excavation and podium footprints where it is demonstrated that mature landscaping, landscaped area and rainwater retention is able to be provided as roof terraces on podium structures.	N/A	**N/A**
	d) Uses at ground level are to respond to the slope of the street by stepping frontages and entries to follow the slope. .	The proposed ground level apartments step with the topography of the site which varies significantly throughout, and will have entries that follow the slope.	**YES**
	e) The extent of excavation proposed for underground uses should not compromise the provision of deep soil areas or landscaped areas for residential flat buildings	Proposal provides deep soil in excess of what is required by the ADG. The provision of deep soil has been focused along the R2 zone interface in order to minimise perceived amenity impacts from the proposal.	**YES**

3.9 Design of Roof Top Areas	a) Roof top areas including podium area are to be designed for use as recreation facilities where practicable and should be of high standard of finish and design. A detailed landscape design and plan of roof top design is to be submitted with the DA. b) The design of exterior private open space such as roof top gardens is to address visual and acoustic privacy, safety, security, and wind effects.	The previous scheme included a roof top pool which has been removed from the scheme to address previous neighbour concerns about visual and acoustic privacy. The proposed development includes a communal 'Zen Garden' in the Level 3 void. The location of this communal space has been carefully chosen to maximise the utility of the roof, whilst ensuring no undue amenity impacts arise from its use to surrounding neighbours. Green roofs have been provided on the southern edges of Levels 3 and 4. Landscape drawings have been submitted as part of the DA, at **Appendix 7**.	**YES**
3.10 Size and mix of dwellings	a) In residential flat buildings and the residential component of mixed use buildings, studio dwellings are to have a minimum size of 40 m2. 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.	Not applicable. No studios are proposed.	**N/A**
	b) 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.	The proposal will include a mix of units, including: • 1 Bedroom: 6 (14%) • 2 Bedroom: 18 (41%) • 3 Bedroom: 18 (41%) • 3 Bedroom Town House: 2 (5%)	**YES**
3.11 Private Open Space (balconies and terraces)	a) Provide primary balconies for all above ground dwellings with a minimum depth of 2m and minimum area of 10m2.	The proposal is designed in response to the ADG Design Criteria. Refer to **Appendix 1**.	**YES**
	b) Provide a primary terrace for all ground floor dwellings with a minimum depth of 4m and minimum area of 16m2. All ground floor dwellings are to have direct access to a terrace or front garden area.	The proposal is designed in response to the ADG Design Criteria. Refer to **Appendix 1**.	**YES**
	c) Balconies and terraces shall not be enclosed under any circumstances.	The proposal is designed in response to the ADG Design Criteria. Refer to **Appendix 1**.	**YES**

3.12 Ceiling Heights	a) In residential flat buildings, including residential apartments in mixed use buildings, the floor to ceiling height shall be: I. for non-habitable rooms, a preferred minimum of 2.4m, however a minimum of 2.25m will be permitted II. for the upper level of a 2 storey apartment, a minimum of 2.4m provided at least 50% of the apartment has a minimum of 2.7m height and III. for all single level apartments, a minimum of 2.7m.	The floor to ceiling heights are in accordance with the ADG. Refer to **Appendix 1**.	**YES**
3.13 Storage	a) In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates: I. studio dwellings $6m^3$ II. one-bedroom dwellings $6m^3$ III. two-bedroom dwellings $8m^3$ IV. three plus bedroom dwellings $10m^3$ A minimum of 50% of this storage volume is to be provided within the dwelling accessible from the hall or living area as hall cupboards.	Storage is provided within each dwelling and the basement levels in accordance with the ADG. Refer to **Appendix 1.**	**YES**
3.14 Solar Access	These provisions apply to proposed developments and any residential development beyond the site. a) Habitable rooms in at least 70 percent of dwellings in high density residential developments, should receive a minimum of two hours direct sunlight between 9 am and 3 pm on 21st June, in total between any portions of those rooms. A reasonable proportion of both the common and private open space in those sites is also to receive sunlight during that period, according to the circumstances of the sites.	The proposal is designed in accordance with the ADG Design Criteria in terms of solar access to balconies and living areas. 31 apartments (70.45%) will receive a minimum of two hours direct sunlight between 9 am and 3 pm on 21st June to their living rooms and private open space. Refer to **Appendix 1.**	**YES**
	b) The number of single-aspect dwellings with a southerly aspect (SW-SE) should be limited to a maximum of 10 percent of the total dwellings within a high density residential development. Developments varying from the minimum standard due to site constraints and orientation must demonstrate how energy efficiency is addressed.	The proposal is designed in accordance with the ADG Design Criteria in terms of solar access. Due to the orientation of the site, 5 apartments (11.4%) are projected to receive no direct sun from 9:00am to 3:00pm in mid-winter. Refer to **Appendix 1**.	**YES**

	c) Where adjacent dwellings and their open space already receive less than the standard hours of sun, new development should seek to maintain this solar access where practicable.	Adjacent dwellings will continue to receive the required amount of sun. Refer to Section 7.3 of the SEE.	**YES**
	d) Council may accept a reduction in solar access for the subject site and adjacent development if the topography and lot orientation (as distinct from a preferred design) are such that the standard is considered unreasonable. Shadow diagrams are required with the development application to show solar access and the extent of overshadowing.	As above.	**-**
3.15 Natural Ventilation	a) Sixty percent (60%) of dwellings should be naturally cross ventilated.	The proposal is designed in accordance with the ADG Design Criteria in terms of natural ventilation. 31 apartments (70.45%) will be naturally cross ventilated.. Refer to **Appendix 1.**	**YES**
	b) Ventilation provided to one end of a dwelling via windows onto an open access corridor does not satisfy this requirement due to privacy and acoustics' impacts.	None proposed.	**N/A**
	c) Twenty five percent (25%) of kitchens within a development should have access to natural ventilation.	All kitchens are located within 8m of a window in an external wall or sliding door to a balcony.	**YES**
	d) Taller buildings must consider providing an open-to-the-air plant room alcoves on each floor of the residential flat building for the common placement of air-conditioning condenser units.	All air-conditioning will be centrally located on upper level roofs and appropriately acoustically screened.	**YES**
3.16 Visual privacy	a) Locate and orient new development to encourage visual privacy between buildings on site and adjacent buildings.	The proposed development has been purposefully designed to minimised overlooking impacts to neighbouring properties as far as practicable. Refer to Section 7.2 of the SEE.	**YES**

	b) Use detailed site and building design elements to increase privacy without compromising access to light and air. Detailing may include: I. Offset windows of dwellings in new developments in relation to adjacent development windows II. Recessed balconies and/or vertical fins between adjacent balconies III. Solid or semi-solid balustrades to balconies IV. Louvres or screen panels to windows and/or balconies V. Incorporating planter boxes into walls or balustrades to increase the visual separation between areas VI. Utilise pergolas or shading devices to limit overlooking of lower dwellings or private open space.	The proposed development has incorporated setbacks and design features including semi-solid balustrades, recessed balconies, vertical screening elements and setback balustrades to orientate views over the neighbouring properties. A Finishes Schedule is included in drawing DA-400 included within the Architectural Plans (**Appendix 4**). The colour and material selections have been made to create transitions allowing the development to make a positive visual contribution to its surrounding neighbourhood. The mix of material include horizontal concrete bands, fluted precast concrete elements, light grey bricks, timber cladding, 'marron brown' metal cladding, metal vertical battens, dark brown aluminium frame glazing, dark brown aluminium balustrades, and sandstone cladding. Upper storeys will be setback from the southern boundary and street frontages with landscaped elements fronting the southern boundary. The top storeys will be clad in a 'marron brown' metal cladding, which will assist in further breaking down the scale and helping to reinforce the visually recessive nature of these elements.	**YES**
3.17 Communal Open Space	a) A minimum of 25% of the site area is to be provided as communal open space.	The proposal is designed in accordance with the ADG Design Criteria and includes 767sqm (25.86%) of communal open space. Refer to **Appendix 1.**	**YES**
3.18 Landscaped Area	a) 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.	The proposal provides a total landscaped area, including podium landscaping of 1,256sqm (42.34%). This includes 247sqm (8.32%) of landscape on podium, 806sqm (27.17%) of deep soil landscaping, 73sqm (2.46%) of effective deep soil, and 130sqm (4.38%) of private landscaped areas.	**YES**
	b) Exceptions may be made in centres for mixed use developments only. In these instances, stormwater treatment measures must be integrated with the design of the residential flat building and sufficient soil depth and volumes to be provided to ensure that mature trees are achievable.	N/A	**N/A**

	c) Landscaping to front boundaries shared with bicycle routes should be less than 900mm in height and should not impede pedestrian and bicycle routes or reduce visibility to these pathways.	N/A	**N/A**
3.19 Planting on structures	The following are recommended as minimum standards for a range of plant sizes: a) Large trees (canopy diameter of up to 16m at maturity) I. minimum soil volume 150m3 II. minimum soil depth 1.3m III. minimum soil area 10m x 10m area or equivalent b) Medium trees (8m canopy diameter at maturity) I. minimum soil volume 35m3 II. minimum soil depth 1m III. approximate soil area 6m x 6m or equivalent c) Small trees (4m canopy diameter at maturity) I. minimum soil volume 9m3 II. minimum soil depth 800mm III. approximate soil area 3.5m x 3.5m or equivalent d) Shrubs I. minimum soil depths 500-600mm e) Ground cover I. minimum soil depths 300-450mm f) Turf I. minimum soil depths 100-300mm Any subsurface drainage requirements are in addition to the minimum soil depths mentioned above.	The proposed landscaping on structures will comply with the requirements of the control as detailed in the Landscape Plans. Refer to **Appendix 7** for further detail.	**YES**
Part F Access and Mobility			
3 Application	1. Compliance with the BCA and Premises Standard.	As per the BCA Report and Access Report the proposed development is capable of complying. Refer to **Appendix 9** and **Appendix 8** for further detail.	**YES**
	2. These access provisions apply to a DA and CC for all new developments, subdivisions, and to alterations and additions affecting more than 50% of the total floor area over a combined 3 year period or that increase floor space by 30% or more.	Noted.	**-**
	3. The submission of a DA to Council requires the completion of the relevant DA checklist. In order to satisfy the requirements of these checklists, an accessibility report prepared by a suitably qualified access consultant is to form part of the DA documentation.	An Access Report is included as part of the DA, at **Appendix 8**.	**YES**
3.5 Adaptable and Visitable	2. Adaptable housing to be equitably distributed throughout all types and sizes of dwelling units.	Adaptable dwellings are dispersed amongst the apartment typologies.	**YES**

Housing (residential flats and dual occupancies)	3. Adaptable housing to be provided at the rate of 20% of all dwellings in a Class 2 development.	9 apartments (20.45%) of apartments will be adaptable.	**YES**
	5. Dwellings are to be visitable at the rate of 80% in developments requiring adaptable housing.	36 apartments (81.82%) of apartments will be visitable.	**YES**
3.8 Access to, and within, buildings	The BCA and Premises Standard require access for Class 1b - 10b buildings, inclusive. These access provisions require compliance with the BCA and the PS as prescribed primarily within BCA Clause D3.1 Table D3.1.	As per the BCA Report and Access Report the proposed development is capable of complying. Refer to **Appendix 8** and **Appendix** 9 for further detail.	**YES**
	1. Access is to be provided in accordance with BCA Clause D3.1 and in accordance with Table 1 below. *Residential flat buildings – From a required accessible entrance to at least 1 floor containing SOU's and to the entrance doorway of each SOU on that level. To and within 1 of each type of room or space for use in common by the building occupants*	An Access Report is included as part of the DA, at **Appendix 8.**	**YES**
	2. Access is to comply with the relevant Provisions of the BCA, and associated referenced Australian Standards. Demonstration is required in the form of an access report prepared by a suitably qualified access consultant as part of the DA documentation.	An Access Report is included as part of the DA, at **Appendix 8**.	**YES**
Part J Landscaping and Tree Preservation			
2.4.4 Deep Soil Landscape Requirements	25% deep soil	The proposal provides a total landscaped area of 1,256sqm (42.34%). This includes 806sqm (27.17%) of deep soil landscaping and 73sqm (2.46%) of effective deep soil landscaping.	**YES**

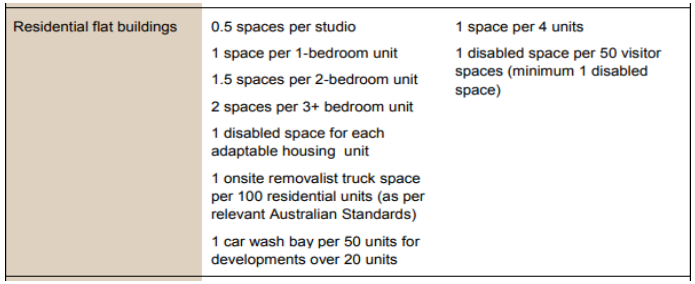
3.4 Water Sensitive Urban Design (WSUD)	a) All new development must address WSUD when submitting their application, as well as any other relevant Parts of Council's DCP. b) New development in high density residential areas (existing and proposed) must: i. Consider water conservation in all aspects of the design. ii. Integrate the landscape design into the overall site water and stormwater management systems. iii. Capture and reuse rainwater for irrigation of landscape areas and other water recycling uses as necessary. iv. Minimise hard paved areas and maximise deep soil landscaped areas. v. Direct water run off to permeable surfaces such as garden beds and turf areas. Permeable paving alternatives may be used, subject to approval from Council's Landscape Architect. vi. Incorporate planting design which will provide a high percentage of mass planted areas in preference to unnecessarily large areas of lawn. vii. Incorporate planting design which will comprise mostly locally indigenous trees, shrubs and groundcovers.	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. Refer to the following reports for further detail: • Landscape Plans and Report at **Appendix 7**; • Stormwater Management Report provided at **Appendix 13**, • Stormwater Plans provided at **Appendix 15**; and • Civil Plans provided at **Appendix 14.**	**YES**
3.6 Canopy Cover	a) All new developments must: i. Retain existing healthy trees with a medium to long useful life expectancy. ii. Achieve canopy targets for the corresponding land zone as outlined in Table 1.3. iii. Where tree removal is permitted, those trees removed must be replaced at a minimum 1:1 ratio unless otherwise specified by Council. A greater than 1:1 replanting ratio may be required to achieve canopy target outcomes which will be at the discretion of Council. iv. All replaced trees must be capable of achieving the mature dimensions of the removed tree. Where percentage of existing canopy cover is above the target levels in Table 1.3, applicants should retain as much canopy cover as possible. v. At a minimum, the replacement trees must replenish the canopy lost to accommodate the development as well as subsequent canopy loss during the construction process.	The proposal involves removal of 29 trees across the site. To offset this, extensive plantings and trees are provided across the site which results in a higher tree cover, being a much-improved outcome over the existing situation on site including 81 replacement trees. This equates to a replacement tree rate of 2.79:1. The four (4) street trees on Gatacre Avenue, including the Cooks Pine will all be retained and suitably protected during construction. Additional street plantings along the Gatacre Avenue and Allison Avenue street frontages are proposed, resulting in a visually and physically integrated design.	**YES**

3.7 Medium / High Density Developments (Residential Flat Buildings, Boarding Houses and Seniors Living Developments)	a) All new medium and high-density developments (residential flat buildings, boarding houses, and seniors living developments) must: i. Include a developable area plan as part of the DA submission, ii. Design the building footprint around the retention of key mature trees onsite. A redesign of the building footprint layout may be required if Council believes that the building layout is not the result of best design practice when incorporating existing features onsite, iii. Contain a minimum unimpeded 25% of the overall site area as Deep Soil. All Deep Soil areas must have a minimum area of 6m x 6m, and iv. Avoid impacts on existing native vegetation by using preventative and mitigation measures.	Refer to Landscape Plans and Report at **Appendix 7**, and above responses.	**YES**
	b) A separate plan and/or sections must be included in the landscape drawing package to show the projected canopy spread of the proposed trees at 5 and 10 years post completion.	Refer to Landscape Plans and Report at **Appendix 7**.	**YES**
	c) Applicants are to engage an interdisciplinary design approach from the beginning of the developments design phase where applicants engage an Arborist and Landscape Architect from site analysis to project completion.	A multi-disciplinary team including Landscape Architects Arcadia and Arborists Birds Tree consultancy have been engaged from the outset of the project.	**YES**
3.7.1 Communal Open Space	a) Communal open space has a minimum area equal to 25% of the total site area.	The proposal is designed in accordance with the ADG Design Criteria and includes 767sqm (25.86%) of communal open space comprised of: • 640sqm (22%) of communal open space at the ground level; and • 127sqm (4%) of rooftop communal open space. The Level 3 'Zen Garden' is the principal part of the usable open space. In order to comply with the ADG 63.5sqm of the 'Zen Garden' would need to receive more than 2 hour of solar access at mid-winter. More than 50% of the 'Zen Garden' will achieve in excess of 2 hours of solar access.	**YES**
	b) Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21st of June (mid-winter).		
	c) Communal open space must be co-located with deep soil zones to support the growth of medium to large trees.		
	d) Facilities must be located strategically to respond to the microclimate and conditions of the site.		

	e) The main communal open space should provide a minimum soil volume as per Table 1.4.	Refer to Landscape Plans and Report at **Appendix 7**, and above responses.	
3.7.2 Tree Planting Requirements	a) Proposed landscape plans are required to demonstrate that the proposal will increase canopy cover to reach the proposed canopy targets set in Table 1.3 within 5-10 years of implementation. b) If tree removal is required compensatory tree planting at a ratio of a minimum 1:1 and be able to reach the potential mature dimensions of the removed tree (unless otherwise specified by Council). c) Replacement trees must be shown at DA stage and chosen from Appendix 3 'Approved Tree Replacement List'. d) All large and medium canopy trees planted on site must be planted at 200L pot size and a minimum height of 4m high at time of installation therefore covered by Council's Landscaping, Street Trees and Tree Preservation policies.	Refer to Landscape Plans and Report at **Appendix 7**, and above responses.	**YES**
3.7.3 Planting on Structures, Raised Garden Beds, Introduced Soil	a) On structure planting and garden beds are to account for a maximum 15% of the landscaped area within all medium and high density developments. b) All proposed raised garden beds must include section plans detailing dimensions, footings, and drainage at a minimum. c) All proposed garden beds must include soil volume calculations to meet minimum tree planting requirements outlined in Table 1.4. d) Garden beds must be irrigated using an automatic timed system. e) Imported soil must be weed and pathogen free, complying with provisions outlined within the relevant Australian Standards for soils for landscaping and garden use. f) To accommodate the range of plant sizes, Table 1.5 provides the minimum recommended standards to be grown on structures. Any subsurface drainage requirements are in addition to the minimum soil depths mentioned in the table.	On-structure planting and garden beds account for 377sqm of landscaping, which equates to 12.7% of the total landscaped area. Refer to Landscape Plans and Report at **Appendix 7**, for required details of on-structure planting locations.	**YES**

J.5 Trees and Development	a) All trees on Council Nature Strips adjoining a development are to be protected by a 1.8m chain wire fence as depicted in the relevant Australian Standards. Fencing is to remain until an Occupation Certificate is granted. b) The removal of Council Street trees for the purpose of driveway relocation or widening is not permitted. c) New Stormwater and Electrical services are to be positioned outside a 5m radial distance from Council Street trees. Private power poles are to be positioned where they will not impact the canopy of Council Street Trees. d) Arboricultural Impact Assessment reports are required for all trees on or adjoining a property where protected trees are to be affected by a development. Please see the minimum requirements in Appendix 5. e) Trees approved for removal are to be replaced on a minimum 1:1 ratio and achieve objectives outlined in section 3.6. f) No Tree roots greater than 40mm diameter are to be severed as part of a development without prior consent. g) No level changes are permitted within the structural root zone of trees to be retained.	The four (4) street trees on Gatacre Avenue, including the Cooks Pine will all be retained and suitably protected during construction as per the Arborist report at **Appendix 12**.	**YES**
5.2 Significant Trees	a) Significant and Remnant trees or tree stands should be preserved, including their form and character. b) Permission to remove a remnant locally indigenous or significant tree will only be given if all options to render the tree safe and preserve it have been explored but Council is satisfied that the tree's removal is the only practical option. c) Any works to or removals of a tree or stands of trees or other vegetation within the heritage property (listed in Schedule 5 of Council's Local Environmental Plan), or within the curtilage of a heritage listed property, place or item requires a Development Application.	The four (4) street trees on Gatacre Avenue, including the Cooks Pine will all be retained and suitably protected during construction as per the Arborist report at **Appendix 12**.	**YES**

Part O Stormwater Management			
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, and include all the following items: a) The location of all buildings, driveways, and impervious surfaces. b) The location, trunk diameter and canopy size (drip line) of any trees on the site or adjoining properties which may be affected by the development. c) The location of all downpipes, surface channels, kerbs, pits, pipes, and subsurface drainage. d) Location of any watercourse or bushland passing through or adjacent to the property. e) The size and class of all pipes and the dimensions, grades, invert levels and finished surface levels of all pits and pipes. f) Finished levels and cross-sectional details of any catch drains or swales. g) Finished floor/ground levels of buildings, garages, paved areas and unpaved areas. h) Contours at 0.5m intervals of the existing ground levels to AHD. i) Any overland flowpaths which drain through the property. j) The location, size and depth of easements or drainage pipelines.	The following documents have been prepared as part of the application in line with Council's requirements: • Stormwater Management Report provided at **Appendix 13**, • Stormwater Plans provided at **Appendix 15**; and • Civil Plans provided at **Appendix 14**.	**YES**
Part Q Waste Management and Minimisation	Site Waste Minimisation and Management Plan (SWMMP) and Operational Waste Management Plan (OWMP) required.	An Operational Waste Management Plan (OWMP) and a Site Waste Minimisation and Management Plan (SWMMP) have prepared by Elephants Foot Consulting is provided at **Appendix 18** and **Appendix 19** respectively in support of the DA. The OWMP details how waste will be managed and minimised on site in line with Council's requirements.	**YES**

<table>
<tr><td colspan="4">Part R Traffic, Transport and Parking</td></tr>
<tr><td rowspan="5">2.2 Electric vehicle infrastructure</td><td>a) All new developments are to meet the relevant Deemed-to-Satisfy Provisions of the National Construction Code or any subsequent amendment, except where varied by this clause.</td><td>Noted, refer to BCA Report at Appendix 9.</td><td>YES</td></tr>
<tr><td>b) 10% of bicycle parking must be provided with 10A General Power Outlets (GPO).</td><td>All bicycle parks will be provided with 10A General Power Outlets (GPO).</td><td>YES</td></tr>
<tr><td>c) All low density residential dwellings are to be provided with a minimum of one 15A circuit and socket adjacent to the car parking facilities.</td><td>N/A</td><td>N/A</td></tr>
<tr><td>d) 10% or a minimum of 4, of all car-share spaces and spaces allocated to visitors must have a Minimum Level 2 40A charger, to be provided prior to Occupation Certificate.</td><td>All car parks will be wired to be able to charge electric vehicles.</td><td>YES</td></tr>
<tr><td>Note: The location of the Electric Vehicle (EV) charging infrastructure is to be shown on DA plans. A schedule will be provided indicating the number of parking spaces proposed with EV provisions and the type of connection. Statement of adequacy to be provided by an electrical engineer or other suitably qualified specialist for provisions a) and b).</td><td>Noted.</td><td>-</td></tr>
<tr><td rowspan="2">2.3 Car parking Rates</td><td>a) Developments should comply with on-site car parking rates in Table 1; Resident Visitor
 
</td><td>As per the car parking provisions within the LCDCP, a total of 85 residential car spaces including 11 visitor spaces are required.

The proposed development provides a total of 90 car parking spaces, including 78 resident car parking spaces, 11 visitor car parking spaces, and 1 car wash bay.

This includes 10 accessible car parking spaces (9 resident and 1 visitor).

The proposed development will also include 6 motorcycle parks and 11 resident bicycle parks and 5 visitor bike racks.</td><td>YES</td></tr>
<tr><td>b) Deviation from the car parking rates in Table 1 will only be considered in special circumstances mentioned previously;</td><td>It is noted that these LCDCP rates are neither a minimum, nor maximum. The ADG parking requirements are less than the LCDCP requirement. Council expressed their support on this approach.</td><td>YES</td></tr>
</table>

	c) Each residential dwelling with one or more bedrooms must be provided with a minimum of 1 allocated car parking space;	Noted, all apartments have at least one allocated car parking space.	**YES**
	d) Small car spaces, with minimum dimensions of 2.3m x 5.0m (as detailed in AS2890.1) are not permitted in private car parks.	Noted, no small car spaces are proposed.	**YES**
2.6 Bicycle Parking	Refer to Section 4.2 – Bicycle facilities and Table 3 – Bicycle parking rates. Residents: 1 per 4 dwellings Visitors: 1 rack + 1 rack per 10 dwellings	The LCDCP requires 11 resident bicycle parks and 6 visitor bike racks. The proposal will deliver 11 resident bicycle parking spaces are proposed, and 6 visitor bicycle racks are proposed.	**YES**
2.7 Motorcycle Parking	Developers shall provide 1 motorcycle parking space per 15 car spaces for all types of development. Motorcycle parking spaces are to have an area of 1.2m x 3m	The LCDCP requires 6 motorcycle parking spaces be provided. The proposal will deliver 6 motorcycle parking spaces each with an area of 1.2m x 3m.	**YES**
2.8 Disabled parking provision	For disabled car parking rates refer to Table 1 and Table 2 Disabled parking spaces must be built in accordance with AS/NZS 2890.6:2009 Parking facilities—Off-street parking or people with disabilities.	The LCDCP requires 9 accessible resident car parks and 1 accessible visitor car park. The proposal will deliver 9 accessible resident car parks and 1 accessible visitor car park.	**YES**
2.9 Tandem and mechanical stacked parking	That the use of tandem parking configurations will enable a reduced level of excavation to preserve existing significant tree(s) and or natural landscape features on the site; AND That the site's shape is physically constrained, such that conventional parking arrangements would not enable compliance with the parking provision requirements of this DCP; AND That the number of spaces in the tandem parking configuration does not exceed 10% of the overall parking stock.	Due to the physical constraints of the site, a tandem parking configuration has been used for a portion of the residential car parking. The use of tandem parking has allowed for a reduced level of excavation, increased deep soil zone to southern boundary and the preservation of the Gatacre Avenue street trees. The tandem parks will be allocated to apartments with two parking spaces. The proposal includes 24 tandem spaces spread equally across the two basement levels. This equates to 26.66% of the total parking allocation. This represents a technical non-compliance with a numeric control, however it is consistent with the intent of the control to enable reduced impacts on the natural environment.	**NO**

2.10 Parking and access for service vehicles	Parking areas shall be provided and designed to allow for access and loading by Council's waste collection contractor. All parking areas for delivery and service vehicles must be designed in accordance with AS 2890.2:2002 Parking facilities—Off-street commercial vehicle facilities. On site delivery and service areas for residential flat buildings must be large enough to accommodate removal trucks. Developers should refer to Part Q - Waste Management & Minimisation for relevant dimensions and requirements.	Council have confirmed that the site can be suitably serviced by a Small Rigid Vehicle (SRV) for waste collection. All parking areas for delivery and service vehicles have been designed in accordance with AS 2890.2:2002. Swept Paths have been provided in the TIA demonstrating how the Loading Bay can be serviced by an SRV. The basement, loading aby and ramps have a minimum clearance height of 2.8m as required for an SRV.	**YES**
2.11 Parking Area, Access and Design	All parking areas, including access ramps and driveways, must be designed in accordance with AS/NZS 2890.1:2004 Parking facilities—Off-street car parking Developers shall refer to relevant other sections of Council's Development Control Plan.	All parking areas, including access ramps and driveways, have been designed in accordance with AS/NZS 2890.1:2004, as detailed within the TIA.	**YES**
4.3 Bicycle facilities and infrastructure	a) Refer to Table 3 – Bicycle parking rates; and b) Design bicycle parking in accordance with AS 2890.3 c) Bicycle lockers are intended for use by residents or workers in the development, and should therefore be included in secure areas of the building. e) Provide at least one bicycle locker per five with a charging point for electric bicycles. f) Make reference to the Lane Cove Bicycle Plan. Shared user paths and bicycle paths identified in the Bicycle Plan within the vicinity of the development will be considered by Council as necessary cycling infrastructure improvements. g) Fund necessary cycling infrastructure improvements either fully or partly or provide as works in kind prior to Occupation Certificate. h) Facilitate the future implementation of planned shared paths and cycle paths for example, by providing building setbacks from the footpath.	Bicycle parking has been designed in accordance with AS 2890.3. Due to the fact that all bicycle parking will be in in a secure location in the basement, bicycle lockers are not considered to be required. Each bicycle park will allow for secure storage of said bicycle. Additionally each apartment is allocated with additional secure basement storage lockers that can be used for bicycle storage, if desired. In line with the applicant's commitment to sustainability, the basements will be wired to enable electric bicycle and vehicle charging to occur. The site will have good connectivity to the proposed future Mixed Traffic Bike Path to run down Angus Avenue and Haldene Cresent as identified in Council's Lane Cove Bicycle Plan. The proposed 7.5m street setbacks can facilitate any as yet unidentified future implementation of shared paths or cycle paths.	**YES**

6.1 Traffic Impact Assessment	a) Developments that are forecast to generate 10 or more peak hour vehicle trips are required to submit a Traffic Impact Assessment (TIA) at the DA stage.	A Traffic Impact Assessment has been prepared as part of this DA, and can be found at (**Appendix 20**).	**YES**
Part S Environmental Sustainability			
S.2 Achieving Net-Zero			
2.1 All Electric Buildings	a) All new developments are to use only electricity for all energy requirements associated with normal operations. Where outdoor barbeques require gas then only bottled gas may be used. b) Where it is demonstrated that the intended use of the building requires a process or equipment that is not able to be served by electricity, fossil fuels may be provided to serve that service only. Evidence shall be provided with the application of market testing and equipment supplier advice to confirm that an electrically powered alternative is not technically possible. DA submission requirements • A statement of compliance is required at the DA stage, which is to confirm that no natural gas service is provided and that the application is designed as an all-electric building. • BASIX certificates and Section J reports should be reviewed to confirm that no gas is proposed to achieve compliance.	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. The communal barbeque at the Level 3 Zen Garden will be supplied by bottled gas.	**YES**

2.2 On-site solar	b) Residential development of four storeys and above will include the installation of a solar PV system of no less capacity than: i. A coverage area of solar panels of not less than 60% of the roof area not occupied by cooling towers or communal open space; or ii. Sized to provide no less than 45 w/m2 of total site area in year one AC maximum peak power delivery, after allowances for inverters and system losses. e) Strata residential buildings of four or more storeys are to connect solar panels to the common areas services. f) the integration of rooftop solar and green roofs and/or community open space is encouraged to maximise the utility of the roof. h) Consider the provision of a battery to maximise the utilisation of renewable energy sources. j) The view impacts of solar panels on the urban form should be minimised by avoiding excessive framing in visible locations. DA submission requirements: Plan showing the area(s) allocated to PVs and necessary access requirements for cleaning and routine maintenance.	In line with the applicant's sustainability credentials; the potential for the proposal to accommodate additional photo-voltaic panels has been investigated. The proposal will deliver 175 panels (1x1.7m each) that will generate 78kW of power. DA800 On-Site Solar – Top Roofs diagram of the Architectural Plans (**Appendix 4**) shows that the area dedicated to solar panels and their maintenance is 507sqm which equates to 72.9% of the top roof areas not occupied by communal open space or cooling towers. This represents 90sqm above the 60% required. DA801 On-Site Solar – Total Roofs diagram of the Architectural Plans (**Appendix 4**) shows that 75% of the total roof area not occupied by communal open space, cooling towers, skylights, lift overruns/access and green roofs (across all levels) will be dedicated to solar panels. This represents 101.4sqm above the 60% required. The photo-voltaic panels will generate power for the common area services and EV charging, and are not expected to be visible from the public domain. Green roofs have been provided on the southern edges of Levels 3 and 4 in response to Council's preferred green roof strategy. A communal 'Zen Garden' is proposed in the Level 3 void. The location of this communal space has been carefully chosen to maximise the utility of the roof, whilst ensuring no undue amenity impacts arise from its use to surrounding neighbours. The previous scheme included a roof top pool which has been removed from the scheme to address previous neighbour concerns about visual and acoustic privacy.	

2.3 Refrigerants	a) Natural or Hydrofluoroolefin (HFO) refrigerants with a GWP (Global warming potential) of less than 10 should be used in all air conditioning, refrigeration and heat pump equipment: (i) if the equipment can be supplied on similar terms to conventional systems, and (ii) at a cost of not more than 10% higher than the market rate for conventional systems. DA submission requirements: Confirmation of commitment or details of market testing for each component of the development using refrigerants.	The proposal can comply with this requirement. This will be detailed at CC stage.	
S.3 Resilience and Health			
3.1 Natural Ventilation	b) All residential accommodation affected by SEPP 65 must meet the objectives and design guidance for Natural Ventilation in Part 4B of the Apartment Design Guide.	The proposal is designed in accordance with the ADG Design Criteria in relation to natural ventilation. Refer to **Appendix 1**.	**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 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.	The proposal will achieve the following window to wall ratios: · East elevation – 0% · West elevation – 0% · North elevation – 27.7% · South elevation – 22.9% The proposal is compliant with control 3.2. Refer to DA802 Window to wall ratio -North-South and DA803 Window to wall ratio – East-West diagrams of the Architectural Plans in **Appendix 4.** Shading devices have been provided to windows as required and are shown on the Architectural Plans in **Appendix 4.**	**YES**

	d) Glazing is to be selected with external solar heat and visible light reflectivity no greater than 20% measured at normal incidence. DA submission requirements: • Solar shading should be detailed for each facade. A shadow diagram for each elevation in winter and summer will confirm the extent of shading. • The facade window-to-wall ratio is to be demonstrated for each elevation. • All developments should confirm indicative glass selections, and BASIX developments should additionally confirm that the indicative glass selection also meets BASIX performance requirements.	High performance glazing has been chosen that is capable of complying with the maximum 20% reflectivity requirement. As detailed in the Indicative Glass Selections prepared by façade engineers Noviion Engineering the LuxTech range of Glazing from OceaniaGlass would meet the requirements of the DCP, BASIX and Acoustic Reports. This will be further detailed during detailed design. Council can ensure compliance through the imposition of a condition of consent, requiring confirmation of proposed glazing compliance prior to issuance of a construction certificate. Shadow Diagrams and Window-to-wall Ration Diagrams are provided in the Architectural Plans in **Appendix 4.** The BASIX Certificate (**Appendix 10**) confirms that all residential glass will be high performance double glazed that meets the BASIX performance requirements.	
3.3 Urban Heat and Shade	b) For medium and high density development (FSR>1), where surfaces on rooftops or podiums are used for communal open space or other active purposes, the development must demonstrate that at least 50% of the accessible roof area complies with one or a combination of the following: i. Be shaded by a shade structure, ii. Be shaded by solar panels, iii. Be covered by vegetation, iv. Provide shading through canopy tree planting, to be measured on the extent of the canopy cover 5-10 years after planting. iv. Provide shading through canopy tree planting, to be measured on the extent of the canopy cover 5-10 years after planting.	50% of the accessible roof area (Level 3 communal open space) will be shaded by landscaping and canopy tree planting (68sqm of 136sqm). This is compliant with the control. Refer to DA801 Shade and Urban Heat Island diagram within the Architectural Plans for more detail (**Appendix 4**).	**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, hydrochlorofluorocarbons and Halogenated flame retardants. c) Engineered stone products must be handled in accordance with the appropriate standards. The Statement of Environmental Effects should identify any area where the guidance cannot be met due to the unavailability of alternative products.	The proposal can comply with this requirement. This will be detailed at CC stage.	**YES**
3.5 Design and Construction impacts	a) Design to minimise demolition of existing structures where possible. b) Design structures to allow reduced Portland cement in concrete mixes and steel profiles with high recycled content and reduced embodied carbon where appropriate. c) Design for prefabricated elements where suitable. d) Standardise details to avoid cutting materials on site. e) Avoid finishes and materials with warranties of less than 20 years. A Life Cycle Assessment (prepared by a suitably qualified person) should be provided for all development over 1,000m2 GFA detailing how design and construction impacts have been minimised.	It is not feasible to retain any existing structures on site due to their age and condition. The proposed development has been designed with a focus on using quality finishes and materials that have long expected life spans.	**YES**
S.4 Integrated Urban Water Management	a) All development must demonstrate the prioritisation of water conservation measures to minimise water consumption.	The development has included a number of 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. d) Any other relevant provisions described in Part O – Stormwater Management may still apply.	The proposed development incorporates the following stormwater management measures: • 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 of the project and will be connected for non-potable water usage purposes; and • A 'dry creek bed' along the southern edge to facilitate water runoff and remove potential overland flows to downstream properties.	**YES**