ATTACHMENT 3 - LANE COVE DCP ASSESSMENT TABLE OF COMPLIANCE

<u> PART B – GENERAL</u>

| 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 | The proposal would not result in the isolation of No. 12 Finlayson Street given the potential to develop under the LMR Housing Policy. | Yes |
| cannot be developed in compliance with the relevant planning controls, including Lane Cove LEP 2009 and this DCP. | Notwithstanding, the applicant made offers in line with the relevant planning principle as outlined in the Statement of Environmental Effects. | |
| B.6 Environmental Management | | |
| 6.1 Sunlight to Public Spaces | | |
| (a) 2 hours of solar access to 50% of new and existing public plazas between 11am and 2pm on 21st of June. | The proposed development does not overshadow the public plaza areas in the relevant period. | Yes |
| 6.3 Energy and Water Efficiency for Buildin | gs | |
| (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. | Yes |
| (b) Maximise the utility of natural light to reduce the need for artificial lighting during daytime hours. | The proposal has a northern aspect which provides for high levels of natural light. | 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. | The proposal provides 67% of apartments as naturally cross ventilation above the 60% minimum standard. | Yes |
| (d) Orientation of building and facade design of all developments should capture and manage solar access, natural ventilation and breezes into the building. | As above. | 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 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. | Not proposed. | 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. B 8 Safety and Security | A rainwater tank is required as per BASIX and includes re-use. | Yes |

| DCF | ² Control | Proposed | Complies |
|-------------------|--|--|----------|
| (a) (b) (c) | Ensure that the building design allows for casual surveillance of access ways, entries and driveways. Avoid creating blind corners and dark alcoves that provide concealment opportunities in entry areas, pathways, stairwells, hallways and car parks. 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. | Yes |
| 81 | 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 includes a design that addresses both Finlayson Street (at the lower ground level) and Rosenthal Avenue (at the upper ground level). | Yes |
| (b) | Minimise impact of services and vehicle access on the street character, activation and amenity of the street and public spaces. | The proposed development provides a singular vehicular access point at the western end of the Finlayson Street frontage which is supported by NSROC DRP and Council's Traffic Section. | Yes |
| (c) | Integrate artwork. | Given the proposals adaptive re-use of a heritage item, further design articulation through artwork is not required. | Yes |
| (d) | All development is to face the street and/or public open spaces and provide uses at ground level that provide activity. | The proposed development where facing the commercial zone provides an active frontage. | Yes |
| 8.1. | 2 Residential Development | | |
| (f) | All ground floor uses are to have direct access from the street. | Provided. | Yes |
| 8.2 | Passive Surveillance | | |
| (a) | All development at ground level is to offer passive surveillance for safety and security of residents and visitors. | Provided. | Yes |
| (b) | All development is to contribute to the safety of any public domain areas. | Provided. | Yes |
| (C) | Development is to optimise the visibility, functionality and safety of building entrances. | The proposed development provides highly functional, visible and safe building entrances. | Yes |
| (d) | Development is to improve casual surveillance | The proposed development provides high level of casual surveillance internal to the development site and externally towards the public domain. | Yes |
| (e) | Minimise concealment in all development. | The design limits concealment at the upper ground level and lower ground level through the building addressing the street frontages and any articulation elements being orientated towards the street. | Yes |
| (f) | Control access to mixed use | The proposed development incorporates | Yes |
| | uevelopment. | suitable security measures including | |

| DCP Control | Proposed | Complies |
|---|--|----------|
| | delineating access to ministry and residential parking areas, providing direct access to car parking, providing a separate lobby for residential uses and the provision of apartments (with the exception of the rectory) at higher levels. | |
| Part B.9 Heritage | | |
| 9.1 Heritage Items and the Conservation The proposed development provides for the | | Yes |
| Area | adaptive reuse of a heritage item with the | |
| 9.2 Adaptive reuse of heritage items | extent of conservation deemed acceptable | Yes |
| 9.3 Development in the vicinity of heritage | by the external heritage advisor | Yes |
| items | (Attachment 11). | |

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 | The subject site has an area of 3,763m ² | Yes | |
| flat developments is 1,500m ² . | | | |
| 3.3 Building Depth | | | |
| The maximum residential flat building | 19m to 25m | No, | |
| depth is to be 18 m. | | variation | |
| | | required. | |
| This depth is evolutive of helponics | Donth is evolusive of heleonice | Vaa | |
| 2 A Duilding Width | Depth is exclusive of balconies. | res | |
| 3.4 Building Width | The managed building width is COm | Nia | |
| huilding fronting the street shall be | The proposed building width is 63m. | INO, | |
| 40m (24m for Einlayson) | | roquirod | |
| 4011 (3411 101 1 111ayson). | | required. | |
| Greater widths may be permitted if the | | | |
| proposed building articulation is | | | |
| satisfactory in the streetscape. | | | |
| | | | |
| 3.5 Setbacks | | | |
| 3.5.1 Front/Street | | | |
| Special areas are subject to block | The proposed development complies at 1-4 storeys, | No, | |
| plans. The site has a 6m front setback | but proposes an encroachment at storeys 5 and | variation | |
| control to both frontages up to 4 | above (6m in lieu of 9m) towards the corner of | required. | |
| storeys and 9m at 5 storeys and | Finlayson Street and Rosenthal Avenue. | | |
| above. | | | |
| | | | |
| To the boundary within the R4 zone, | Complies. | Yes | |
| the minimum side and rear setback | | | |
| snall be: | | | |
| 6m up to 4 storovs | | | |
| 9m for 5-8 storeys | | | |
| | | | |
| 3.5.3 General | | | |
| In general, no part of a building or | The proposed basement encroachment into the | No, | |
| above ground structure may encroach | Finlayson Street front setback is considered | variation | |
| into a setback zone. Exceptions are: | acceptable on merit noting the encroachment is | required. | |
| L Engrouphments into the activest | limited to the area utilised by the vehicle crossing | | |
| The set of | above. | | |
| for underground parking structures | | | |
| no more than 1 2m above ground | | | |

| PART C RESIDENTIAL DEVELOPMENT | | | |
|--|---|----------|--|
| DCP Control | Proposed | Complies | |
| 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. | | | |
| 3.6 Building Separation (within deve | lopments) | | |
| Unless indicated elsewhere through block controls within the DCP, separation distances within a development are the same as provided under the ADG. | Satisfactory as determined by the heritage referral and ADG assessment. | Yes | |
| 3.7 Fences | | | |
| | The front fencing design integrates into the Canopy materiality and is otherwise lightweight open-style palisade fencing. | Yes | |
| 3.8 Excavation | | | |
| Excavation for major development is to be contained as close as practicable to the footprint of the development. | The proposed excavation is limited as close as practical to the building footprint, to optimise location of deep soil areas to street frontages and promote heritage conservation. | Yes | |
| Uses at ground level are to respond to the slope of the street by stepping frontages and entries to follow the slope. | As previously discussed the design responds to the differing topography of Rosenthal Avenue and Finlayson Street. | 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. | The extent of excavation is impacted by heritage conservation and the quantum provided is considered satisfactory as outlined in this planning assessment. | Yes | |
| 3.9 Design of Roof Top Areas | | ł | |
| 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 private open space areas at the eight storey do not result in any amenity impacts for occupants or adjoining properties. | 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 40m ² . 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 | |

| PART C RESIDENTIAL DEVELOPMENT | | | | |
|---|---|------------|--|--|
| DCP Control | Proposed | Complies | | |
| In residential flat buildings and the | The proposed development does not provide any 1 | No, | | |
| residential component of mixed-use | bedroom apartments. | variation | | |
| buildings, development should | | proposed. | | |
| include a mix of 1-, 2- and 3-bedroom | | | | |
| should be provided | | | | |
| 3 11 Private Open Space (balconies | 3 11 Private Open Space (balconies and terraces) | | | |
| Refer to Part 4E of the ADG Compliance | ce Table. | | | |
| 3.13 Storage | | | | |
| Refer to Part 4G of the ADG Complian | ce Table. | | | |
| 3.14 Solar Access (refer Part C- 1.8) | | 0 | | |
| DCP Control Prop | OSEC | Complies | | |
| between 9am and 3nm mid-winte r | The shadow diagrams submitted with the | 165 | | |
| between sum and opin mid write. | development application demonstrate compliance | | | |
| (b) 10% max single orientation. | with solar access provisions for the subject site and | | | |
| | adjoining development. | | | |
| (c) Where adjacent dwellings and | | | | |
| their open space already receive less | | | | |
| than the standard hours of sun, new | | | | |
| development should seek to maintain | | | | |
| | | | | |
| (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 | | | | |
| Refer to Part 4B of the ADG Complian | ce Table | | | |
| 3 16 Visual privacy | | | | |
| Refer to Part 3F of the ADG Compliand | ce Table | | | |
| 3.17 Communal Open Space | | | | |
| Refer to ADG Compliance Table | | | | |
| 3.18 Landscaped Area | | | | |
| A minimum of 40% of the site area is | Total of 26.1%. | No, | | |
| to be planted, comprising 25% | | variation | | |
| minimum of 15% planting on | | required. | | |
| structures or landscaped area | | | | |
| | | | | |
| 3.19 Planting on structures | | | | |
| Council's Landscape Officer has raised | d no issues with the proposed landscape plan subject to | conditions | | |
| of consent. | | | | |
| Large trees - min soil volume | Landscape Plans confirm the proposed landscaping | Yes | | |
| 150m3, min soli deptin 1.3m, min soli | on structures will comply with the requirements of | | | |
| 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 | | | | |
| Turf – min soil depths 100-300mm | | | | |

| PART C RESIDENTIAL DEVELOPMENT | | |
|--------------------------------|----------|----------|
| DCP Control | Proposed | Complies |
| | | |

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 | 10 of 48 apartments are adaptable | 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 | 9.51% deep soil provided | No, variation required. |
| 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. | The development has incorporated WSUD. | Yes |
| 3.6 Canopy Cover | 35% | 22% | No, variation required. |

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 |
| 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. | ~50% | Yes |
| S.3 Resilience and He | alth | | |
| Provision | Provision | Proposal | Complies |
| 3.1 Natural Ventilation | a) For an 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 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 overshadowed 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. | Complies. | Yes |

| S.2 Achieving Net-Zero | | | |
|------------------------------|---|-------------|----------|
| Provision | Provision | Proposal | Complies |
| | 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 He | alth | | |
| Provision | Provision | Proposal | Complies |
| 3.3 Urban Heat and Shade | Shading by vegetation, and roof covering requirements (SRI). | Can comply. | 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. | Can comply | Yes |

| 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. | 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 | Rainwater tank and OSD is to the satisfaction of Council's Development Engineer. | Yes |