

Appendix "E"
Sutherland DCP Compliance Table

Sutherland Shire Development Control Plan 2015 CHAPTER 5 – MULTI DWELLING HOUSING (R3 Medium Density Zone)			
REQUIRED	PROPOSAL	COMPLIANCE	NOTES
Cl.1.2 – Streetscape & Building Form			
Cl. 1. A minimum site width of 20m is required for multi dwelling development. Where a variation is proposed, Council must be satisfied that:	Rosebery Street frontage= 20m	Yes	
Cl.2. Development must be designed and sited so that it addresses the street and must have a clearly identifiable entry.	Good street address provided – The sole ground Floor unit A104 was amended to provide opening presenting to street to improve street address (and amenity to this unit). Clearly identifiable entrance to building lobby is provided from street. Delineated pedestrian and vehicular access provided.	Yes	
Cl. 3. Individual dwelling entries must be designed to ensure safe pedestrian access and easy way finding.	The Lobby entrance is centrally located at Ground Floor and easily identified from the street. The main lobby area extends further into the building to the lift lobby to levels above and a gallery to 3x units at the rear of the Ground Floor level.	Yes	
Cl. 4. Driveways and other communal paved areas should enhance a sense of place through the use of quality treatments. Unit pavers or textured materials are to be used for hard surfaces; bitumen is not to be used.	Two toned paving (Eco trihex), path and COS areas is proposed. From the landscape plan, it appears the same paver is proposed to the driveway however this is not noted. If supported a condition will be imposed to suitable finish to driveway.	Yes	
Cl. 5. Development for multiple dwellings may consist of 3 storeys above existing ground level in addition to any basement.	4 storey development is proposed.	No	
Cl. 6. Roof forms are to be designed to an appropriate size, mass and separation in order to be compatible with the scale and character of existing buildings	Acceptable.	Yes	

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and landscape elements.			
Cl. 7. The building form must be articulated to avoid large expanses of unbroken wall, and to visually reduce bulk.	No large expanses of walls are proposed.	Yes	
Cl. 8. Facades are to be composed with an appropriate scale, rhythm and proportion, which respond to the desired character of a locality.	Found to be satisfactory within context as discussed through Assessment Report.	Yes	
Cl. 10. Extensive use of highly reflective materials is not acceptable for roof or wall cladding.	Elevations are comprised primarily of brick.	Yes	
Cl. 11. The need for additional building services (e.g., electricity kiosk/substation and fire services facilities) must be co-ordinated and integrated with overall design of the development.	Can be addressed	Yes	
Cl.2.2 – Building Setbacks			
<u>Cl.2</u> <u>Street Setbacks</u> <u>Front</u> 7.5 or established (primary street frontage) <u>Side</u> 1.5m (ground floor) 3.0m (second storey) 1m from storey below (third storey). 4m <u>Rear</u> 4.0m	Adjoining north = 8.6m Adjoining south = 4m Average – 6.3m Proposal – 4m-6.2m <u>Side – North/South</u> 3-6m 3-6m 3.6m <u>Rear</u> 4.05m	 On merit Yes Yes No Yes	 Provides acceptable transition between RFB and dual occupancy.
Cl.3.2 – Landform			
Cl. 1. Developments should avoid any unnecessary earthworks by designing and siting buildings within the natural slope of the land.	Excavation proposed to accommodate basement level. Suitable stormwater management proposed to site.	Yes	

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Cl. 2. Earthworks must not alter ground water levels or surface stormwater flows to the extent that trees and bushland vegetation, water bodies or other property are adversely affected.	Condition will be imposed to require ground levels surrounding excavation basement to be retained / reinstated prior to completion of works.		
Cl. 3. Natural ground level surrounding the development and at property boundaries must be retained or reinstated prior to the completion of works.			
Cl.4.2 – Landscaping			
Cl. 1. Hard surface areas within the street frontage shall be limited to a maximum of 50% of the area of the front setback, with the remaining 50% occupied by deep soil landscaping.	Achieved- the setback to Rosebery comprises primarily landscaped areas (and access).	Yes	
Cl. 3. Development should be designed to retain existing canopy trees in good health in the vicinity of side, rear and front setbacks, including on adjoining land.	Tree retention and management is acceptable subject to conditions.	Yes	
Cl. 4. A minimum of 2 indigenous canopy trees that will attain a minimum mature height of 5m must be planted within 3m of the front boundary and a minimum of 2 indigenous canopy trees that will attain a minimum mature height of 5m must be planted within 2m of the rear boundary.	New planting proposed is supported by Landscape referral.	Yes	
Cl. 6. Where there are no continuous overhead power lines, a minimum of 1 indigenous canopy street tree that will attain a minimum mature height of 6m, must be planted at maximum spacing of 7.5m, at a minimum distance of 1 metre from the kerb and/or footpath, and/or masonry fence or retaining wall. Street trees must be selected from Council's technical specifications and	New planting proposed is supported by Landscape referral.	Yes	

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Native Plant Selector available on Council's website.			
Cl. 7. Any privacy fencing must be appropriately landscaped with screen planting.	Landscape scheme is supported.	Yes	
Cl. 8. Appropriate paving must be provided to driveways, walkways, entries, fire egress points, garbage bin enclosures, letter boxes, clothes lines and under pergolas.	Suitable hardstand treatment is proposed throughout the site.	Yes	
Cl. 16. A communal rainwater tank and pump should be located underground in common open space. Common open space areas must be provided with a water efficient irrigation system and taps at a minimum 25m intervals connected to the rainwater tank. Each private open space must be provided with a tap connected to the rainwater tank.	No RWT shown on plans, however irrigation system incorporated within design. If supported, conditions included to ensure suitable connection	Yes, By condition	
Cl. 17. An external energy efficient lighting system is to be provided for pedestrian access and driveways located within communal open space.	Readily addressed by condition.	Yes	
Cl.5.2 – Building Layout, Private Open Space & Solar Access			
Cl. 1. New developments shall be sited and designed to maximise direct sunlight to north-facing living areas, communal open space and private open space areas.	Access to solar is supported. COS at roof top provides high levels of solar access. Dwellings/COS requirements meet ADG.	Yes	Overridden by ADG per Cl. 149 of SEPP (Housing).
Cl. 2. New developments shall incorporate passive solar building design, including the optimisation of sunlight access to living areas and the minimisation of heat loss and energy consumption, to avoid the need for additional artificial heating and cooling.	Reasonable solar access to living areas. If supported, conditions will require some additional windows to further enhance solar access.	Yes, by condition	Overridden by ADG per Cl. 149 of SEPP (Housing).
Cl. 3. For at least 75% of residential units in a development, living	Refer ADG compliance table.	See separate table.	Overridden by ADG per Cl.

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rooms and private open spaces should receive a minimum of 3 hours direct sunlight between 9am and 3pm in midwinter.			149 of SEPP (Housing).
Cl. 4. Lightwells must not be used as the primary source of daylight in habitable rooms.			
Cl. 5. Each dwelling is to provide an area of private open space level that has a minimum area of 36m ² with minimum dimension of 5m, of which 9m ² must be paved.			
Cl. 7. The primary living area of a dwelling is to provide direct access to its private open space.	Provided.	Yes	
Cl. 8. For the proposed multi dwelling development: a. Orientate the area of private open space to take advantage of the northern solar access. b. Ensure 10m ² of private open space has 3 hours of solar access between 9:00am and 3:00pm at the winter solstice (21 June). c. Overshadowing by vegetation should be ignored, d. Overshadowing by fences, roof overhangs and changes in level should be taken into consideration.	Large proportion of private open spaces are oriented north.	Yes	
Cl. 9. For the neighbouring dwellings: a. Ensure 10m ² of private open space has 3 hours of solar access between 9:00am and 3:00pm at the winter solstice (21 June); b. Ensure windows of living areas have 3 hours of solar access between 9:00am and 3:00pm at the winter solstice (21 June); c. Consideration will be given to reduced solar access where the proposed dwelling is generally compliant with all development standards and controls, and the extent of impact is the result of	Suns eye diagrams have been provided which demonstrate that 2 hours solar access is provided to north facing units and POS.	No	2 hours achieved, per RFB.

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orientation, site constraints, and or existing built forms.			
<p>Cl. 10</p> <p>Each dwelling is to provide a secure storage space, 50% of which is inside the dwelling. The storage requirement is as follows:</p> <p>a. One bedroom unit - 6m³</p> <p>b. Two bedroom unit – 8m³</p> <p>c. Three bedroom unit – 10m³.</p>	Refer ADG compliance table.	Refer separate table.	Overridden by ADG per Cl. 149 of SEPP (Housing).
<p>Cl. 11</p> <p>Suitable clothes drying facilities shall be provided. They shall not be visible from a public place and shall have access to sunlight.</p>	Can be accommodated within laundries.	Yes	
Cl.6.2 – Visual & Acoustic Privacy			
<p>Cl. 1.</p> <p>Locate, orientate and design new development to ensure visual privacy between buildings and between buildings and adjacent private open space.</p>	<p>Suitable privacy outcomes through design measures including openings at 6m setback, otherwise solid walls and screening. Trafficable areas are restricted to the edge of rooftop COS creating acceptable separation (in addition to planting/screening and structures that will restrict reciprocal overlooking between future occupants and adjoining neighbours to south in existing RFB.</p> <p>Some additional design measures would be sought to the gallery (south) and window adjoining lift (north) to manage privacy from these circulation areas.</p>	Yes	
<p>Cl. 2.</p> <p>Use building design to increase privacy without compromising access to light and air.</p>	Sufficient light and air can be further enhanced by additional openings to be required by conditions, if supported.	Yes	
<p>Cl. 4.</p> <p>All noise generating equipment such as air conditioning units, swimming pool filters, fixed vacuum systems and driveway entry shutters must be designed to protect the acoustic privacy of residents and neighbours. All such noise generating equipment must be acoustically screened. The noise level</p>	Readily addressed by condition.	Yes	

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generated by any equipment must not exceed an LAeq (15min) of 5dB(A) above background noise at the property boundary.			
Cl. 5. Residential development adjacent to a rail corridor or a busy road as identified on the Road and Rail Noise Buffer Map should be sited and designed to include noise and vibration attenuation measures to minimise noise and vibration impacts. Refer to State Environmental Planning Policy (Infrastructure) 2007 [now SEPP (Transport & Infrastructure) 2021] and the NSW Department of Planning's Development near Rail Corridors and Busy Roads – Interim Guidelines.	<p>The site is not identified on the map as within the Rail Noise Buffer.</p> <p>The site is identified on the map as within the Road Noise Buffer area as AADT >400000.</p> <p>Noise and vibration attenuation measures will be required through conditions, if supported.</p>	Yes, by condition	
Cl.7.2 – Parking			
Cl. 2. Car parking for multi dwelling housing is to be provided at the following rates: 1 Bedroom: Min. 1 per dwelling (ie. 13) 2 Bedroom Min. 2.5 per dwelling (ie. 13) Max. 3 per dwelling	11 spaces proposed (all residential, 2 accessible)	No	Parking is not required under cl. 38(4) of SEPP (Housing) Represents 1 short if applied under the RMS Guide to Traffic generating Development rate (as would ADG defer to for RFB) – refer to ADG response table Appendix “E”.
Cl. 3. One (1) visitor car park is to be provided for every 4 dwellings in a multi dwelling development. (ie. 5)	No visitor		
Cl. 4. Developments with 10 or more dwellings must also provide 1 designated carwash bay with minimum dimensions of 3m x 7.6m.	No carwash		
Cl.8.2 – Adaptable Housing			
Cl. 1. All new multi dwelling housing must provide dwellings designed in accordance with the Australian <i>Adaptable Housing Standard (AS4299)</i> to	4 dwellings required to be allocated as adaptable. Four apartments have been identified as capable of achieving adaptable/livable standards.	Yes	

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Class C Certification at the following rates: <input type="checkbox"/> Development containing 3-5 dwellings – none. <input type="checkbox"/> Developments of 6 or more dwellings – 20% adaptable.			
Cl.8.3 – Liveable Housing			
Cl. 1. In addition to complying with the adaptable housing rates in clause 1 above, all new multi dwelling housing developments must provide 'livable dwellings (i.e., dwellings designed to Silver Standard <i>Livable Housing Design Guidelines</i>) at the following rates: <input type="checkbox"/> Developments containing 3-5 dwellings – 1 dwelling. <input type="checkbox"/> Developments of 6 or more dwellings –10% of dwellings.	2 dwellings required to be allocated as adaptable. Four apartments have been identified as capable of achieving adaptable/livable standards.	Yes	
Cl.9.2 – Safety & Security			
Cl. 1. A design for multi dwelling housings must demonstrate compliance <i>with Crime Prevention Through Environmental Design</i> guidelines.	The proposal is considered acceptable in regard to CPTED principles.	Yes	
Cl.10.2 – Waste Management Requirements			
Cl. 1. Provision must be made for waste management, including storage and collection, in accordance with Sutherland Shire Council's "Waste Collection Policy for Multi-Unit Dwellings and Residential Flat Buildings".	The management of waste has been subject of detailed discussions between Council's Waste Officer and Applicant due to issues around suitable outcomes for the street. In order to avoid loss of parking to facilitate street collection, onsite collection has been rendered necessary. The basement design (as amended provides suitable waste storage including separate bulky waste room.	Yes	
Waste Collection For New Multi-Unit Dwellings and Residential Flat Buildings			
Cl.4. A Waste Management Plan must accompany all Development Applications	A Waste Management Plan was submitted with the subject application. However, if supported, a revised WMP will be required through conditions given the necessary change in	Yes	

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	waste management arrangements.		
<p>5.1 Each dwelling is to be provided with an indoor waste and recycling cupboard (or other appropriate storage space) to store two days of garbage waste and recycling generation.</p>	Waste is capable of being stored within kitchen space.	Yes	
<p>5.5 Waste storage area/s is to be provided for all developments. They must be:</p> <ul style="list-style-type: none"> - Located in a position that is convenient for residents and collection services. - Situated behind the building line. - Maintain the amenity of the development and the character of the streetscape. - Constructed in accordance with the requirements of Building Code of Australia. <p>The location of waste and recycling facilities should minimise the impact on car parking and landscaping requirements of the development. In addition, facilities must also be designed to prevent litter and contamination of the stormwater drainage system.</p>	Waste location is sufficiently convenient and accessible for residents.	Yes	
<p>5.5.2 The development must provide a dedicated room or caged area for the storage of bulky household waste (whitegoods, mattresses, furniture etc.) awaiting collection. This area should be in addition to and adjacent to the development's waste storage area/s and the central collection area.</p>	A 12.75m ³ area within the waste storage area has been allocated for bulky waste. The area and location were found acceptable following waste referral.	Yes	
<p>Development must meet the requirements of the most applicable of the following waste collection systems:</p> <p>5.6.1 Kerbside Collections</p> <p>5.6.2 Wheel in/ wheel out Service</p> <p>5.6.3 On-Site Collection</p>	Per above, on-site collection will be required.	Yes	

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5.6.4 Bulky Household Waste Collection (20 or more dwellings)			
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