PART 2: LAND USE AND FLOOR SPACE

	CONTROL		EVALUATION	COMPLIANCE
2.2 LAND USE PROVISIONS				
a)	Land uses that are permissible and prohibited in the Bonar Street Precinct are specified in Rockdale LEP 2000.		The proposal is permissible on the site.	Yes
b)	Commercial uses, local shops, restaurants/ cafes or child care facilities should be located on at least part of the ground level of the building next to the Bonar Street/ New Road West intersection and the central square and community park.		The proposal does not include any commercial component.	Yes
c)	The preferred location for commercial uses is on the ground level of buildings with a direct street address.		Not applicable. The proposal does not include any commercial component.	N/A
d)	While the zoning does permit commercial premises, shops and restaurants, the LEP places a limit on the amount of floor space that may be used for these purposes (see Section 2.4 below).		Not applicable. The proposal does not include any commercial component.	N/A
e)	LEP 2000 also encourages the establishment, within the precinct, of child care centres and community facilities, by providing a floor space incentive for them (see Section 2.4 below),		Not applicable. The proposal does not include a childcare centre or community facility.	N/A
f)	Existing lawful land uses which have become prohibited under Rockdale LEP 2000 can continue to operate and may be redeveloped with Council consent in accordance with Division 10 of Part 4 of the EP&A Act, the incorporated provisions in Part 5 of the EP&A Regulation 2000.		Not applicable. The proposal includes the comprehensive redevelopment of the site.	N/A

	CONTROL		EVALUATION	COMPLIANCE
2.3 MIX OF DWELLING TYPES				
a)	Development is to provide a mix of dwellings as follows: i) Studios and one bedroom dwellings: Maximum 10%; ii) 3 or more bedroom dwellings: Minimum 15%; and iii) Dwellings with a study: Minimum 10%.		The proposed dwelling mix is as follows: i) Studios and 1 bedroom dwellings: 14% (42), ii) 3 or more bedroom dwellings: 8% (24), and iii) Most apartments have a study/media room. The above requested variations are considered reasonable on the following grounds: • The proposed dwelling mix provides for contemporary residential accommodation that is affordable to a wider cross section of the community and meets the current market demand. Large apartments (3 bedrooms or more) are limited in demand because they are less affordable. Studios and 1-bedroom apartments are increasing in demand because of affordability issues, • The proposed apartments have a spacious internal arrangement that is light filled and offers high levels of occupant amenity, which is enhanced through the use of modern fixtures and fittings, and • On a broader scale, the supply of new dwellings is not meeting current market demand and the property development industry is being overshadowed by global financial instability. It is important to encourage new residential development where sufficient market demand exists.	Partial
b)	At least 50% of ground floor dwellings are to have direct pedestrian access off the street.		Where possible, ground floor courtyards are provided with direct pedestrian access from the street.	Yes
c)	At least 60% of ground floor dwellings are to have courtyards.		All ground floor dwellings have courtyards.	Yes
d)	A minimum proportion of dwellings must be provided as accessible housing, in accordance with section 7.1.4 of DCP 28 - Requirements for Access (Generally, this requires more than 2% of all dwellings in a building to be accessible)		The development is fully accessible for people with a disability. 3.3% of apartments (10 apartments) have been designed as accessible.	Yes
e)	Development on land with a 3 storey building height limit is to be provided as terrace style housing.		Not applicable. The proposal is not on land with a 3-storey height limit.	N/A

	CONTROL		EVALUATION	COMPLIANCE
2.4 FLOOR SPACE PROVISIONS				
a)	Floor space controls for the Bonar Street Precinct are included in Rockdale LEP 2000. These FSRs regulate the total floor space of all buildings within a development site rather than individual buildings or separate parts of the development site.		The proposal complies with the floor space ratio for the site (2:1) – refer to Architectural drawings Cover Sheet and supporting FSR calculations.	Yes
b)	In calculating FSR, the 'site area' is to include any new roads, road widenings, pedestrian links, stormwater easements and open space on the site which may be designated for public use as part of a Development Application.		Noted	Yes

PART 3: BUILT FORM

	CONTROL		EVALUATION	COMPLIANCE
3.2 BUILDING LOCATION AND HEIGHT PROVISIONS				
a)	Buildings in Stage 1 developments are to be constructed in the locations indicated in the Building Setback and Building Height Plans.		The proposed development has been designed to comply with the height, siting and setback requirements contained in Maps 3 and 4 of the DCP.	Yes
b)	Buildings in the future stages of development are encouraged to be located in the positions shown as "indicative building envelopes" in the Future Stages Height Zones Plan (Map 7) but may be provided in alternative locations, through submission of a comprehensive development application or development control plan, provided the alternative locations of the buildings will still achieve a satisfactory relationship between buildings, retain satisfactory and functional open space areas and otherwise meet the overall objectives and requirements of this DCP.		The proposed buildings are located in the locations identified by Map 7 of the DCP.	Yes
c)	Building height limits for the Bonar Street Precinct are set in Rockdale LEP 2000.		The proposal complies with the height requirements.	Yes
d)	To comply with these height limits, development in Stage 1 must not exceed the maximum height identified in the Building Height Plan (Maps 3 and 5) and development in future stages must not exceed the maximum height shown in the Future Stages Height Zones Plan (Map 7).		The proposal seeks variation to the height control, which is detailed in section 5.1.5 of the Environmental Assessment Report.	Refer EA Report

	CONTROL		EVALUATION	COMPLIANCE
e)	New buildings within the precinct must not cause unacceptable overshadowing of low density residential properties surrounding the precinct. All proposed developments within the precinct must be designed to ensure that all north-east, north and north-west facing windows within existing or prospective dwellings surrounding the precinct, and any presently unshaded private yards attached to those dwellings, will receive at least 3 hours of sunlight between 9 am and 3 pm in mid-winter. To this end, shadow diagrams must be submitted with the development application to confirm this.		The proposed building heights and footprints are consistent with the site specific requirements of DCP No.80 and the shadows cast by the future buildings are therefore considered acceptable.	Yes
f)	The minimum floor to ceiling height in residential buildings is to be 2.7m.		The floor to ceiling height in all levels of the proposed development will be 2.7 metres.	Yes
g)	Commercial and retail components should have a minimum floor to ceiling height of 3.3 metres.		Not applicable. The proposal does not include any commercial component.	N/A
h)	Any building or structure proposed to be erected within the precinct with a height greater than 15.24 metres above ground level (measured to the topmost point of the building or structure) requires approval from Sydney Airports Corporation Limited under the Commonwealth's Civil Aviation (Building Control) Regulations 1988.		Various parts of the development have a height in excess of 15.24 metres above ground. The application will require approval from the Sydney Airports Corporation Limited.	Yes
3.3 BUILDING SETBACK PROVISIONS				
a)	For Stage 1 developments, exterior building walls must comply with the setbacks identified in the 'Building Façade Articulation' zone shown in the Building Setbacks Plan (Maps 4 and 6) and in the Detail Sections (Map 8 and Sections 1-1 to 11-11).		Setbacks are in accordance with DCP No.80.	Yes
b)	The 'Building Façade Articulation' zone consists of a minimum, a maximum and an average setback.		Noted	Yes
c)	The average setback is identified as a thick black line in the centre of the 'Building Façade Articulation' zone.		Noted	Yes
d)	Minimum and maximum setbacks are shown as dashed lines in the 'Building Façade Articulation' zone.		Noted	Yes

<table>
<tr><th></th><th>CONTROL</th><th></th><th>EVALUATION</th><th>COMPLIANCE</th></tr>
<tr><td>e)</td><td>For future stages development sites not identified in the Building Setbacks Plan, an average setback of at least 5m is required from road boundaries, and this is to be measured from the road alignment after any road widening identified in the DCP.</td><td></td><td>Not applicable to the subject site.</td><td>N/A</td></tr>
<tr><td>f)</td><td>Building projections outside the main external enclosing wall such as balconies, awnings, columns, fin walls etc. which are not included as GFA may encroach into the minimum setback by no more than 1.5 metres. However, for safety reasons, balconies must not be built closer than 1.5 metres to the alignment of any footpath below.</td><td></td><td>Balconies are setback 3m from the property boundaries.</td><td>Yes</td></tr>
<tr><td>g)</td><td>Building walls must not have a length greater than 40 metres without a variation to the articulation of the façade.</td><td></td><td>The greatest length of proposed building façade without variation to the articulation is 25 metres in length.</td><td>Yes</td></tr>
<tr><td>h)</td><td>Building setbacks from road frontages are to be wholly available as deep soil planting zones clear of car parking structures. Building façade articulation zones should be co-ordinated with deep soil planting zones and landscape plans to optimise root and canopy space for large trees along street frontages.</td><td></td><td>The basement walls have been located to ensure that deep soil area is located forward of all buildings at ground level.</td><td>Yes</td></tr>
<tr><td>i)</td><td>Suggested separation distances between buildings are shown in the table below.
<table><tr><td>Buildings up to 12 metres in height</td><td>• 12 metres between habitable rooms/ balconies
• 9 metres between habitable rooms/ balconies and non-habitable rooms
• 6 metres between non-habitable rooms</td></tr><tr><td>Buildings up to 25 metres in height</td><td>• 18 metres between habitable rooms/ balconies
• 13 metres between habitable rooms/ balconies and non-habitable rooms
• 9 metres between non-habitable rooms</td></tr></table>Development that does not meet these separation distances is to demonstrate that building massing and space between buildings are appropriate in the context, and internal amenity is satisfactory in terms of visual and acoustic privacy and daylight access.</td><td></td><td>Buildings A-D: 15.5-18 metres (complies);
Buildings D-C: 14-16 metres (complies);
Buildings C-B: 10.5 metres (complies); and
Buildings B-A: 15-16 metres (partially complies).
The separation between Buildings B-A complies apart from Levels 5 and 6 where a 3 metre variation is sought between the bedroom windows of Building B and the bedroom windows and balconies of Building A. Any privacy impacts can be suitably addressed by use of obscure glazing and/or screening.</td><td>Yes</td></tr>
</table>

	CONTROL		EVALUATION	COMPLIANCE
j)	Despite the building location and setback requirements in the Building Setback Plans, the setback of any proposed residential building from adjoining industrial premises should be increased to the maximum extent possible, provided other provisions of this DCP, such as the maximum floor space ratio and building height provisions, the required building setbacks from streets and the minimum residential building separation distances, can still be met.		The buildings have been designed to comply with the building siting requirements of the DCP. This will ensure the proposed setbacks will allow for adequate privacy and access to sunlight and natural ventilation.	Yes
3.4 BUILDING DESIGN PROVISIONS				
3.4.1 General Controls				
a)	Development on land with a 12 metre height limit is to be provided as terrace style housing.		Not applicable to the subject site.	N/A
b)	Residential development should be generally consistent with the guidelines for Building Design in Part 3 of the Residential Flat Design Code which accompanies State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development. This includes guidelines for the following: i) Building Configuration – including: apartment layout, apartment mix, balconies, ceiling heights, flexibility, ground floor apartments, internal circulation, mixed use and storage. ii) Building Amenity – including: acoustic privacy, daylight access and natural ventilation. iii) Building Form – including: awnings and signage, facades and roof design. iv) Building Performance – including: energy efficiency, maintenance, waste management and water conservation.		An assessment under the provisions of the Residential Flat Design Code is provided at **Annexure 9** of the Environmental Assessment report.	Yes
c)	Any child care centre must be designed in accordance with the requirements of Development Control Plan No 31 - Child Care Centres.		Not applicable. The proposal does not include a childcare centre or community facility.	N/A
d)	The height, bulk, scale and massing of new buildings in each street block is to be cohesive.		The buildings have been designed to comply with the requirements of the DCP to ensure cohesiveness.	Yes

	CONTROL		EVALUATION	COMPLIANCE
e)	The modulation, articulation and architectural expression of buildings between and within each block is to have variety and visual interest.		The elevations have been designed to display extensive articulation to ensure that the building provide visual interest to the streetscapes.	Yes
f)	Articulation of each building should be integrated with the building design and its massing.		The articulation of the facades is a result of the internal layout, which includes projecting rooms and balconies. This ensures integration of the articulation with the massing and the overall design of the building.	Yes
3.4.2 Roof Design				
a)	Roof-top and wall mounted equipment including building plant are to be integrated into the overall design of buildings.		The proposal contains rooftop structures that will fully conceal and plant. There are also areas of plant located in the basement. No plant is visible from the public domain.	Yes
b)	The roof level of buildings may be used as communal open space or be articulated with differentiated roof forms.		The roof form is articulated with an expressed parapet form and roofline	Yes
c)	Mechanical exhaust / plant located on roof tops should be integrated within the building fabric or concealed behind a parapet.		No plant is visible from the public domain.	Yes
d)	Use low glare roof materials.		Appropriate colour will be selected for the roof surfaces to minimise glare.	Yes
3.4.3 Facades				
a)	Building facades are to be articulated with a variety of building design elements including varied setbacks of main building walls, varied patterns of horizontal and vertical expression, and variations to balconies, windows, screens, sun control devices, textures, materials and finishes.		As detailed on the plans and supporting photomontages.	Yes
b)	The facade of any building wall containing non-residential use is to be articulated to distinguish it from walls containing residential uses in the building.		The proposal does not include any commercial component.	Yes

	CONTROL		EVALUATION	COMPLIANCE
c)	Basements are to be below finished ground level where possible. Basements may only protrude above ground level to the extent permitted by Rockdale LEP 2000 (see definition of 'storey'). In buildings where basements protrude above ground level: i) basements are to be provided with natural ventilation; ii) setbacks at ground level are to include various design measures including landscaping and articulation of walls to avoid monotonous exposure of basement walls; iii) the basements do not extend in front of the setback from the street of the building above any point; and iv) a continuous path of travel is to be provided in accordance with AS1428.1 for any public or common access to the foyer of buildings.		The proposal seeks variation to the height control, which is detailed in section 5.1.5 of the Environmental Assessment Report.	Refer EA Report
d)	Balcony enclosures will not be permitted now or in the future on new unit developments.		All balconies are proposed to be open in style.	Yes
3.4.4 Building Materials				
a)	Achieve development that uses finishes that are of high quality and have long life.		High quality materials have been selected for the buildings that will ensure sustained appearance.	Yes
b)	The material selection should reflect best practice of the time, and display a combination of the following Ecologically Sustainable Development qualities: i) low embodied energy ii) durability iii) recycled or capable of being recycled iv) non-polluting in manufacture, use and disposal v) a healthy indoor air quality through minimised toxic fume emission and off gassing.		The proposed materials and finishes embody the principles of durability and energy efficiency. All materials are capable of being recycled for future use.	Yes
c)	Use building materials that minimise the need for chemical pest control and maximise the opportunities for integrated pest management.		All buildings will be capable of effective pest management.	Yes
d)	Reduce the need for artificial heating and cooling through the use of principles of thermal mass, glazing and insulation.		The proposed development complies with the thermal comfort requirements of BASIX.	Yes

	CONTROL		EVALUATION	COMPLIANCE
e)	Improve thermal performance of buildings through appropriate insulation in walls, ceilings and roofs.		The proposed development complies with the thermal comfort requirements of BASIX.	Yes
f)	Ensure that the use of timber does not contribute to the destruction of old growth forests, native or foreign rainforest.		The proposal will not use timber from old growth forests.	Yes
g)	Visible light reflectivity from building materials used on facades, including glass, should not exceed 20%. (A reflectivity index of 20% means that 20% of light falling on a surface is reflected, while 80% is either absorbed or passes through the material.)		The facades contain a mix of glazing and masonry and steel. The reflectivity of these materials can be confirmed prior to a construction certificate for above ground works.	Yes
h)	All external plumbing must be recessed or concealed, and all exposed internal plumbing shall be ducted or concealed. Copper pipes must be exclusively used between the meter and service points.		The development has been designed to contain all plumbing within service ducts of the development. No plumbing will be visible on the external elevations of the buildings.	Yes
i)	The erection of more than one TV antenna on any one residential flat building is not permitted. Applicants are advised to provide one master antenna with concealed ducting at the time of the erection of the building.		The proposed development is to be serviced with communications cabling. Not more than one antenna will be installed on each building.	Yes
j)	All power lines and telephone lines must be underground from the property boundary. Any posts associated with the power or telephone lines must be of galvanized pipe.		All power cabling and service cabling will be located below ground where appropriate.	Yes
3.4.5 Internal amenity and passive design for ESD				
a)	Refer to the guidelines in the SEPP 65 Residential Flat Design Code.		An assessment under the provisions of the Residential Flat Design Code is provided at **Annexure 9** of the Environmental Assessment report.	Yes
b)	Achieve cross ventilation and natural lighting though appropriate building depths, light wells and courtyards.		The apartments are design with cross ventilation, ground floor courtyards and skylights (where possible).	Yes
c)	Provide openable windows in walls facing different and opposite directions where possible.		Openable windows in walls facing different directions have been maximised in the development.	Yes
d)	Minimise the use of air conditioning or mechanical ventilation.		Air-conditioning is to be provided to each of the units to enable climate control in extreme weather conditions.	Yes

	CONTROL		EVALUATION	COMPLIANCE
e)	In general, an apartment building depth of up to 18 metres is appropriate. Developments that propose wider than 18 metres must demonstrate how satisfactory daylighting and natural ventilation are to be achieved.		The proposed buildings are compliant with the 18 metre depth.	Yes
f)	While optimum solar access is desirable, building orientation to the street pattern is primary.		Each of the buildings addresses the streets surrounding the site whilst maximizing solar access for the units.	Yes
g)	Devices such as overhangs, projecting blade walls, vertical screens, heat absorptive and external blinds are to be used to control solar access in summer.		Overhangs, positioning of balconies and appropriate screening will assist in controlling solar access during summer months.	Yes
h)	At least 60% of dwellings are to be cross ventilated.		Exactly 60% of the proposed apartments are cross ventilated.	Yes
i)	At least 70% of dwellings in a development are to receive 2 hours of direct sunlight between 9am and 3pm on 21 June.		73% of apartments will receive 2-3 hours sunlight mid winter.	Yes
j)	At least 50% of common areas are to be in sunlight at 1pm in mid-winter.		At least 50% of the common open space received sunlight mid winter at 1pm.	Yes
k)	Habitable living areas in single aspect apartments should be no more than 8 metres from a window.		All living areas of the units are within 8 metres from main windows.	Yes
l)	The back of a kitchen should be no more than 8 metres from a window.		The back of each apartment kitchen is a maximum 8m from a window.	Yes
m)	The width of cross over or cross through apartments over 15 metres deep should be 4 metres or greater to avoid deep narrow apartment layouts.		All crossover apartments have a minimum width of 4 metres.	Yes
n)	Buildings not meeting the minimum standards listed above must demonstrate how satisfactory daylighting and natural ventilation can be achieved, particularly in relation to habitable rooms.		The minimum standards are achieved.	Yes
o)	Give consideration to the objectives and design practices for daylight access and natural ventilation in the Residential Flat Design Code (RFDC).		Daylight and natural ventilation are maximized throughout the development within the specified building footprints.	Yes

	CONTROL		EVALUATION	COMPLIANCE
p)	Minimum apartment sizes are: 1 bedroom 75m2; 2 bedroom 100m2; and 3 bedroom 115m2.		The following minimum apartment sizes are proposed, which complies with the requirements of the RFDC under SEPP 65: Studio: 43.9 sqm 1-bedroom: 54.0 sqm 2-bedroom: 80.2 sqm 3-bedroom: 106.7 sqm The DCP minimum apartment sizes significantly exceed SEPP 65 requirements. The proposed apartment sizes comply with SEPP 65.	Partial
q)	The minimum size of rooms are as follows: i) the size of the bedroom in a one bedroom apartment and of the main bedroom in a two or more bedroom apartment must be a minimum of 13m2 in area with a minimum dimension of 3 metres; ii) the floor area of the second and all other bedrooms must be a minimum 9.3m2 with a least dimension of 2.7 metres; iii) the floor area of living rooms must be a minimum 16m2 with a least dimension of 3 metres, and the area must be increased by 4.6 metres where the living and dining areas are combined; iv) the size of all other habitable rooms must be a minimum 9.3m2 in area with a minimum dimension of 3 metres; v) bathrooms must have a minimum area of 4.5m2, and are to be increased by 0.7m2 with a toilet, 0.7m2 with a washing machine, and 1.1m2 with a washing machine and tub.		Main bedrooms generally have a floor area of at least 13 sqm in the one and two bedroom apartments. They have a minimum dimension of 3 metres. All second bedrooms are 12 sqm in size and have a minimum dimension of 3 metres. Almost all living/dining rooms have a total floor area of 24 sqm with a minimum dimension of more than 3 metres. No unit has a living/dining room with less than 21 sqm. All units have a bathroom with a floor area of 6 sqm. All units have separate laundry areas.	Yes
r)	Each dwelling must be provided with individual laundry facilities located within the dwelling unit, and each residential flat development must be provided with either a mechanical dryer or 7.5 metres of clothes line per four dwellings located within a drying area screened from public view.		All units have a separate internal laundry area provided with tub and space for a dryer and washing machine.	Yes
s)	Each dwelling must be provided with a storage area with a minimum size of 2 cubic metres.		Each unit will have an internal area that can provide 2 cubic metres of storage.	Yes

	CONTROL		EVALUATION	COMPLIANCE
t)	Each internal laundry and bathroom is to be provided with an exhaust fan with a minimum capacity of 15 air changes per hour, regardless of the provision of natural ventilation.		Bathrooms will be provided with mechanical ventilation.	Yes
u)	Give consideration to the objectives, design practices and rules of thumb for ground floor apartments in the Residential Flat Design Code.		An assessment under the provisions of the Residential Flat Design Code is provided at **Annexure 9** of the Environmental Assessment report.	Yes
3.4.6 Street Address				
a)	Building entries must be clearly defined.		Each building has a defined pedestrian entry that is identifiable throughout architectural elements and landscape treatment. Vehicle entry/exit points are defined at 2 points within the site, which are recessed behind the main building façade to avoid any dominance in the streetscape.	Yes
b)	Building alignments are to reinforce the street edge.		The proposed buildings have been sited in accordance with the requirements of the DCP. The buildings create a defined and consistent setback presentation to the street.	Yes
c)	Pedestrian entry points are to be clearly articulated through the ground plane and the façade of the building.		Each building has a defined pedestrian entry that is identifiable throughout architectural elements and landscape treatment.	Yes
d)	Vehicular crossings are to be minimised at the kerb and footpath.		The proposed development has two entry points – one on Hirst Street and another on Bonar Street.	Yes
e)	Mixed-use developments are to provide separate pedestrian access for residential and nonresidential uses.		Not applicable. The proposal does not include any commercial component.	N/A
f)	Consideration is to be given to the objectives and design practices for Building Entry in the Residential Flat Design Code.		An assessment under the provisions of the Residential Flat Design Code is provided at **Annexure 9** of the Environmental Assessment report.	Yes
3.4.7 Safety, Security and Privacy				
a)	Building layouts are to provide opportunities for passive surveillance of public streets, public spaces and common spaces.		The buildings have been designed with habitable rooms facing the streets and the communal areas of the development, which will promote casual surveillance.	Yes

	CONTROL		EVALUATION	COMPLIANCE
b)	Building layouts are to minimise opportunities for overlooking of rooms and private open spaces in adjacent residences, particularly rear yards in adjoining residential properties to the immediate north of the precinct in Edward Street, rear yards in adjoining residential properties to the immediate north of the precinct in Knoll Avenue, and rear yards in adjoining residential properties to the immediate east of the precinct in Bonar and Booth Streets. Design elements such as location of habitable rooms and balconies, window size and placement, screening, landscaping and mass tree planting are to be used where necessary to protect privacy. Details of proposed design treatments are to be provided with the development application, including drawings and cross-sections to demonstrate how they will work effectively.		The proposed units will not overlook the rear yard areas of any adjoining properties. The development has been designed to maximise privacy.	Yes
c)	Provide well lit and defined pathways and entries to buildings at night.		Lighting will be provided to define building pathways and entry points.	Yes
d)	Apartments on lower levels are to have living spaces that face the street or shared private open space.		All apartments have living rooms that face the streets or the communal open space areas.	Yes
e)	Entries to apartments above street level are to be visible from the street.		Entry points to individual apartments are located off common corridors with security access only to the ground floor lifts and foyers.	Yes
f)	Clearly define threshold areas by providing a hierarchy of spatial progression from the public through to private.		Buildings sit within relative close proximity to the street frontages and site landscaping is designed to define between private and public land. Use of appropriate landscaping provides a transition between the public and private land to encourage a sense of ownership and pride of place for residents.	Yes
g)	Provide an appropriate system at entries for visitors to communicate with residents.		Intercom system will be provided at building entry points.	Yes
h)	Prevent uncontrolled access to apartments from balconies, roofs and windows of neighbouring buildings.		The building has been designed to ensure that unauthorized access into units cannot be gained from other units or communal/public areas.	Yes
i)	Access to car parks from common areas should be secured by lockable doors.		Security grills will be provided to basement entry/exit points.	Yes
j)	Orientate openings of living spaces such as living rooms etc to face the street and/or rear courtyard to integrate indoor and outdoor spaces and to encourage passive surveillance.		All apartments have their living spaces with direct access to balconies that overlook the streets or the central communal area.	Yes

	CONTROL		EVALUATION	COMPLIANCE
k)	Refer also to more detailed crime prevention requirements in Section 6.4.		Noted.	Yes
3.4.8 Private Open Space				
a)	Each dwelling is to have at least one private outdoor space.		Each dwelling has an area of outdoor private open space.	Yes
b)	Each dwelling above ground floor level should be provided with a balcony open space area in accordance with Clause 3.4.11 – Table 1.		Refer Section 3.4.11 of this table.	Refer Section 3.4.11 of this table.
c)	Ground floor apartments should have private garden spaces directly accessible from living spaces.		All apartments have their living areas with direct access to private open space.	Yes
d)	Dwellings with private courtyards should, where possible, provide private open space with a minimum depth and width of 3 metres, and a minimum area of 12m2.		All single level ground floor apartments have private courtyards at ground level with a width of 3m and an area of at least 12sqm.	Yes
e)	Above ground open spaces such as terraces and balconies must allow privacy, security and solar access.		Security, solar access and privacy to balconies of each unit have been maximised.	Yes
f)	Objectives and design practices for balconies in the Residential Flat Design Code should be considered.		An assessment under the provisions of the Residential Flat Design Code is provided at **Annexure 9** of the Environmental Assessment report.	Yes
g)	Garden structures such as gazebos, clothes lines, play equipment, swimming pools and spa baths are not permitted in front gardens or on any street frontage.		No 'garden structures' are proposed on any street frontage.	Yes

	CONTROL		EVALUATION	COMPLIANCE
3.4.9 Heritage Considerations				
a)	The Bonar Street Precinct is adjacent to the following items or area of heritage or streetscape significance: i) Old St David's Church, 2 Edward Street, Turrella - Heritage item under Rockdale LEP 2000; ii) "Cairnsfoot", Cairnsfoot Special School, 18 Loftus Street, Turrella - Heritage item under Rockdale LEP 2000 and item on the State Heritage Register; iii) Wollongong Road proposed area of streetscape character and significance - north-west side of road west of Bonar Street and south-east side of road west of Done Street.		Consideration is given in the Environmental Assessment report to the site's proximity to 'Cairnsfoot'.	Yes
b)	Clause 60 of Rockdale LEP 2000 requires the Council to consider the likely effect of any development application on land in the vicinity of a heritage item on the heritage significance of that item.		Consideration is given in the Environmental Assessment report to the site's proximity to 'Cairnsfoot'.	Yes
c)	Prior to any development consent being granted for the erection of new residential or commercial buildings within the precinct, or for the associated demolition of existing buildings, a photographic record is to be made of the whole precinct, in accordance with the specifications of the Council's Local History Librarian, and deposited in the Council's Local History Library.		Photographic recording of the site can be undertaken prior to demolition.	Yes
3.4.10 Staging				
a)	Buildings are to be designed to minimise any potential conflicts with existing industrial uses in terms of acoustic and visual privacy (refer to the provisions in Section 8 of this DCP and the requirements of clause 35A(2G) of Rockdale LEP 2000).		Refer to section 8 of this table.	Refer to section 8 of this table.

	CONTROL		EVALUATION	COMPLIANCE
3.4.11 Residential Amenity Improvement Strategy (RAIS)				
a)	**Noise criteria** All townhouses, villas, units and dual occupancy development are to be Insulated to achieve an Acoustical Star Rating of 5 in accordance with the standards prescribed by the Association of Australian Acoustical Consultants (AAAC). All townhouses, villas, units and dual occupancy development area to have an Impact Isolation between floors which achieves an Acoustical Start Rating of 5 in accordance with the standards prescribed by the Association of Australian Acoustical Consultants (AAAC). An Evaluation report is to be submitted at Development Application stage & post construction stage to ensure that the above standards have been achieved.		Acoustic treatment of the building will be in accordance with the Building Code of Australia (BCA). Acoustic 5-star requirements go above the BCA standards for residential flat developments. The development is to be constructed in accordance with the Acoustic Report at Annexure 11 of the Environmental Assessment report.	No
b)	**Number & size of Bathrooms** A main bathroom & second toilet, ensuite or bathroom is required for units with 2 or more bedrooms. The bathrooms are to have a minimum area of 4.5sq.m. All toilets in units irrespective of size are to include an airlock.		All apartments with more than one bedroom include two bathrooms. No bathroom in any unit has a floor area smaller than 4 sqm. Toilets are not provided with an airlock – this is not a requirement of the BCA for residential development. Airlocks are required for toilets used by the public and in commercial/retail/industrial uses.	Yes Yes No
c)	**Overall size of Units** That unit size be defined as 1, 2, & 3 bedrooms not small, medium, & large. The minimum area for a 1 brm unit = 75sq.m The minimum area for a 2 brm unit = 100sq.m The minimum area for a 3 brm unit = 115 sq.m		The following minimum apartment sizes comply with the requirements of the RFDC under SEPP 65: Studio: 43.9 sqm 1-bedroom: 54.0 sqm 2-bedroom: 80.2 sqm 3-bedroom: 106.7 sqm Council's unit sizes are not in accordance with SEPP 65 and cannot be legally imposed pursuant to clause 30A of SEPP 65.	No

	CONTROL		EVALUATION	COMPLIANCE
d)	**Open space/balcony area** All units are to provide minimum private open space area of 12 sq.m. Balconies are to have minimum dimensions 3m width & 3m depth. The minimum dimensions are to be exclusive of any obstructions. The main balcony must be located off the living area.		All apartments provide a balcony in accordance with the requirements of SEPP 65 Residential Flat Design Code. The RAIS requirements go beyond the requirements of SEPP 65.	No
e)	**Balustrades** Balustrades to be constructed from a solid/opaque material to a minimum height of 800mm. The top of the balustrade is to be a minimum height of 1200mm.		A mixture of balcony balustrade finishes is proposed to create variation and visual interest in the building façade. Glazed sections of balconies will be constructed of either opaque or tinted glass. Balustrade heights will be provided in accordance with the BCA requirements.	Yes
f)	**Hot water systems** External hot water units are to be encased in a recessed box on the balcony wall. The lid/cover of box is to blend in with the building. All pipe work is to be concealed. Developments should be encouraged to have a central hot water system in the basement to eliminate visible hot water units on balconies.		A reticulated hot water system will be utilised that transfers hot water from tanks on the building roof to individual apartments.	Yes
g)	**Lift size & access** Lifts to be provided in all Residential Flat Buildings and Mixed Use developments. The internal lift car size is to have minimum dimensions of 2.1m x 1.5m. The door openings of the lift car are to be of sufficient size capable of carrying stretchers, white goods, furniture etc. All common corridor areas are to have a minimum width of 2m. Lifts are to be accessible from all levels of the building including basements. Level access to the lifts must be provided from all basement levels.		The development is provided with lifts. The elevator shafts are capable of accommodating lift cars with internal dimensions of 1.5 x 2.1 metres. The lift doors will be adequate to allow for carrying of awkward items. The lifts provide access to all levels of the development. The majority of corridors are 2 metres wide.	Yes

	CONTROL		EVALUATION	COMPLIANCE
h)	**Storage Requirements** A storage area with minimum dimensions of 2m width, 2m depth and 3m height. (2 x 2 x 3) is to be provided within all units. The storage areas are to be exclusive of wardrobes, cupboards & services and can not be located within garage/basement areas.		Apartments are provided with an internal storage area, exclusive of wardrobes and the like. The sizes vary but are generally a minimum of 1.0 x 1.8 x 2.7 in size.	Partial
i)	**Ceiling heights** Ceiling heights for all habitable areas is to be an absolute minimum of 2.7m. Ceiling heights for all non habitable areas is to be 2.4m The ceiling height is measured from finished floor level to the underside of the ceiling.		All units provide floor to ceiling height heights of 2.7 metres.	Yes
j)	**Covered Balconies** Covered balconies outside the outer face of the external closing walls is not included as Gross Floor Area (GFA) for the purposes of calculating Floor Space Ratio (FSR).		Noted.	Yes
k)	**Garage areas & GFA** A maximum concession of 50sq.m to the Gross Floor Area is allowable for all required doubled garages in Single Dwelling Development and Dual Occupancy Development. The 50sq.m or garage area is not included as Gross Floor Area (GFA) for the purposes of calculating Floor Space Ratio (FSR).		Not applicable to the proposed development.	N/A

	CONTROL		EVALUATION	COMPLIANCE
l)	**Basement areas** Basement garages are permissible on flat sites. Basements should normally keep within envelope of above building - in some cases exceptions to setbacks for purposes of achieving car parking requirements may be permissible. However, construction must be done in a way which enables deep soil planting to be provided. A geotechnical report is required to be submitted for areas where the water table is known to be high. A dilapidation report for buildings on adjoining properties must be submitted with the Construction Certificate Application. That basements in Single Dwelling developments are not included in Gross Floor Area (GFA) for the purposes of calculating Floor Space Ratio (FSR).		Basement car parking has been designed to enable deep soil planting between the property boundaries and the proposed building facades. A soil depth of up to 1500mm will be above the basement carpark which is suitable for the proposed vegetation shown on the landscape plan.	Yes
m)	**Building heights** No distinction will be made between single storey and two storey development, instead a maximum building height of 7.8m as measured from natural ground level to the eaves applies.		Not applicable.	N/A
n)	**Use of flat roofs** The use of flat roofs for recreational purposes is permissible. Internal stair access to roof area must be provided. The area of the roof proposed to be utilised must be appropriately set back from the edges of building to minimise adverse acoustic and visual impacts on neighbours.		Use of roof areas will be for plant only. Amenity related impacts may be experienced by surrounding property owners if the roof area is utilised for recreational purposes.	Yes
o)	**Letter boxes** A weather protection (shelter) is to be provided to all mail box points in Residential Flat Buildings, Villa/Townhouse, & Mixed Use Developments. Alternatively, mail box points are to be located in a covered area attached to or within the building.		Letterboxes are to be provided in sheltered locations on the site.	Yes

	CONTROL		EVALUATION	COMPLIANCE
p)	**Entrance foyers** All entrances foyers are to be constructed to provide level access from public areas to the building.		Graded level access is provided to all building entry foyers	Yes
q)	**Rooftop Development** Rooftop development on residential flat buildings (including Penthouses) is permissible providing that lift buildings & other service structures normally located on rooftops are relocated to the basement & are not visible from a public place. Rooftop development on residential flat buildings is not included as Gross Floor Area (GFA) for the purposes of calculating Floor Space Ratio (FSR). The rooftop development must be setback from edge of building at least the same distance as the height of the structure to minimise adverse visual impacts.		Lift overruns and associated plant rooms are centrally located on the roof and not visible from the public domain.	Yes
r)	**Photomontages & Models** All developments in excess of $1 Million require photomontages to be submitted with the Development Application		Photomontages of the proposal are included at **Annexure 6** of the Environmental Assessment report.	Yes
s)	**Receptacles** Receptacles are to be provided to commercial development for the disposal of cigarette rubbish. The receptacles are to be located adjacent to entrances of the buildings on private property. Receptacles to be attractive & functional. The maintenance of the receptacle is the responsibility of building owner/manager.		Not applicable. The proposal does not include any commercial component.	N/A

PART 4: LANDSCAPING AND OPEN SPACE

	CONTROL		EVALUATION	COMPLIANCE
4.5 STREETSCAPES				
a)	Development is to comply with the streetscape in the Detail Sections.		The plans that accompany the development application show that the development has been designed to comply with the streetscape Detail Sections.	Yes
b)	Materials for pavements, structural soils, furniture and fittings are to be in accordance with the Wolli Creek Streetscape Design Manual.		The proposed materials and finishes of the public domain will comply with the requirements of the Streetscape Design Manual. Details will be provided with the Construction Certificate.	Yes
c)	The relevant provisions of the manual for the Bonar Street Precinct are, unless otherwise specified: i) For Wollongong Road - Section 2.0: Arncliffe Street; ii) For other streets with ground floor commercial or retail frontages - Section 4.0: Commercial Roads; iii) For all other streets - Section 5.0: Residential Streets.		Noted.	Yes
d)	All services on existing and proposed roads within the precinct (including Sydney Electricity services, State Rail 33kV feeder etc) are to be placed underground.		All services will be located below ground where appropriate. Details will be provided with the Construction Certificate.	Yes
4.5.2 Bonar Street (Hirst St to right hand bend)				
a)	Bonar Street is a residential street with relatively light vehicle and pedestrian activity.		Noted. The proposal is for a residential development.	Yes
b)	This part of Bonar Street will establish a new tree lined street to define the precinct. The avenue provides an intimate scale to the street as well as defining parking bays, reducing their visual impact on the streetscape.		Refer to the report and supporting plans provided at *Annexure 15* of the Environmental Assessment report.	Yes
c)	The central median to be used for tree planting as well as a bio-retention swale for water sensitive urban design practices.		Refer to the report and supporting plans provided at *Annexure 15* of the Environmental Assessment report.	Yes
d)	Paved footpaths to be provided on both sides of the street, with pavement abutting kerb to allow direct access to parked cars.		Refer to the report and supporting plans provided at *Annexure 15* of the Environmental Assessment report.	Yes

	CONTROL		EVALUATION	COMPLIANCE
e)	Road level to be raised to protect surrounding developments from flooding.		Refer to the report and supporting plans provided at *Annexure 15* of the Environmental Assessment report.	Yes
f)	Road widening to be provided in accordance with the requirements of Section 5.1.		Refer to the report and supporting plans provided at *Annexure 15* of the Environmental Assessment report.	Yes
g)	Parking: Parallel parking bays both sides of street.		Refer to the report and supporting plans provided at *Annexure 15* of the Environmental Assessment report.	Yes
h)	Lighting: Pedestrian pole lighting at 15m intervals. Street lighting to Council standards.		Refer to the report and supporting plans provided at *Annexure 7* and *Annexure 15* of the Environmental Assessment report.	Yes
i)	Pavement: 2.5m wide asphalt footpath with concrete unit paver banding, adjacent kerb edge.		Refer to the report and supporting plans provided at *Annexure 15* of the Environmental Assessment report.	Yes
j)	Street Trees: Blueberry Ash (Elaeocarpus reticulatus) in tree grates within raised pavement between parallel parking bays at 15m centres as shown in Section 5-5. Spotted gum (Eucalyptus maculata) planted alternately at 5m centres to central median swale.		Refer to the landscape plans and details provided at *Annexure 7* of the Environmental Assessment report.	Yes
k)	Median Planting: Native grass and macrophyte planting to bio-retention swale. Landscaping of the median island should use only low understorey planting beneath the trees.		Refer to the landscape plans and details provided at *Annexure 7* of the Environmental Assessment report.	Yes
l)	Refer to Drawing Section 5-5 for details.		Noted.	Yes
4.5.5 Hirst Street				
a)	Hirst Street is a residential street with minor through traffic and pedestrian activity.		Noted	Yes
b)	Paved footpath to be provided of adequate width for pedestrian movement to the station and local shops. Street tree planting to be small deciduous tree for east-west orientated street, as per principle established in the Wolli Creek Streetscape Design Manual.		Appropriate footpaths will be provided in accordance with Council requirements.	Yes
c)	Road widening to be provided in accordance with the requirements of Section 5.1.		Hirst Street is designed in accordance with the requirements of DCP No.80.	Yes

	CONTROL		EVALUATION	COMPLIANCE
d)	Parking: Parallel parking bays.		Hirst Street is designed in accordance with the requirements of DCP No.80.	Yes
e)	Pavement: 1.8m wide concrete footpath as per Wolli Creek Streetscape Manual. 1.7m wide grassed nature strip.		Appropriate footpaths will be provided in accordance with Council requirements.	Yes
f)	Lighting: Pedestrian pole lighting at 15m intervals. Street lighting to Council standards.		Lighting will be provided where required.	Yes
g)	Street Trees: Tulip Tree (Liriodendron tulipifera) in grassed nature strip at 8m centres. Magnolia (Magnolia 'Exmouth') in tree grates within raised pavement between parking bays at 21m centres.		Street trees will be provided in accordance with the submitted landscape plan.	Yes
4.5.6 Loftus Street (both sides)				
a)	Loftus Street is a minor collector route with some through traffic and pedestrian activity.		Noted	Yes
b)	Paved footpath to be provided of adequate width for pedestrian movement to the station and local shops. Street tree planting to be small evergreen tree for north-south orientated street, as per principle established in the Wolli Creek Streetscape Design Manual.		Appropriate footpaths abutting the subject site will be provided in accordance with Council requirements.	Yes
c)	Parking: Parallel parking bays.		Appropriate parking abutting the subject site will be provided in accordance with Council requirements.	Yes
d)	Pavement: 1.8m wide concrete footpath as per Wolli Creek Streetscape Manual. 1.7m wide grassed nature strip.		Appropriate footpaths abutting the subject site will be provided in accordance with Council requirements.	Yes
e)	Lighting: Pedestrian pole lighting at 15m intervals. Street lighting to Council standards.		Lighting will be provided abutting the subject site where required.	Yes
f)	Street Trees: Blueberry Ash (Elaeocarpus reticulatus) in grassed nature strip at 8m centres. Manchurian Pear (Pyrus ussuriensis) in tree grates within raised pavement between parking bays at 21m centres.		Street trees will be provided in accordance with the submitted landscape plan.	Yes

	CONTROL		EVALUATION	COMPLIANCE
4.6 PRIVATE DOMAIN				
4.6.1 Street frontages				
a)	The frontages of the built forms facing the public streets are to establish a clear and consistent landscape treatment that defines private and public space. The landscape frontages are to be designed to reinforce the residential character of the surrounding areas.		The proposal has been designed to provide clear and distinct boundaries between private and public domain. This has been achieved by use of landscaping and fencing, where appropriate.	Yes
b)	Provide direct access to the street from private yards where possible to maintain connection between public and private domains.		The proposed development has been designed to maximiset he number of courtyards at ground floor level that have direct access to the street.	Yes
c)	Encourage passive surveillance of the street from the buildings and residential areas, whilst allowing light screening and sense of privacy between the two. Definition between the private domain frontages and the public domain is to include visually permeable fencing and walling. Fencing to be designed to allow filtered views of the street to maintain passive surveillance.		The proposal has been designed to provide casual surveillance from the units on the upper levels.	Yes
d)	Planting areas on the street frontages are to be deep soil planting zones to enable effective tree growth.		The basement levels have been set back to ensure that all areas in front of the buildings above ground level will be available for deep soil planting.	Yes
e)	Landscaping of street frontages should be integrated with and complement the adjacent streetscaping.		The proposed landscape treatment has been designed to flow through the entire site and provide visual connection and a high level of aesthetic amenity.	Yes
4.6.2 Private Courtyards				
a)	The internal private courtyards are to provide outdoor living areas for ground floor apartments. The courtyards are to be designed as an extension of the indoor living areas, with areas sizeable enough for outdoor seating. The courtyards are also to have a sense of privacy and refuge through tree and garden planting areas.		All courtyards at ground floor level have immediate and direct access from the living areas of the apartments. All courtyard areas are generously sized and will easily accommodate outdoor furniture.	Yes
b)	The courtyards are to be defined as separate from the communal outdoor areas with a clear and consistent landscape treatment such as low hedge.		All private courtyard areas will be clearly defined from the communal open space areas and the public domain by appropriate use of landscape treatment and fencing, where appropriate.	Yes

	CONTROL		EVALUATION	COMPLIANCE
c)	Courtyards should have a minimum depth and width of 3 metres, and a minimum area of 12m2.		All single level ground floor apartments have private courtyards at ground level with a width of 3m and an area of at least 12sqm.	Yes
d)	Provide direct access to the communal areas where possible to maintain connection between communal and private domains.		All courtyard areas at ground level have direct access to the communal areas on the site and to the public domain.	Yes
e)	Encourage passive surveillance of the communal areas from the private courtyards, whilst allowing light screening and sense of privacy between the two. Definition between the private and communal areas may be through visually permeable fencing and walling or plant hedges.		Private courtyards and balconies above will allow for high levels of passive surveillance of common areas.	Yes
f)	Planting areas within the courtyards to allow establishment of privacy through vegetative screening where required. Where planting on slab, allow adequate depth of soil to allow tree planting for shade and privacy from overlooking apartments.		Refer to landscape plans and details provided at *Annexure 7* of the Environmental Assessment report.	Yes
4.6.3 Communal Areas				
a)	The communal areas are to provide for a variety of uses for the residents. The character should be of a primarily green space with significant tree planting, providing a sense of privacy and refuge.		Refer to landscape plans and details provided at *Annexure 7* of the Environmental Assessment report. A swimming pool, active open space area and passive open space areas	Yes
b)	The communal areas are to be fenced to provide for a secure garden environment for the use of the residents.		Communal spaces are physically separated from private courtyards.	Yes
c)	Where fronting public domain boundaries, provide definition between the private and public areas with visually permeable fencing and walling along with plant hedges. Provide direct gated access to the public areas where possible to allow pedestrian connectivity, and maintain connection between communal and private domains.		Direct pedestrian access to courtyards is maximised. Landscaping proposed provides an appropriate transition between public and private spaces (refer to *Annexure 7* of this Environmental Assessment report).	Yes
d)	Encourage passive surveillance of the communal areas from the surrounding dwellings and private courtyards, whilst allowing light screening and sense of privacy between the two.		The proposal has been designed to provide casual surveillance of the communal open space areas from the units on the upper levels.	Yes

	CONTROL		EVALUATION	COMPLIANCE
e)	Planting within the communal areas to include large-scale tree planting in scale with the buildings proposed. To this end, this DCP requires 25% of a site's open space area be provided as deep soil planting zones. Where planting on slab, allow adequate depth of soil to allow tree planting for shade and privacy from overlooking apartments. (See the Residential Flat Design Code - Planting on Structures – Rules of Thumb for guidance on appropriate soil depths.)		Refer to the landscape plan provided at *Annexure 7* of the Environmental Assessment report	Yes
f)	Communal areas to include sustainable water management practices including collecting surface runoff for reuse, ensuring permeable surface areas to reduce water runoff and allow ground water infiltration. The overland flow area is to be included within the communal area and treated to maximise visual quality and potential habitat as a riparian corridor.		Rain water will be harvested and reused for garden irrigation where possible.	Yes
g)	Children's play areas to be included in the communal areas.		Communal areas are appropriate for use by children.	Yes
h)	Clothes drying areas to be included in the communal areas.		The development is of a size that is not considered appropriate for communal drying areas.	No
i)	At least 50% of communal areas are to be in sunlight at 1pm on 21 June.		Refer to shadow diagrams provided at *Annexure 3* of the Environmental Assessment report.	Yes
j)	This plan encourages the integrated design and use of private open space within the precinct. Any proposed communal open space located between new residential buildings should be designed so that it can be readily accessed and used by the occupants of all the buildings that will surround it. Where the surrounding buildings are likely to be under different ownerships or strata schemes the Council will require provisions to be put in place to ensure access by the occupants of each of those buildings. This could be facilitated by stratum or community title subdivision, reciprocal easements or some other method acceptable to the Council. All relevant development applications must indicate how the shared use of these spaces will be achieved and this will be enforced by consent conditions.		The landscaped design of private courtyards integrates into the Communal open space areas. Refer to the Landscape plan and details provided at Annexure 7 of the Environmental Assessment report.	Yes
k)	Lawns in communal areas should be minimised, and where possible, native grasses and ground covers used to reduce water consumption.		A mixture of green spaces is proposed to support mature landscape growth while providing for more active open space areas.	Yes

	CONTROL		EVALUATION	COMPLIANCE
4.7 OTHER LANDSCAPE PROVISIONS				
4.7.1 General				
a)	Landscaping of development sites should be carried out in accordance with the requirements of Rockdale DCP 71 - Landscape Design Principles and Guidelines.		The proposed landscape design has been guided by the requirements of Rockdale DCP 71.	Yes
b)	Objectives and design practices for Landscape Design, Open Space, Fences and Walls, and Planting on Structures in the Residential Flat Design Code are to be considered in designing development.		The proposed landscape design has been guided by the requirements of Landscape Design, Open Space, Fences and Walls, and Planting on Structures in the Residential Flat Design Code.	Yes
c)	A minimum of 25 percent of the open space area of a site should be a deep soil zone.		18.5% of the site is provided as deep soil planting. A deep soil diagram is at Annexure 3 of the Environmental Assessment report and shows the location of the deep soil areas on the site. In addition to deep soil, extensive areas of the site are to be landscaped with podium planting to a depth that will accommodate mature trees in accordance with the landscape plan at Annexure 7 of the Environmental Assessment report. The proposed podium planting addresses the objectives of the deep soil requirements, in that it will maximise stormwater infiltration on the site and will accommodate large trees. 42% of the site is dedicated as landscaped open space, which complies with the open space requirements of SEPP 65 Residential Flat Design Code.	Partial
d)	The area of communal open space required should generally be at least between 25 and 30 percent of the site area. Where development is unable to achieve the recommended communal open space, it must demonstrate that residential amenity is provided in the form of increased private open space and/or contribution to public open space.		42% of the site is provided as landscaped open space.	Yes
e)	Landscaping and mass tree planting are to be provided in specific locations within development sites to minimise opportunities for overlooking of rooms and private open spaces in adjoining low density residential areas.		The proposal does not overlook rear yard private open space areas of adjoining properties.	Yes
f)	Landscaping designs should encourage roof gardens and green walls.		The proposal has been designed with a concrete roof slab that will be suitable as a communal rooftop open space area.	Yes

	CONTROL		EVALUATION	COMPLIANCE
g)	The majority of tree, shrub and groundcover species planted within the precinct should be indigenous to Rockdale.		The species selected for the landscape plan include those that are indigenous to Rockdale area.	Yes
4.7.2 Stage 1 Interface				
a)	Plantings in Stage 1 are to provide visual screening of the existing industrial buildings and yards, to increase amenity for the proposed residences in the short term. These plantings should include fast growing native plantings that require minimal maintenance such as wattles and casuarina. These may need to be removed for development in Future Stages.		The subject site will not immediately adjoin any industrial properties. Any existing industrial properties will be located on the other side of Bonar and Loftus Streets. The building setback areas on all street frontages will be landscaped to provide visual amenity.	Yes
4.7.3 Overland flow area				
a)	The area of stormwater overland flow is to be designed as a riparian corridor, running through the private domain, and is to create a focus for the communal landscape area. The profile of the channel is to be confirmed with further engineering advice, however the width is restricted as the channel is to be constructed in Stage 1 of the development.		Overland flow does not traverse the communal open space area.	N/A
b)	The indicative design of the overland flow allows for macrophyte vegetation to be established along the low flow of the channel. Sandstone boulder walling can be built at slopes generally between 2:1 to 1:2. Where spaces allows, the channel can be widened to allow planted terraces to be established mid-slope. A boardwalk is to be provided along one edge to allow a better view.		An open channel is not proposed/required.	N/A
c)	The riparian zone is to be planted with native macrophytes in the low flow areas, and indigenous riparian tree species (refer the plant list below) along the corridor in order to increase the habitat value of the overland flow zone.		A riparian zone is not proposed.	N/A
d)	Safety fencing should be provided where necessary to restrict access to areas which may pose a safety risk in periods of high rainfall and channel flows. The safety fencing is to be incorporated into the design of the overland flow edge such as along the boardwalk edge.		Not Applicable.	N/A
4.8 SUMMARY OF MATERIALS AND PLANTING				
4.8.1 Pavement and Furniture				

	CONTROL		EVALUATION	COMPLIANCE
a)	Generally pavement materials, street furniture and fixtures are to be in accordance with the Wolli Creek Streetscape Design Manual.		Refer to the street layout and landscape plans provided with the application.	Yes
4.8.2 Street Tree Planting				
d)	Bonar St (Hirst Street to right hand bend between parking bays): Blueberry Ash Elaeocarpus reticulatus		Refer to landscape plan provided at *Annexure 7* of the Environmental Assessment report.	Yes
e)	Bonar St (Hirst Street to right hand bend median): Spotted Gum Eucalyptus maculata		Refer to landscape plan provided at *Annexure 7* of the Environmental Assessment report.	Yes
h)	Hirst St (nature strip): Tulip Tree (Liriodendron tulipifera)		Refer to landscape plan provided at *Annexure 7* of the Environmental Assessment report.	Yes
i)	Hirst St (between parking bays): Magnolia (Magnolia 'Exmouth')		Refer to landscape plan provided at *Annexure 7* of the Environmental Assessment report.	Yes
l)	Loftus St: Blueberry Ash Elaeocarpus reticulates		Refer to landscape plan provided at *Annexure 7* of the Environmental Assessment report.	Yes
m)	Loftus St (between parking bays): Manchurian Pear (Pyrus ussuriensis)		Refer to landscape plan provided at *Annexure 7* of the Environmental Assessment report.	Yes
4.8.4 Private Domain				
a)	Planting in the private landscape areas is to primarily include trees and shrubs from the Rockdale Council Indigenous Plant List (part below, refer to Wolli Creek Streetscape Design Manual) and Council's Landscape Code or DCP 71.		The proposed landscape design has been guided by the requirements of Rockdale DCP 71 and the Wolli Creek Streetscape Design Manual.	Yes
b)	Other planting selected to provide visual quality, sun access in winter, seasonal colour and variation.		The planting schedule will ensure that the site has a varies appearance and textural quality at various times throughout the year.	Yes

	CONTROL		EVALUATION	COMPLIANCE
4.8.5 Indigenous Planting List				
a)	The following list of plants is recommended by Rockdale City Council as best suited to the local soils and climate. For further planting refer to the Wolli Creek Streetscape Manual and Council's Landscape Code or DCP 71. i) Lilly Pilly - Acmena smithii ii) Black wattle - Callicoma serratifolia iii) Swamp She-oak - Casuarina glauca iv) Blueberry Ash - Elaeocarpus reticulatus v) Sydney Peppermint - Eucalyptus piperita vi) Snow in summer - Melaleuca linariifolia		Refer to landscape plan provided at *Annexure 7* of the Environmental Assessment report.	Yes

PART 5: ACCESS AND PARKING

	CONTROL		EVALUATION	COMPLIANCE
5.1 ACCESS AND PARKING				
5.1.2 Provisions				
a)	The road works and vehicle access arrangements shown in the Access and Roadworks Plan (Maps 14 and 15) are to be implemented in conjunction with new development in the Bonar Street Precinct.		The proposal has been designed to provide its vehicle location points consistent with the requirements of Map 14 of the DCP.	Yes
b)	The following road works are shown in the Access and Roadworks Plan (which will be the subject of a Section 94 Contributions Plan and/or Developer Agreement with Council): iv) Bonar Street widening, central landscaped median and raised threshold treatment; v) Widening of Hirst Street, Martin Avenue and Wollongong Road (Allen St underpass to Martin Avenue);		Any necessary works that may be undertaken will be subject to Section 94 credits.	Yes
c)	Roundabouts (3) at the intersections of Wollongong Road/ Bonar Street, Bonar Street/ Hirst Street, and Bonar Street/ Knoll Avenue. Roundabouts are to be designed to accommodate buses and trucks accessing the precinct;		Any necessary works that may be undertaken will be subject to Section 94 credits.	Yes
e)	Upgrading of existing bus stops on Loftus Street and Wollongong Road including shelters, seating and lighting. Adjacent development sites will be required to provide additional road widening to accommodate these facilities.		Any necessary works that may be undertaken will be subject to Section 94 credits.	Yes
f)	Existing roads within the precinct are to be widened by the following amounts: ii) Hirst Street, north side, Loftus Street to Bonar Street - 1.10 metres; v) Bonar Street, east side, Hirst Street to right hand bend - 1.4 metres (refer to Section 5-5)		Noted. The proposal has been designed to meet with these requirements.	Yes
g)	These road widenings are shown zoned 7 (d) - Local Road Reservation on the Rockdale LEP 2000 map. Widening is to be constructed before, or at the time when, the affected land is redeveloped and is to be dedicated to the Council at no cost as a public road, as permitted by clauses 53 (8) and 54 (2) of LEP 2000.		Road widening is proposed accordingly.	Yes

	CONTROL		EVALUATION	COMPLIANCE
h)	Direct vehicular access off Wollongong Road (except one driveway at 9-11 Wollongong Road) and Martin Avenue for new development is to be avoided, and direct access off Bonar Street is to be minimised.		Not applicable to the subject site.	N/A
i)	The proposed locations for vehicle access to new buildings are shown in Maps 14 and 15.		The proposal has been designed to provide its vehicle location points consistent with the requirements of Map 14 of the DCP.	Yes
j)	Vehicles are to be able to enter and exit development in a forward direction.		The car parking and circulation areas have been designed to allow for vehicles to enter and exit the site in a forward direction.	Yes
k)	Garbage trucks are to be able to gain access in close proximity to waste storage areas.		The central garbage collection room is located inside the Hirst Street basement entry. The associated circulation area has been designed to accommodate the garbage collection vehicles.	Yes
l)	Access driveways are to enable turnaround of garbage trucks and service vehicles.		The circulation area has been designed to accommodate the movements of the garbage collection vehicles.	Yes
m)	All internal access roads within the precinct, and the associated pathways and cycleways through the site linking Wollongong Road, Bonar Street, Martin Avenue and the community park, are to be retained in private ownership but are to be made available for full public access. To this end, reciprocal rights of way (or other legal instrument to the Council's satisfaction) are to be created over these access roads, pathways and cycleways in favour of all properties within the precinct that will require them for access purposes, plus the Council, as the representative of the general community.		Not applicable to the subject site.	N/A
n)	All access roads are to be constructed and maintained to AUS-SPEC standards. Responsibility for maintenance will rest with the owners of the land on which the respective section of roadway is located.		Not applicable to the subject site.	N/A

	CONTROL		EVALUATION	COMPLIANCE
5.2 PEDESTRIAN AND CYCLE ACCESS				
5.2.2 Provisions				
a)	Development is to provide pedestrian/cycle pathways and access through the Precinct as shown in the Access and Roadworks Plan (Maps 14 and 15).		The proposal has been designed to accommodate the pedestrian and cycle paths identified for each street frontage of the site.	Yes
b)	Paved flush thresholds are to be provided at pedestrian crossing points on Bonar Street and on the New Roads in the Precinct as shown in the Access and Roadworks Plan.		Appropriately paved thresholds will be provided as required. Details will accompany the Construction Certificate.	Yes
c)	The following additional pedestrian and cycle facilities will also be provided within the precinct (which will be the subject of a section 94 contributions plan and/or developer agreement with Council or, in some cases, will be provided by the developer as a condition of consent under section 80A of the Act): iv) Provision and upgrading of footways along all existing and proposed streets within the precinct, including pram ramps / crossovers at all locations required; v) Provision or upgrading of pedestrian and cycle links to Arncliffe, Turrella and Wolli Creek stations and to the existing cycle network;		Noted – where applicable to the site.	Yes
d)	Pedestrian and cycle paths are to be designed and maintained as an integrated part of the landscape and streetscape of the Precinct as shown in the Drawing Sections in this DCP.		The pedestrian pathways and cycleways are located within the public domain and will be maintained by Council.	Yes
e)	Public access routes through the precinct are to be at grade, and not on the roofs of elevated car parks.		Not applicable. The subject site does not include any through-site links identified by the DCP.	N/A
f)	On-site bicycle parking is to be provided at the rate of 1 space per 10 dwellings.		The proposal will provide for a total of 37 bicycle parking spaces.	Yes

	CONTROL		EVALUATION			COMPLIANCE
5.3 CAR PARKING AND LOADING						
5.3.2 Provisions						
a)	Off-street residential car parking is to be provided at the following rates: i) 1 bedroom/studio units: 1 space ii) 2 bedroom units: 1.2 spaces iii) 3 + bedroom units: 2 spaces iv) Visitors: 1 space per 6 units v) Carwash Bay		**Unit Mix** 5 x Studios 37 x 1-bedroom units 239 x 2-bedroom units 24 x 3-bedroom units 305 x total units (visitor) Carwash 1/60 	**Requirement** 5 spaces 37 spaces 287 spaces 48 spaces 51 spaces 5 **433 spaces**	**Proposed** **443 spaces**	Yes
b)	Car parking for non-residential uses including community, commercial, restaurants and shops is to be provided in accordance with the requirements of DCP 74 (or, if not in force, Council's Parking and Loading Code.		Not applicable. The proposal does not include any commercial component.			N/A
c)	All car parking except visitor parking is to be accommodated within basement levels.		All car parking is located within the basement levels of the building. The development generates a need for 51 visitor parking spaces in accordance with the above requirements. It is inappropriate to provide this amount of visitor parking at street level. To ensure accessibility of visitors to the parking area, a comprehensive intercom system will be provided to allow visitors to communicate with the occupants of apartments.			Partial
d)	As much visitor parking as possible should be provided at street level along proposed new roads within the precinct.		The streets have been designed to incorporate parking bays in accordance with the requirements of the DCP. These spaces will provide parking for some visitors to the site. They will be more suited to 'quick' stops.			Yes
e)	Visitor parking located within basement levels is to be functional and convenient to maximise use.		To ensure accessibility of visitors to the parking area, a comprehensive intercom system will be provided to allow visitors to communicate with the occupants of apartments.			Yes

	CONTROL		EVALUATION	COMPLIANCE
f)	On street parking is to be provided along all existing and proposed roads within the precinct and will be integrated into the streetscape to create activity and provide a buffer between pedestrians and motorists.		The streets have been designed to incorporate parking bays in accordance with the requirements of the DCP.	Yes
g)	Car wash facilities are to be provided at the following rates: i) for developments with between 5 and 15 dwellings, one visitor car park space is to be equipped with car wash facilities; ii) for developments with between 16 and 60 dwellings, a dedicated car wash bay is to be provided; iii) an additional dedicated car wash bay is to be provided for each additional 60 dwellings or part thereof.		The development provides for 5 car wash bays.	Yes
h)	Visitor and customer car parking spaces within basement car parks are to be clearly designated and readily accessible to visitors and customers, clear of security parking areas.		All visitor parking is located most conveniently to the Hirst Street entrance to the parking basement. All spaces will be clearly marked.	Yes
i)	Driveway gradients to basement car parks must not exceed 1:16 (6%) for the first 3 metres from the property boundary (or footpath alignment), 1:6 (16%) for the intermediate distance and 1:10 (10%) for the last 2 metres.		Driveway gradients comply with the Australian Standards. Refer to Traffic & Parking Assessment Report provided at *Annexure 17* of the Environmental Assessment report.	Yes
j)	The proposed child care centre must have direct street access and be provided with a vehicle dropoff point and convenient off-street parking facilities in accordance with the requirements of DCP 31.		Not applicable. The proposal does not include a childcare centre or community facility.	N/A
k)	Any proposed commercial or retail uses are to be provided with off-street loading facilities in accordance with the requirements of DCP 74 (or the Parking and Loading Code).		Not applicable. The proposal does not include any commercial component.	N/A
l)	All residential buildings are to be provided with an off street loading facility suitable for removalists vans with convenient access to the building's lifts and stairs.		A loading area is located inside the Hirst Street entrance to the parking basement area.	Yes
m)	All car parking areas are to be designed in accordance with DCP 74 (or Council's Parking & Loading Code).		Refer to Traffic & Parking Assessment Report provided at *Annexure 17* of the Environmental Assessment report.	Yes

	CONTROL		EVALUATION	COMPLIANCE
n)	Parking for people with a disability is to be provided in accordance with Council's DCP No. 28 – Requirements for Access.		Refer to Traffic & Parking Assessment Report provided at *Annexure 17* of the Environmental Assessment report.	Yes

PART 6: ENVIRONMENTAL MANAGEMENT

	CONTROL		EVALUATION	COMPLIANCE
6.1 FLOODING AND WATER MANAGEMENT				
6.1.2 Flooding and stormwater management plan				
a)	The stormwater management system identified in the Stormwater Management Plans (Maps 17 and 18) is to be implemented in conjunction with new development in the precinct. The stormwater works are shown in the Stormwater Management Plans and Table 2 below (which, with the exception of overland flow paths, will be the subject of a Council Section 94 Contributions Plan and/or Developer Agreement with Council).		Refer to the stormwater management details provided at *Annexure 15* of the Environmental Assessment report.	Yes
b)	As part of any development on the eastern side of Bonar Street, all of the Stage 1 stormwater works (as identified in Table 2 and shown on Map 17) must be completed to the satisfaction of Council prior to the construction of footings or basements for any new residential development.		Not applicable to the subject site.	N/A
c)	Development on the western side of Bonar Street can be completed and occupied without implementing the Stage 1 stormwater works.		Noted.	Yes
d)	Stage 2 stormwater works (as identified in Table 2) can only be implemented once redevelopment downstream of the SWSOOS has occurred with the associated amplification of the Bonnie Doon Channel.		Noted.	Yes
e)	Drainage easements are to be created over the land supporting the stormwater system in conjunction with new development and subdivision in the Precinct.		Noted.	Yes

	CONTROL		EVALUATION	COMPLIANCE
f)	For flooding from an open channel or mainstream system, the level of habitable floors and entrances to basements is to be at least 500mm above the 100 year ARI flood level. For properties only affected by overland flows, the level of habitable floors and entrances to basements varies from 200mm to 500mm above the 100 year ARI flood level. The increase above the 100 year ARI flood level for overland flows is equal to the depth of flow, with a minimum of 200mm.		Noted,	Yes
g)	All habitable floors and entrances to basements are to be a minimum of 200mm above natural surface. In areas not subject to mainstream flooding or overland flows, basement car parks are to be protected to a minimum of 200mm above the 100 year ARI local catchment flow level.		Noted.	Yes
6.1.3 Timing of Stormwater Works				
a)	In granting any consent to substantial development on sites to the east of Bonar Street, Council is to impose a condition of consent to the effect that the stormwater works included in this DCP are to be completed to the satisfaction of Council prior to the construction of footings or basements for any new residential development.		Noted.	Yes
6.1.4 Water Conservation Provisions				
a)	Development is to provide on-site detention of stormwater in accordance with Council's specific requirements for this precinct.		Refer to stormwater management details provided at *Annexure 15* of the Environmental Assessment report.	Yes
b)	Development is to include provisions for the retention and reuse of stormwater for nonpotable purposes, and consideration should be given to the irrigation of landscaped areas, car washing, toilet flushing, and cold water supply to washing machines.		Retained water will be re-used throughout the site where possible.	Yes
c)	Measures to control pollutants in stormwater discharge from development sites are to be included in any development.		As detailed in the stormwater management details provided at *Annexure 15* of the Environmental Assessment report.	Yes
d)	The area of impervious surface is to be minimised on development sites.		The site provides deep soil areas as well as planters over podium to ensure that permeable areas are maximised on the site.	Yes

	CONTROL		EVALUATION	COMPLIANCE
e)	Appropriate measures for the management of soil and water are to be implemented during construction.		The appropriate and required soil and water management procedures will be put in place during the construction period. A Soil and water management plan is at *Annexure 16* to the Environmental Assessment report.	Yes
f)	Objectives and design practices for stormwater management in the Residential Flat Design Code are to be considered in designing development.		An assessment under the provisions of the Residential Flat Design Code is provided at **Annexure 9** of the Environmental Assessment report.	Yes
g)	Residential development is to meet the relevant water conservation provisions of State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.		A BASIX Certificate is at *13* to the Environmental Assessment report.	Yes
h)	Council will waive the need for on-site detention on all development sites, other than the site bounded by Edward, Hirst and Loftus Streets, provided the following requirements are met: i) the discharge from the site can connect directly with the new trunk drain, or be connected through an intermediate pipe system that is upgraded to a minimum of the 50 year ARI storm, and - rainwater tanks are provided off the roof downpipes at the rate of 3m3 per residential dwelling plus 1.5m3 per 100 m2 of commercial floor area to be used for carwashing, toilet flushing and cold water supply to the washing machine, and ii) a separate stormwater reuse tank is provided at the lower level of the site that collects the majority of surface flows for irrigation of landscaping areas, the tank to be sized to suit landscaping needs and take account of expected inflows with infrequent overflows.		Refer to the stormwater management details provided at *Annexure 15* of the Environmental Assessment report.	Yes
6.1.5 Development Application Requirements				
a)	A flood study for the intersection of Bonar and Hirst Streets is to accompany the first development application for residential development on the central development site within the Precinct. This study will be funded by S.94 developer contributions.		Refer to the stormwater management details provided at *Annexure 15* of the Environmental Assessment report.	Yes

	CONTROL		EVALUATION	COMPLIANCE
b)	A flood study for the remainder of the Precinct not covered by the study described above is to accompany all development applications for residential development on the eastern side of Bonar Street. This study will be funded by S.94 developer contributions. The study is to address, but not be limited to, the following: i) An assessment of the risk of blockage and the methods incorporated to reduce the risk of blockage; ii) The entire catchment is to be remodelled to incorporate a more accurate representation of the bends and exit losses for the proposed culvert as well as the extent of overland flow within the Precinct; iii) Flood levels are to be re-evaluated to ensure flood levels are not increased within or upstream or downstream of the Precinct; iv) Detailed consideration must be given to the location and depth of existing services when constructing the proposed culvert, in particular under the railway line underpass; v) Floods up to the Probable Maximum Flood must be considered; vi) Any variations in floodplain storage must be addressed to minimise the adverse effect on downstream floodplain users.		Not applicable to the subject site.	N/A
c)	A Water Management Plan is to accompany every Development Application for the erection of a new building in the Bonar Street Precinct. The plan must address all points in Section 6.1 of this DCP.		A Soil and water management plan is at *Annexure 16* to the Environmental Assessment report.	Yes
6.2 ENERGY EFFICIENCY				
6.2.2 Provisions				
a)	Residential development is to meet the relevant energy efficiency provisions of State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.		A BASIX Certificate is at *Annexure 13* to the Environmental Assessment report.	Yes
b)	Residential development is to be generally consistent with the guidelines for energy efficient design in Part 3 of the Residential Flat Design Code which accompanies State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development.		An assessment under the provisions of the Residential Flat Design Code is provided at **Annexure 9** of the Environmental Assessment report.	Yes

	CONTROL		EVALUATION	COMPLIANCE
6.3 NOISE AND VIBRATION				
6.3.2 Provisions				
a)	An Acoustic and Vibration report is to accompany Development Applications for the erection of new buildings on sites on the eastern side of Bonar Street. The report is to address noise and vibration from the Illawarra Rail Line including the following: i) DEC/EPA guidance – relevant DEC/EPA guidance includes: Chapter 163 of the Environmental Noise Control Manual; the noise goals on the environment protection licence No12208 for the rail line which is held by Railcorp; the Environmental Criteria for Road Traffic Noise (for internal noise levels); and the appropriate vibration criteria for human comfort and annoyance in British Standard BS6472:1992; ii) Accounting for all current and future rail movements – both passenger and freight movements (including at night and modelling of expected growth along the rail line); and iii) Assumptions – realistic assumptions regarding rail noise sources, including worst case scenarios covering use of older freight locomotives, poor wheel condition of rolling stock, poor line condition and simultaneous pass-bys, and ideally designing development to provide adequate attenuation under combinations of worse case conditions.		An acoustic report is at *Annexure 11* to the Environmental Assessment report.	Yes
b)	Wollongong Road, south-west of the Allen Street underpass, is designated by the RTA as a regional road. Clause 18 (4) of Rockdale LEP 2000 requires that consent must not be granted to any proposed development on a regional road unless the development incorporates mitigation measures which are in accordance with the noise control guidelines contained in the (former) Environment Protection Authority's Environmental Noise Control Manual. For proposed developments along, or adjacent to, this section of Wollongong Road, an acoustic report will be needed to measure and forecast the impacts of road noise on prospective residential premises.		Not applicable to the subject site.	N/A
c)	An acoustic report will also be needed to measure and forecast the impacts of noise from existing industrial buildings within the precinct that are likely to remain in the medium or long term.		An acoustic report is at Annexure 11 to the Environmental Assessment report.	Yes

	CONTROL		EVALUATION	COMPLIANCE
d)	Any new industrial building erected within the precinct is to be designed to minimise noise impacts on existing and prospective residential premises.		Not applicable to the proposed development.	N/A
e)	Development is to comply with relevant noise and vibration standards published by the former Environmental Protection Authority (EPA) and Australian Standards.		An acoustic report is at *Annexure 11* to the Environmental Assessment report.	Yes
6.4 CRIME PREVENTION				
a)	All development within the Bonar Street Precinct should be designed for community safety in accordance with the requirements of DCP No 67 - Crime Prevention Through Environmental Design (CPTED).		The proposal offers high levels of passive surveillance from balconies and living areas that run along all site boundaries and internal to the site. The location of balconies and living area windows overlooks the ground floor courtyards and building access points to offer high levels of security. Strategic placement of lighting and landscaping encourages residents and visitors to utilise parts of the site that are well supervised by surrounding residents.	Yes
b)	Objectives and design practices for safety in the Residential Flat Design Code are to be considered in designing development.		An assessment under the provisions of the Residential Flat Design Code is provided at **Annexure 9** of the Environmental Assessment report.	Yes
c)	Appropriate levels of CPTED design treatments to reduce opportunities for crime include: i) Natural treatments - Clear site design, territorial definition and designation of purposes. Natural surveillance, strategically located windows, doors and other vantage points. Open building and landscaping sightlines etc, and natural access control measures including symbolic and real barriers, and clearly defined vehicle / pedestrian routes and channelling systems. ii) Organised (low level) treatments - Low level organised guardianship eg. the strategic placement of employee workstations and the location, timing and use of managed activity (community and private). Active place management and routine environmental maintenance. iii) Technical / mechanical (low level) treatments - Basic target hardening. Good quality access control hardware. Corridor mirrors, public address systems, help-phones, motion detectors etc.		Entry points of the site are well defined and individual access into ground floor courtyards has been avoided to reduce the number of building entry points. This makes surveillance of the site easier for residents as the main entrance points are well known and any activity outside of these areas can be readily observed. A Building Manager will be permanently on site to organize maintenance crews and to provide general building surveillance. Intercoms at building entry points will be fitted with an emergency telephone connection that connects directly with the Building Manager. Fish eye mirrors will be utilised where necessary.	Yes
d)	All development applications for new residential buildings within the precinct will require referral to the Police Crime Safety Officer for assessment and comment.		Noted.	Yes

	CONTROL		EVALUATION	COMPLIANCE
e)	Building entry points should be designed to minimise the risk of crime in accordance with clause 21 of DCP No 67. The main entry points to buildings should be designed to maximize surveillance and be orientated to some natural vantage point, preferably the street, rather to private courtyards or open space.		The proposal offers high levels of passive surveillance from balconies and living areas that run along all site boundaries and internal to the site. The location of balconies and living area windows overlooks the ground floor courtyards and building access points to offer high levels of security.	Yes
f)	All car parking areas should be designed to minimise the risk of crime in accordance with Section C of DCP No 67.		The car parking area has been designed generally in accordance with the requirements of Section C of DCP No 67.	Yes
g)	All public access routes through the precinct should have adequate passive surveillance from adjoining premises. Adequate pathway widths should be provided with cleared space on either side to facilitate psychologically comfortable pedestrian use at night. Special attention should be paid to lighting along pedestrian pathways. Pedestrian scale lighting should be used with minimum facial recognition distances of 15 metres and the areas beside these thoroughfares should be evenly lit to avoid concealment / entrapment opportunities. Lighting of public access routes through the precinct should be provided in accordance with clause 45 of DCP No 67.		Not applicable. The subject site does not include any through-site links identified by the DCP.	N/A
h)	Landscape design should ensure clear surveillance and unobstructed sight lines. Landscaping should not provide concealment opportunities, especially around access points and boundary barriers. Consideration should be given to using optically permeable fencing with appropriate colouring to raise privacy while allowing casual surveillance of the courtyards. Further information on fencing should be provided at DA stage.		Landscaping is proposed throughout the site that encourages passive surveillance of open space areas within and surrounding the site. Placement and size of tree and shrub species complements the architectural design of the building while avoiding concealment opportunities.	Yes
i)	Public and private spaces - The hierarchies of spaces and open space should be clearly defined (public, semi-public, private). The design of spaces and open space should make it clear who owns and cares for it and who is entitled to access it.		The design of the landscaping surrounding the site creates a visual delineation between the private and public areas. The interface between the public and private spaces is softened by appropriate landscaping that creates an attractive streetscape appearance. The landscape design will encourage residents to become a custodian of the semi-public spaces, which assists in the visual presentation of the development and encourages passive surveillance.	Yes
j)	Access control - Gates and fences should be used to restrict side and rear access to buildings. Signage needs to be provided at entry points and throughout developments to assist users and warn off intruders. Further information should be provided at DA stage on proposed signage and other access control to / between the community facility, private courtyards and the residential buildings.		The proposal contains fencing in appropriate places that secures the site. Intercom access ensures that visitors to the site (pedestrians and vehicles) can communicate with residents to gain access.	Yes

	CONTROL		EVALUATION	COMPLIANCE
k)	Lighting - Lighting should meet the minimum standards specified in clauses 28 and 45 of DCP No 67. A lighting maintenance policy will need to be established for each development and for public areas.		Refer to the landscape documentation for proposed lighting and maintenance.	Yes
l)	Community park - The park should be designed with unobscured outer perimeters to encourage natural surveillance from the street and nearby residences. The design and layout of the proposed children's playground should ensure good sitelines to facilitate high levels of natural or casual supervision by nearby residents and other potential guardians. Opportunities for offenders to loiter near the children's playground should be minimised. These and other crime minimisation design issues should be address in the detailed design for the park.		Not applicable. The subject site is not affected by the Community Park.	N/A
m)	Community facilities - Any proposed community facilities should be located where they can be readily monitored by adjoining residents.		Not applicable. The proposal does not include a community facility.	N/A
6.5 WASTE MANAGEMENT				
c)	A waste management plan is to be submitted with Development Applications for the demolition or erection of buildings in accordance with Council's DCP 53 – Construction Site Waste Management and Minimisation.		A waste management plan is at Annexure 18 to the Environmental Assessment report.	Yes
d)	Development is to include waste cupboards in all dwellings, waste storage and recycling areas, a community composting area, garbage chutes (in buildings higher than 3 storeys) and a waste management system which provides for: i) easy separation of different types of recyclable and non-recycable waste; and ii) easy access and collection by local garbage services.		The proposed development provides for waste and recycling facilities in each apartment, garbage chutes from each floor and basement facilities for separate garbage and recycling. Refer to the architectural plans provide with the application. Details are provided in the waste management plan at Annexure 18 to the Environmental Assessment report.	Yes
e)	All waste and recycling facilities are to be provided and designed in accordance with the requirements of DCP 53, including any requirements for on-site access and manoeuvring of garbage and recycling vehicles.		Details of waste management procedures and facilities on the site are provided in the waste management plan at Annexure 18 to the Environmental Assessment report.	Yes

	CONTROL		EVALUATION	COMPLIANCE
6.6 CONTAMINATION				
c)	Development must comply with State Environmental Planning Policy (SEPP) No. 55 – Remediation of Land and associated guidelines.		An environmental site report is provided at Annexure 14 to the Environmental Assessment report. The report addresses the requirements of SEPP 55.	Yes
d)	Consent will not be granted to any development application on land within the Bonar Street Precinct involving the erection of a building or the use of the land for the purpose of residential, education, recreational, child care, or a hospital unless a detailed contamination investigation of the land has been submitted to the Council. This detailed investigation must be carried out in accordance with the NSW government's Managing Land Contamination: Planning Guidelines and the Council's Contamination Land Policy.		An environmental site report is provided at Annexure 14 to the Environmental Assessment report.	Yes
e)	The detailed investigation must satisfy the Council that the land is suitable for the use proposed, either with or without remediation.		An environmental site report is provided at Annexure 14 to the Environmental Assessment report. The report concludes that the site is considered suitable for the proposed development, subject to recommendations.	Yes
f)	Any remediation work required as a result of the investigation must be carried out in accordance with SEPP 55, the Managing Land Contamination: Planning Guidelines and the Council's Contamination Land Policy.		Noted. All work will be carried out in accordance with the relevant requirements.	Yes
g)	The requirement for such a detailed investigation does not apply to: i) a comprehensive development application (ie. a master plan DA), if such an application will require the lodgement of a subsequent development application before the land may be used or any building may be erected; or ii) the erection of a building on, or the use of, land containing existing dwelling houses (ie. 51-61 Bonar Street, 27 Booth Street and 41-43 Wollongong Road).		Not applicable to the proposed development.	N/A

	CONTROL		EVALUATION	COMPLIANCE
6.7 MANAGEMENT OF CONSTRUCTION ACTIVITIES				
a)	A Construction Management Plan is to be prepared before any works commence, and is to be implemented during works for demolition, excavation or construction. The Plan is to address the following issues: i) access to the construction site; ii) construction traffic; iii) noise from demolition, excavation and construction; iv) soil and water management/ erosion and sediment controls; v) dust suppression; vi) geotechnical conditions and the impacts of vibration from excavation on surrounding properties including the Illawarra Rail Line; vii) waste management plan prepared in accordance with DCP 53 including waste minimization and reuse and recycling of demolished material; and viii) demolition, removal, handling and transporting of any contaminated or hazardous material is to be carried out in accordance with relevant environmental legislation, standards and guidelines.		A construction management plan is at Annexure 19 of the Environmental Assessment report.	Yes
b)	Development activities that will involve high levels of dust, noise or truck movements in the vicinity of nearby schools must be notified beforehand to the school principals. The principals are to be provided with the contact details of the construction site manager.		Noted. Relevant and timely notifications to the school can be provided.	Yes

PART 7: FACILITIES AND INFRASTRUCTURE

	CONTROL		EVALUATION	COMPLIANCE
7.2 PROVISIONS				
a)	The provision of utility infrastructure - sewer, water, gas, electricity and telecommunications – for development in the Bonar Street Precinct is to be the responsibility of the individual developer of each site, and is to be carried out as part of development in accordance with the requirements of the relevant service provider. All services are to be provided underground.		All service facilities will be provided underground and will be installed during the construction period.	Yes
b)	The following infrastructure and facilities are to be provided in conjunction with the development of the Bonar Street Precinct and are to be the subject of a Council Section 94 Contributions Plan and/or Developer Agreement with Council (or in some cases are to be provided by the developer as a condition of consent under Section 80A of the Act): i) Community park and central square for public use; ii) New Road (east and west) connecting Bonar Street to New Road (south) and extending near to Martin Avenue (with temporary access to Martin Avenue); iii) New Road (south) connecting Wollongong Road at First Street to the New Road (east and west); iv) Bonar Street widening, central landscaped median and raised threshold treatment; v) Widening of Hirst Street, Martin Avenue, and Wollongong Road (Allen Street underpass to Martin Avenue); vi) Streetscaping of new and existing roads within the precinct, including paving, tree planting and parking bays; vii) On-street parking management facilities within the precinct (signage and line marking); viii) Roundabouts (3) at the intersections of Wollongong Road/ Bonar Street, Bonar Street/ Hirst Street, and Bonar Street/ Knoll Avenue; ix) Pedestrian refuge in the new roundabout at the Wollongong Road / Bonar Street intersection; *Further details of the proposed facilities are provided elsewhere in this DCP.*		Noted. Appropriate developer contributions arising from the proposed development will assist in funding the identified items, where applicable to our site.	Yes

	CONTROL		EVALUATION	COMPLIANCE
c)	In addition, development within the precinct will also be required to contribute towards the following public facilities and services: i) Open space (regional, City-wide and local); ii) Town centre and streetscape improvements (Rockdale town centre and Arncliffe town and local centres); iii) Community services and facilities (occasional child care, community centres, Central Library and library resources); iv) Pollution control facilities; v) Additional traffic management facilities within the Wollongong Road area street network; vi) Provision or upgrading of pedestrian and cycle links to Arncliffe, Turrella and Wolli Creek stations and to the existing cycle network; vii) Pedestrian and cycle underpass beneath the Illawarra Railway Line; viii) Streetscape improvements on the opposite side of streets to the proposed developments; ix) Administration costs of Council's section 94 plan. For full details of the facilities and services that development within the precinct is required to provide or contribute towards, and how these facilities and services will be provided, refer to Rockdale Section 94 Contributions Plan 2004.		Noted. Appropriate developer contributions arising from the proposed development will assist in funding the identified items, where applicable to our site.	Yes
d)	Developers are provided with an incentive to develop a child care centre or community facility in the Precinct as the gross floor area (GFA) of these facilities is excluded from the maximum GFA that can be approved, up to a total of 500 square metres for the whole precinct.		Not applicable. The proposal does not include a childcare centre or community facility.	N/A
e)	Letter boxes must be provided at street level and be in accordance with Australia Post's size and location requirements. Weather protection must be provided to all letter boxes within residential developments, either beneath a separate shelter or in a covered area attached to or within the building.		Noted.	Yes

	CONTROL		EVALUATION	COMPLIANCE
f)	Applicants for developments that involve the erection of new buildings must consult with the Council's Spatial Information Coordinator, prior to lodgement of the development application, to resolve appropriate and orderly street numbering for all buildings so as to ensure the safety of occupants and prompt access by emergency vehicles. In the case of mixed use premises containing commercial or retail premises beneath the residential component, the approved numbering regime must clearly distinguish the commercial and retail uses from the residential component.		Street numbering for the proposed new buildings will be determined in consultation with Council as part of the development application process.	Yes

PART 8: STAGING

	CONTROL		EVALUATION	COMPLIANCE
8.2 PROVISIONS				
a)	Indicative staging of the planning and development of the Precinct is shown in the Precinct Plan (Map 2) in this DCP.		Noted. The subject site is shown in Precinct A in Map 2.	Yes
b)	Development of each successive site must not significantly reduce access or amenity for existing occupants of the Precinct.		The redevelopment of the subject site will not reduce access or amenity to existing occupants of the Precinct. All potential amenity impacts are considered in the Environmental Assessment report.	Yes
c)	Section 3.3 of this DCP requires the setback of any proposed residential building from adjoining industrial premises to be increased to the maximum extent possible, provided other provisions of this DCP, such as the maximum floor space ratio and building height provisions, the required building setbacks from streets and the minimum residential building separation distances, can still be met.		Not applicable. The subject site does not immediately adjoin any industrial property. All existing industrial properties are located on the other side of Bonar Street and Loftus Street.	N/A
d)	All new development is to utilise a continuous buffer treatment along the interface with adjacent non-compatible land uses (i.e. particularly side and rear boundaries of proposed developments).		Refer to landscape treatment adjacent to boundary with Arncliffe Public School.	Yes
e)	External walls facing non-residential uses are to be constructed of materials with good sound insulating quality and have no large openings that would transmit noise.		Refer to Acoustic Report provided at Annexure 11 of this Environmental Assessment report.	Yes

	CONTROL		EVALUATION	COMPLIANCE
f)	The building plan, walls, windows, doors and roof are to be designed to reduce intrusive noise levels from potential sources of noise emanating from adjacent non-residential uses (i.e. orientate noise sensitive rooms including living, dining and bedrooms away from potential sources of noise).		Refer to Acoustic Report provided at Annexure 11 of this Environmental Assessment report.	Yes
g)	Balconies and other external building elements are to be located, designed and treated to minimise noise infiltration.		Noted.	Yes
h)	Where new windows face non-residential development, they are required to be fitted with noise attenuating glass to minimise the impact of background noise from non-residential development.		Refer to Acoustic Report provided at Annexure 11 of the Environmental Assessment report.	Yes
i)	Provide landscaping with appropriate setbacks on communal and private open space to create a buffer between new residential development and adjacent non-residential development.		Refer to the landscape plan provided at Annexure 7 of the Environmental Assessment report.	Yes
j)	Single aspect apartments at ground level or 1 storey above facing and within 10m of industrial/warehouse/office uses are to be avoided.		There are no units within 10 metres of an existing industrial building.	Yes
k)	Development will also be required to meet other provisions of this DCP relating to staging, including: i) - Staging of planning and development (Section 1.8); ii) - Integrated design and use of communal private open space areas between staged residential developments (Section 4.5); iii) - Landscaping provisions relating to the Stage 1 interface (Section 4.6); iv) - Conditions and constraints on short and long term vehicular access to Martin Avenue (Section 5.1); v) - Implementation of flooding and stormwater management facilities (Section 6.1); and vi) - Acoustic reporting and noise management in relation to industrial uses (Section 6.3).		Earlier sections of this table address all relevant criteria listed.	Yes

	CONTROL		EVALUATION	COMPLIANCE
I)	This DCP proposes the possible construction of future buildings that will encroach on, or abut the boundaries of, the development site at 9-11 Wollongong Road. To this end, the developers of 9-11 Wollongong Road are to set aside, dedicate or reserve, at no cost and in a manner satisfactory to Council, those parts of their development site that Council considers are likely to be required to facilitate the siting of, or access to, these future buildings, on the understanding that: i) the development of 9-11 Wollongong Road will be able to include the area of that land in calculating its floor space ratio, ii) the developments on the adjoining development sites will not be able to include the area of that land in calculating their floor space ratios, and iii) that land will ultimately be transferred to the adjoining development sites at no cost.		Not applicable to the subject site.	N/A