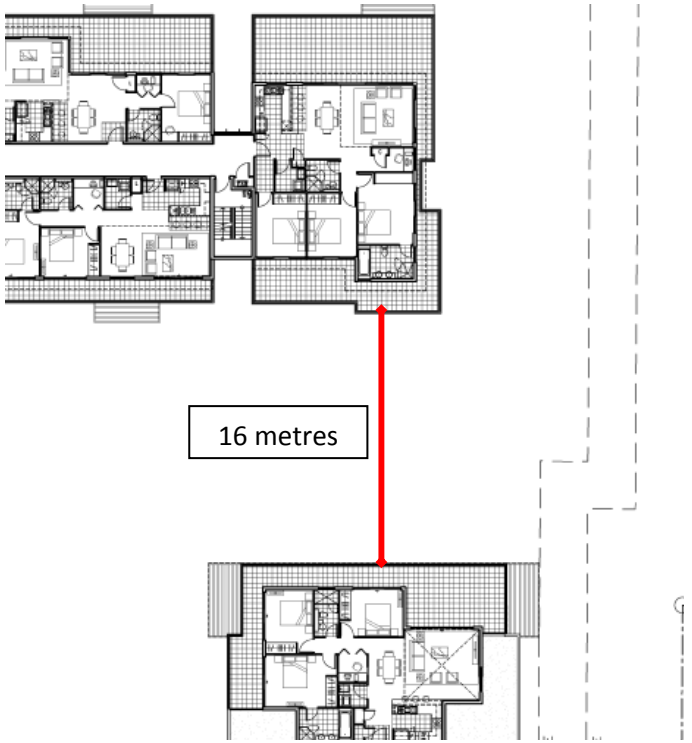
PART 3: SPECIFIC BUILDING TYPE CONTROLS – RESIDENTIAL FLAT DEVELOPMENT

	CONTROL		EVALUATION	COMPLIANCE
3C.1 BUILDING SEPARATION				
1.	The minimum separation between residential buildings on the development site must comply with the following controls: Up to 4th storey i) 12m between habitable rooms / balconies; ii) 9m between rooms/balconies in all other cases. From 5th to 7th storey i) 18m between habitable rooms / balconies; ii) 13m between habitable room / balcony and non-habitable room; iii) 9m between non-habitable rooms.		All buildings up to and including Level 4 have a separation in excess of 12 metres. Level 5 of buildings in the development have separation of 18 metres or more. The only exception is between a balcony on Block D and a balcony on Block E (as shown below). It is a very minor variation and it is relevant to note that 18 metres is achieved between the walls of the buildings. 	Yes

	CONTROL		EVALUATION	COMPLIANCE
3C.2 BUILDING SETBACKS				
1	Residential flat buildings must meet the following street setback requirements: i) a minimum of 10m from the street boundary; ii) on corner sites the minimum street boundary setback in (i) above apply on both street frontages.		The proposed buildings are generally set back 15 metres from the front boundary.	Yes
2	Residential flat buildings on the sites identified in the Reduced Setback Maps must meet the following street setback requirements: i) street setbacks as specified in the Reduced Setback Maps; ii) a minimum of 8m from the street boundary to the fourth storey and above; iii) on corner sites the minimum street boundary setbacks in (i) and (ii) above apply on both street frontages.		Not applicable. The site is not identified on the Reduced Setback Maps.	N/A
3	Residential flat buildings must provide a 2m articulation zone behind the street setback, and no more than 40% of this zone is to be occupied by the building.		The development provides for articulation within a 2 metre zone behind the minimum required front setback. Less than 40% of the articulation zone is occupied by buildings.	Yes
4	The building line to any street must be parallel to the prevailing building line in the streetscape.		The building line of Blocks A, B and C are parallel with the site's alignment to Killeaton Street.	Yes
5	Residential flat buildings must meet the following side setback requirements: i) a minimum of 6m from the side boundary up to the fourth storey; ii) a minimum of 9m to the fifth storey and above; iii) a minimum of 9m to the fourth storey and above of any building on land within the R4 zone adjoining land zoned R2, R3 and E4; iv) for buildings of 3 storeys or less on sites less than 1800m2, a minimum of 3m from the side boundary.		All buildings are set back at least 6 metres from the side boundaries up to and including Level 4. All buildings are set back at least 9 metres at Level 5.	Yes
6	Side setback areas behind the building line are not to be used for driveways or for vehicular access into the building.		All vehicular access is direct from the front boundary to the front of Buildings B and C. No driveways are located in side setback areas.	Yes

	CONTROL		EVALUATION	COMPLIANCE
7	Driveways must be set back a minimum of 3m from the side boundary within the street setback to allow for deep soil planting.		The driveway to the development is set back 35 metres from the nearest side boundary.	Yes
8	Residential flat buildings must meet the following rear setback requirements: i) a minimum of 6m from the rear boundary up to the fourth storey; ii) a minimum of 9m to the fifth storey and above; iii) a minimum of 9m to the fourth storey and above of any building on land within the R4 zone adjoining land zoned R2, R3 and E4.		All buildings are set back at least 6 metres from the rear boundary up to and including Level 4. All buildings are set back at least 9 metres at Level 5.	Yes
9	Basements must not encroach into the street, side and rear setbacks.		The building basement areas do not encroach on the building setbacks.	Yes
10	Ground floor private terraces/courtyards may encroach into the setback areas with a minimum setback of: i) 8m from the street boundary; ii) 4m from the side and rear boundaries to allow for deep soil planting within the common areas.		The courtyard spaces do not encroach into the setback spaces.	Yes
11	No more than 15% of the total area of the street setback area is to be occupied by private terraces/courtyards.		The courtyard spaces do not encroach into the setback spaces.	Yes
12	In addition to the above encroachments, the following elements may encroach into the setback areas: i) eaves; ii) sun shading; iii) blades, fins, columns.		No part of the buildings encroaches into the setback areas.	Yes

	CONTROL		EVALUATION	COMPLIANCE
3C.3 SITE COVERAGE				
1	The site coverage must not exceed 35% of the site area.		The proposal has a site coverage of 31.8%.	Yes
2	Where a site incorporates an access handle the site coverage must not exceed 35% of the total site area less 35% of the access handle.		Not applicable. The site has no access handle.	N/A
3	If a site is comprised of land in an R4 zone and land in another zone, the other land is not to be included in calculating site area.		Not applicable. The site is entirely located in the R4 zone.	N/A
4	For site coverage where commercial uses are proposed as permitted under Schedule 1 of KLEP 2010, see Part 3A.3 of the DCP.		Not applicable. The proposal involves no commercial component.	N/A
3C.4 DEEP SOIL LANDSCAPING				
1	Residential flat development must have a minimum deep soil landscaping area as follows: **Site Area** / **Minimum Deep Soil Landscaping** less than 1800 m^2 / 40% of the site 1800 m^2 or more / 50% of the site		The proposal provides for 6,923 sqm of deep soil. This exceeds the minimum requirements of the SEPP 65 Residential Flat Design Code.	Complies with SEPP 65
2	Deep soil zones must be configured to allow for required tree planting and for screen planting at side and rear boundaries.		The basement areas do not encroach into the building setback zones. This ensures that deep soil areas are maximised around the perimeter and front and rear of the site.	Yes
3	Deep soil landscaping must be provided in common areas as a buffer between buildings.		Deep soil is located between Buildings B and C and D and the former monastery building.	Yes
4	Driveways are not to dominate the street setback zone to maximize deep soil landscaping areas.		The proposed driveway provides a direct route from the street frontage to the building basement. This ensures minimum occupation of the deep soil area.	Yes
5	Permeable pathways are to be used for pathways wider than 1m.		Noted. Details provided on the landscape plan at Annexure 6 of the Environmental Assessment report.	Yes
6	Natural ground level must be maintained beneath the canopy spread of trees to be retained.		The existing ground level is to be generally maintained over the site.	Yes

<table>
<tr><th></th><th>CONTROL</th><th></th><th>EVALUATION</th><th>COMPLIANCE</th></tr>
<tr><td>7</td><td>Lots with the following sizes are to support a minimum number of tall trees capable of attaining a mature height of at least 13m on shale, transitional soils and 10m on sandstone derived soils.
<table><tr><th>Lot Size</th><th>Number of Tall Trees</th></tr><tr><td>1,200m2 or less</td><td>1 per 400m2 of site area or part thereof</td></tr><tr><td>1,201m2 - 1,800m2</td><td>1 per 350m2 of site area or part thereof</td></tr><tr><td>1,801m2 +</td><td>1 per 300m2 of site area or part thereof</td></tr></table></td><td></td><td>A total of 50 existing significant trees are to be retained on the site and additional substantial planting is proposed that will complement the existing trees. Details are provided on the landscape plans at Annexure 6 of the Environmental Assessment report.</td><td>Yes</td></tr>
<tr><td>8</td><td>In addition to the tall trees, a range of medium trees, small trees and shrubs are to be selected to ensure that vegetation softens the building form.</td><td></td><td>The landscape plan is at Annexure 6 of the Environmental Assessment report. The plan shows that extensive smaller trees and shrubs are proposed around the site to provide a visual buffer.</td><td>Yes</td></tr>
<tr><td>9</td><td>Locally occurring and other native species are to be used as much as possible. At least 50% of all tree plantings are to be locally occurring trees and spread around the site.</td><td></td><td>Locally occurring and native species have been selected for the site. Details regarding selected species are contained on the landscape plan at Annexure 6 of the Environmental Assessment report.</td><td>Yes</td></tr>
<tr><td>10</td><td>Species are to be chosen for an appropriate range of height and foliage density, and for their low maintenance characteristics, water efficiency, aesthetic appeal and suitability to the characteristics of the site and location. Species for screen planting are also to be chosen for relatively fast growth.</td><td></td><td>An appropriate range and types of species have been selected for the site. Details regarding selected species are contained on the landscape plan at Annexure 6 of the Environmental Assessment report.</td><td>Yes</td></tr>
<tr><td>11</td><td>Siting and choice of trees must consider:
i) good solar access to useable open space areas;
ii) provision of summer shade;
iii) proximity to buildings, fences, and other structures;
iv) proximity to stormwater, electricity, gas, sewer, other infrastructure and services; and
v) measures to minimise the potential hazard on sites prone to bushfire risk.</td><td></td><td>Siting of trees and vegetation and the selected species gives consideration to solar access and sun shading at various times throughout the year.</td><td>Yes</td></tr>
</table>

	CONTROL		EVALUATION	COMPLIANCE
3C.5 CONSIDERATION OF ISOLATED SITES				
1	Sites are to be consolidated or amalgamated to avoid isolating an adjoining site or sites in a R4 zone with a minimum street frontage and /or minimum lot size less than that required by KLEP 2010.		Not applicable. The site is comprised of a single existing allotment.	N/A
2	2 Where a development proposal results in an adjoining site or sites with a primary street frontage or minimum lot size less than that required for redevelopment by KLEP 2010, the applicant is to demonstrate that: i) amalgamation of the isolated site is not feasible in accordance with the relevant planning principles established by the Land and Environment Court; and ii) the adjoining site(s) can be orderly and economically developed in accordance with the provisions of KLEP 2010 and this DCP, including, but not limited to: -- achieving an appropriate urban form for the location, and -- having and acceptable level of amenity. To assist in this assessment, applicants are to submit details and diagrams of development that is of appropriate urban form and amenity for the isolated site which indicates height, setbacks and resultant site coverage (both building and basement). This should be schematic but of sufficient detail to understand the relationship between the subject application and the isolated site and the likely impacts the developments. Important considerations include solar access and privacy impacts for residential development and the traffic impacts of separate driveways if the development is on a main road.			

<table>
<tr><th></th><th>CONTROL</th><th></th><th>EVALUATION</th><th>COMPLIANCE</th></tr>
<tr><td colspan="5">3C.7 BUILDING STOREYS</td></tr>
<tr><td>1</td><td>Sites with the following maximum building heights under Clause 4.3 of the KLEP 2010 must have a maximum number of storeys above the basement as follows:
<table><tr><th>Maximum building height (m)</th><th>Maximum number of storeys</th></tr><tr><td>11.5</td><td>3</td></tr><tr><td>14.5</td><td>4</td></tr><tr><td>17.5</td><td>5</td></tr><tr><td>23.5</td><td>7</td></tr></table></td><td></td><td>The subject site has a height limit of 17.5 storeys. The proposed development has a maximum of 5 storeys.</td><td>Yes</td></tr>
<tr><td colspan="5">3C.8 BUILDING FACADES</td></tr>
<tr><td>1</td><td>All building facades at ground level must be designed to avoid the creation of entrapment areas.</td><td></td><td>All buildings at ground level are designed with perimeter courtyard gardens to prevent areas for hiding. Building entry and egress areas are located between these courtyard areas.</td><td>Yes</td></tr>
<tr><td>2</td><td>Street, side and rear building facades must be modulated and articulated with wall planes varying in depth by not less than 0.6m. Methods of achieving articulation and modulation include:
i) defining a base, middle and top related to the overall proportion of the building;
ii) expressing building layout or structure, such as vertical bays or party walls;
iii) expressing the variation in floor to floor height, particularly at lower levels;
iv) using a variety of window types to create a rhythm or express the building uses;
v) using recessed balconies and deep windows to add visual depth; and/or
vi) using change of material, texture, colour to break down large flat facades, and create a rhythm.</td><td></td><td>The proposed buildings have been designed with modulated facades containing variation of depth exceeding 0.6 metres. The modulation is created by the use of projecting and recessed balconies and entry alcove spaces.
The development also has a distinct base, middle and top. The base is created by the entry level and surrounding courtyard apartments; the top is created by the required setback of the units at that level; and the middle comprises all the space in between.
Te submitted colours and materials board and the photomontages at Annexure 5 of the Environmental Assessment report show how the use of colours and materials will assist in providing visual modulation and articulation.</td><td>Yes</td></tr>
</table>

	CONTROL		EVALUATION	COMPLIANCE
3	No single wall plane above awnings is to exceed 81m2 in area.		All buildings have been designed to ensure that there is no single wall plane that exceeds 81 sqm in area.	Yes
4	The continuous length of a single building on any elevation must not exceed 36m.		Building elevations vary in length from 35 metres to approximately 70 metres. All building elevations are highly articulated and the scale and modulation of the buildings on the site is appropriate to the size and dimensions of the site.	Partial
5	Limit building length along side boundaries to promote view corridors between buildings and provide a leafy outlook from all apartments.		Building length along side boundaries is restrained to maximise visual penetration through the site.	Yes
6	Building facades must be designed to respond to solar access by using solar protection elements such as eaves, louvres and other sun shading devices as environmental controls.		The buildings have been designed with solar protection devices relevant to their orientation.	Yes
7	All building elements including shading devices, signage, drainage pipes awnings/colonnades and communication devices must be coordinated and integrated with the overall facade design.		All building elements and services are contained within core spaces inside the building.	Yes
8	When individual air conditioning units are used, they must not be located on the building facade or within the private open space, (eg. balconies or terraces).		Air-conditioning condenser units are to be located in the basement and in clustered enclosures on the roof of the building.	Yes
9	Balconies that run the full length of the building facade are not permitted.		No balconies are proposed that run the full length of any building façade.	Yes
10	Balconies must not project more than 1.2m from the outermost wall of the building facade.		Balconies have been designed to ensure they project no more than 1.2 metres from the outermost wall of the building elevations.	Yes
11	Blade walls are not to be the sole element used to provide articulation.		The use of blade walls in the development is scarce. Articulation is achieved through use of balconies and building entries.	Yes
12	Windows to a habitable room are to be situated to encourage opportunities for passive surveillance to the street and on site areas surrounding the building.		The facades of Buildings A to C contain balconies and habitable room windows that overlook Killeaton Street.	Yes
13	Street corners must be emphasised by giving visual prominence to parts of the building facade, such as a change in building articulation, material or colour, roof expression or height.		Not applicable. The site is not a corner allotment.	N/A

	CONTROL		EVALUATION	COMPLIANCE
14	Corner buildings are to address both street frontages.		Not applicable. The site is not a corner allotment.	N/A
3C.9 BUILDING ENTRIES				
1	Provide access to and within all developments in accordance with the *Disability Discrimination Act 1992*.		The development has been designed to meet the relevant accessibility requirements. An access report is provided at Annexure 7 of the Environmental Assessment report.	Yes
2	Buildings must address the street either: i) with main entrances to lift lobbies directly accessible and visible from the street; or ii) with the path to the building entry readily visible from the street where site configuration is conducive to having a side entry.		Buildings A to C have their building entries orientated towards the street frontage. A network of pathways will provide access to the other buildings on the site.	Yes
3	Buildings with frontages over 18m long must have multiple entries.		Teach building has a single point of entry. This is considered more appropriate in the context of the proposed development, as it provides a greater level of safety and security to the building.	No
4	Building entry must be integrated with building facade design. At street level, entry is to be articulated with awnings, porticos, recesses or projecting bays for clear identification.		The buildings have been designed with entry recesses to clearly identify the entry locations.	Yes
5	All entry areas must be well lit and designed to avoid any concealment or entrapment areas. All light spill is prohibited.		All building entry areas will be well illuminated.	Yes
6	Lockable mail boxes must be provided close to the street. They must be at 90 degrees to the street and to Australia Post standards and integrated with front fences or building entries.		Lockable mailboxes are to be provided for each building.	Yes
7	On large development site comprising multiple building blocks, clear way-finding signs are to be provided.		Way-finding signs will be provided to enable visitors to the site to easily and conveniently find their way to each building.	Yes

	CONTROL		EVALUATION	COMPLIANCE
3C.10 TOP STOREY DESIGN AND ROOF FORMS				
1	The top storey of a building is to be designed so that: i) the GFA of the top storey of a residential flat building does not exceed 60% of the GFA of the storey immediately below it; ii) for the purposes of this section, the top storey applies to the building as a whole and does not apply to the top level of each part of a stepped building.		The buildings have been designed to ensure that the top storey does not exceed 60% of the GFA of the level below. Confirmation is provided in the GFA diagrams at Annexure 4 of the Environmental Assessment report.	Yes
2	The top storey of a building is to be set back from the outer face of the floors below on all sides (roof projection is allowed beyond the outer face of the top storey).		On each building, all elevations of the top storey are set back from the outer face of the level below.	Yes
3	The upper storeys of residential buildings are to be articulated with differentiated roof forms, maisonettes or mezzanine penthouses and the like.		The top level of each building has been designed to provide for penthouse apartments. The elevations incorporate extensive articulation.	Yes
4	Service elements are to be integrated into the overall design of the roof so as not to be visible from the public domain or any surrounding development. These elements include lift overruns, plant equipment, chimneys, vent stacks, water storage, communication devices and signage.		All service elements are to be internalised.	Yes
5	Roof design must respond to solar access, for example, by using eaves and skillion roofs.		The building has been designed with eaves in appropriate locations to assist in solar shading.	Yes
6	Where solar panels are provided they must be integrated into the roof line.		Not applicable. No solar panels are proposed.	N/A
7	Lightweight pergolas, sun screens, privacy screens and planters are permitted on the roof, provided they do not increase the bulk of the building and create visual clutter.		The buildings have been designed to avoid clutter at the rooftop level.	Yes

	CONTROL		EVALUATION	COMPLIANCE
3C.11 FENCING				
1	Front fences and walls (to a public street) and side fences in the street setback must not be higher than: i) 0.9m if of closed construction (such as masonry, lapped and capped timber or brushwood fences); or ii) 1.2m if of open construction (such as open paling and picket fences). **Note 1:** Closed front fences with a maximum height of 1.8m may be considered where the site fronts a busy road or other sources of undesirable noise. These fences are to be set back at least 2m from the front boundary and screened by landscaping. **Note 2:** Open fencing includes: panels set into a timber frame or between brick piers, where any solid base is not taller than 0.9m, and panels are spaced pickets, palings, or lattice.		A 1200mm high metal palisade fence is proposed across the front boundary of the site.	Yes
2	Fences and walls must step down and follow the natural contours of the site.		Not applicable. The site is flat.	N/A
3	Hedges and shrub planting are desirable but no higher than 1.2m along the entire front boundary.		Vegetation along the street frontage will be restrained in height as required. Details are provided on the landscape plan at Annexure 6 of the Environmental Assessment report.	Yes
4	All fencing must be designed to highlight entrances, and be compatible with buildings, letterboxes and garbage storage areas.		All fencing is appropriately designed to identify entrance locations. Appropriate access will be made possible to ensure mail deliveries can occur and garbage collections can be made.	Yes
5	External finishes for fencing must be robust and graffiti resistant.		The proposed fence is palisade in style and will not be affected by graffiti.	Yes

	CONTROL		EVALUATION	COMPLIANCE
3C.12 PRIVATE OPEN SPACE				
1	Ground and podium level apartments are to have a private outdoor courtyard/terrace with a minimum (internal dimension) area of 25m2.		All ground level apartments are provided with a private courtyard area in excess of 25 sqm.	Yes
2	All apartments that are not at ground or podium level are to include private open space (such as a roof garden, balcony, deck or terrace) with a minimum area (internal dimension) of: i) 10m2 for each one bedroom apartment; ii) 12m2 for each two bedroom apartment; and iii) 15m2 for each apartment with three or more bedrooms.		Balconies are provided to all apartments above ground level. The depth of the balconies is 2 metres in accordance with the requirements of SEPP 65 Residential Flat Design Code. The balconies vary in size from 8sqm to about 12 sqm. This is appropriate to the development and will provide adequate private open space to the residents. The site is provided with generous communal open space areas and recreation facilities that will complement that overall recreation opportunities on the site.	Partial
3	All private open space area requirements are exclusive of any areas for the provision of services, eg. external clothes drying facilities.		The private open space areas are not provided with clothes drying facilities.	Yes
4	The primary private open space must have a minimum dimension of 2.4m.		All courtyard spaces have a minimum dimension of 2.4 metres. The depth of the balconies is 2 metres in accordance with the requirements of SEPP 65 Residential Flat Design Code.	Partial
5	The primary private open space is to have direct access from the main living areas.		All courtyards and balconies are directly accessible from the living room of each apartment.	Yes
6	Primary private open space with southern orientation should be avoided.		Private open space with southern orientation has been avoided where possible.	Yes
7	Balcony or terrace design may incorporate building elements such as pergolas, sun screens, shutters, operable walls and the like to respond to the street context, building orientation and residential amenity. The use of such building elements must not enable the balcony or terrace to be used as a habitable room.		Balconies are not designed with enclosures.	Yes

	CONTROL		EVALUATION	COMPLIANCE
8	Private open space (outdoor) for ground and podium level apartments is to be differentiated from common areas by: i) a change in level; ii) screen planting, such as hedges and low shrubs; iii) fence/wall to a maximum height of 1.8m. Any solid wall component is to be a maximum of 1.2m high with at least 30% transparent component above and gate to common areas.		The private courtyards at ground level are to be fencing to distinguish them from communal open space.	Yes
9	One gas outlet (where gas services are available) and one water outlet are to be provided to the primary private open space.		Gas outlets and water outlets will be provided to private open space.	Yes
10	Air conditioning units must not be located in private open space.		All air-conditioning condenser units are to be located in the basement or on the roof in clustered enclosures.	Yes
3C.13 COMMUNAL OPEN SPACE				
1	At least 10% of the site area must be provided as communal open space with a minimum dimension of 5m.		In excess of 10% of the site is to be provided as communal open space.	Yes
2	At least one single parcel of communal open space with the following requirements must be provided: i) a minimum area of 80m2; and ii) a minimum dimension of 8m.		There are several areas on the site that can accommodate the requirements. One such example is located between Buildings D and E – it has dimensions of 20 metres x 50 metres = 1,000 sqm.	Yes
3	The communal open space must be located at ground level behind the building line.		Communal open space is located around the buildings on the site behind the front alignment of Buildings A, B and C. The areas of communal open space are evident on the landscape plan at Annexure 6 of the Environmental Assessment report.	Yes
4	Access to and within the communal open space must be provided for people with a disability (refer to *AS1428*).		The development has been designed to comply with the relevant access requirements. An access report is at Annexure 7 of the Environmental Assessment report.	Yes

	CONTROL		EVALUATION	COMPLIANCE
5	The location and design of communal open space must optimize opportunities for social and recreation activities, solar access and orientation, summer shade, outlook and the privacy of residents on adjoining R3, R2 and E4 sites.		The proposed communal open space is suitably located to ensure privacy to adjoining residents and a high level of amenity for residents of the subject development.	Yes
6	Communal open space must be integrated with significant natural feature(s) of the site and soft landscaping areas.		The communal open space areas incorporate existing trees and newly proposed soft landscaping, as shown on the landscape plan at Annexure 6 of the Environmental Assessment report.	Yes
7	The communal open space must be capable of surveillance from the street and/or at least two apartments for safety reasons.		The communal open space of overlooked by a large number of apartments to ensure a safe environment.	Yes
8	Concealment or entrapment areas must not be created within the communal open space.		The landscape design does not provide for concealment of entrapment areas.	Yes
9	Communal open space must be well lit with an energy efficient lighting system to be used in conjunction with timers or daylight controls. All light spill is prohibited.		The communal open space will be appropriately illuminated. Details will be provided with the construction certificate application.	Yes
10	Shared facilities such as barbecue facilities, shade structures, play equipment and seating, are to be provided within the communal open space.		The landscape plan at Annexure 6 of the Environmental Assessment report provides details of the communal facilities on the site.	Yes
11	Garden maintenance storage areas and connections to water and drainage must be provided to communal open space.		Appropriate storage facilities will be provided in the basement level and water connections and irrigation details will be submitted with the construction certificate application.	Yes
3C.14 APARTMENT DEPTH AND WIDTH				
1	Dual aspect apartments are to have a maximum internal plan depth of 18m from glass line to glass line.		All dual aspect apartments have been designed with a maximum depth of 18 metres.	Yes
2	Single aspect apartments are to have a maximum internal plan depth of 8m from glass line to internal face of wall of habitable area.		All apartments have a depth of 8 metres.	Yes
3	The width of dual aspect apartments over 15m deep must be 4m or greater to avoid deep narrow apartment layouts.		Any dual aspect apartments in the proposed development are greater than 4 metres deep.	Yes
4	All kitchens must not be located more than 8m to the back wall of the kitchen, from an external opening.		All kitchens are located within 8 metres from windows.	Yes

	CONTROL		EVALUATION	COMPLIANCE
3C.15 GROUND FLOOR APARTMENTS				
1	The finished ground level outside the living area at the building line of a ground level apartment must not be more than 0.9m below existing ground level.		The proposal will not result in any changes in level of 0.9 metres of the ground level outside the living space of ground floor units.	Yes
2	Where the finished ground level outside the living area at the building line is more than 0.5m, the private open space must be level for a minimum of 2.4m from the living area.		None of the ground level apartments have a change in level of more than 0.5 metres between the living room and the courtyard space.	Yes
3	No obstructions, such as retaining walls or fences, are permitted to project beyond a 45˚ control plane, (10am sun angle at 23 March) drawn from the finished ground level outside the living area at the building line to the end of the private open space. Plants may project beyond the 45˚ control plane.		No courtyard will have a fence that will project above a 45 degree control plane.	Yes
3C.16 NATURAL VENTILATION				
1	All habitable rooms are to have operable windows or doors.		All habitable rooms will have operable windows and doors.	Yes
2	At least 60% of apartments must have natural cross ventilation.		65% of apartments will achieve cross ventilation. Diagrams to demonstrate compliance are included at Annexure 4 of the Environmental Assessment report.	Yes
3	At least 25% of all kitchens are to be naturally ventilated.		All kitchens will have access to natural ventilation by way of windows within 8 metres.	Yes

	CONTROL		EVALUATION	COMPLIANCE
4	Use the building layout and section to increase the potential for natural ventilation. Design solutions include: i) facilitating cross ventilation by designing narrow building depths and providing dual aspect apartments (cross-through and corner apartments); ii) facilitating convective currents by designing units which draw cool air in at lower levels and allow warm air to escape at higher levels (eg. maisonette and two-storey apartments); iii) minimising interruptions in air flow through the apartment, the more corners or rooms airflow must negotiate, the less effective the natural ventilation; iv) grouping rooms with similar usage together, for example, keeping living spaces together and sleeping spaces together, this allows the apartment to be compartmentalised for efficient summer cooling or winter heating.		The development has been designed with articulated facades and corner apartments that maximise the opportunities for cross-flow and natural ventilation.	Yes
5	Select doors and operable windows to maximise natural ventilation opportunities established by the apartment layout. Design solutions include: i) locating small windows on the windward side (facing prevailing winds) and larger windows on the leeward side (away from prevailing winds) of the building thereby utilising air pressure to draw air through the apartment; ii) using higher level casement or sash windows, clerestory windows or operable fanlight windows (including above internal doors) to facilitate convective currents (this is particularly important in apartments with only one aspect); and iii) selecting windows which the occupants can reconfigure to funnel breezes into the apartment, such as vertical louvred, casement windows and externally opening doors.		The development will provide for operable windows to all apartments. Living rooms will have large sliding doors to maximise natural ventilation.	Yes
6	The use of light wells/skylights as a primary source of ventilation in habitable rooms is prohibited.		No apartment relies on a light well for its source of natural light.	Yes

	CONTROL		EVALUATION	COMPLIANCE
3C.17 SOLAR ACCESS				
1	All developments must comply with the Apartment Depth Controls in *Part 3C.14 of this DCP* to optimise solar access to habitable rooms.		All apartments comply with the Apartment Depth Controls in Part 3C.14.	Yes
2	Buildings must be oriented to optimise the northern aspect.		A northern aspect has been maximised for the apartments.	Yes
3	At least 70% of apartments must receive a minimum of three hours direct sunlight to living rooms and adjacent private open space between 9am and 3pm on 21st June. **Note:** shadows cast by trees and vegetation are excluded from this calculation.		A minimum of 70% of the apartments will receive the required solar access. Details are provided in the solar access report at Annexure 11 of the Environmental Assessment report.	Yes
4	At least 50% of the communal open space for residents' use must receive direct sunlight for at least three hours between 9am and 3pm on 21st June.		Different areas of the communal open space will receive at least 50% solar access at varying times throughout the day at mid-winter. Shadow diagrams are at Annexure 4 of the Environmental Assessment report.	Yes
5	The combined number of single aspect apartments with either a southern or western orientation must be limited to a maximum of 10% of the total apartments proposed in the development. Developments which seek to vary from the minimum standards must demonstrate how site constraints and orientation prohibit the achievement of these controls.		9% of apartments are single aspect and south facing.	Yes
6	Use light shelves, reflectors, lightwells, skylights, atriums and clerestories where possible to maximise the quantity and quality of natural light within internal areas.		All apartments are provided with large windows with direct access to natural light.	Yes
7	The use of lightwells/skylights as a primary source of daylight in habitable rooms is prohibited.		No apartment relies on a light well for its source of natural lights.	Yes

	CONTROL		EVALUATION	COMPLIANCE
8	All developments must allow the retention of at least three hours of sunlight between 9am and 3pm on 21st June to the living areas and the principal portion of the private and communal open space of: -- existing residential flat buildings and multi-dwelling housing on adjoining lots; and -- any residential development in adjoining R2, E4 and R3 zones. Where existing overshadowing by buildings is greater than this, sunlight is not to be reduced by more than 20%.		The proposed development will not result in any additional overshadowing that will result in less than three hours of sunlight between 9am and 3pm on 21st June to the living areas and the principal portion of the private and communal open space of adjoining properties. Shadow diagrams are at Annexure 4 of the Environmental Assessment report.	Yes
9	Overshadowing must not comprise the development potential of the adjoining under-developed site(s).		The proposal will result in acceptable shadowing impacts.	Yes
10	Developments must allow the retention of a minimum of 4 hours direct sunlight between 9am to 3pm on 21st June to all existing neighbouring solar collectors and solar hot water services.		The proposal will not cause any overshadowing of solar collectors on adjoining properties.	Yes
11	All developments must utilise shading and glare control. Design solutions include: i) providing external horizontal shading to north-facing windows, such as eaves, overhangs, pergolas, awnings, colonnades, upper floor balconies, and/or deciduous vegetation; ii) providing vertical shading to east and west windows, such as sliding screens, adjustable louvres, blinds and/or shutters; iii) providing shading to glazed and transparent roofs; iv) using low glare high performance glass with an overall 3 star Window Energy Rating Scheme rating (refer to *www.wers.net*); v) using glass with reflectance below 20%.		Sun control louvres and the location of balconies will assist in the appropriate solar protection of apartments.	Yes
12	All shading devices must be integrated with building facade design.		All proposed shading devices are incorporated into the overall design of the buildings.	Yes
13	Consideration should be given to the integration of solar shading with solar energy collection technology.		Not applicable. Solar collection is not proposed as part of the development.	N/A
14	Reflective films applied to windows and glazing is to be avoided.		It is not proposed to apply reflective film to windows.	Yes

	CONTROL		EVALUATION	COMPLIANCE
3C.18 VISUAL PRIVACY				
1	All developments must comply with the Building Separation Controls in *Part 3C.1 of this DCP* to ensure visual privacy.		The proposal generally complies with the Building Separation Controls in Part 3C.1.	Yes
2	Buildings must be designed to ensure privacy without compromising access to light and air. Design solutions include: i) off-setting windows in relation to adjacent buildings/windows; ii) using recessed balconies and/or vertical fins between adjacent private balconies; iii) using solid or semi-transparent balustrades to balconies; iv) using louvres/screen panels to windows and balconies; v) providing vegetation as a screen between spaces; vi) incorporating planter boxes into walls or balustrades to increase the visual separation between areas; vii) utilising pergolas or shading devices to limit overlooking of lower building levels or common and private open space.		Appropriate design measures have been incorporated into the development to ensure that the apartments have a good level of visual privacy.	Yes
3	Continuous transparent balustrades are not permitted to balconies or terraces for the lower 3 storeys.		The proposal does not provide for any continuous balustrades on any elevation.	Yes
4	Screening between apartments must be integrated with the overall building design.		Any proposed screening has been integrated into the overall design.	Yes
5	Landscaped screening must be provided to adjoining site(s).		The landscape plan at Annexure 6 of the Environmental Assessment report provides details on vegetated screening around the site.	Yes

	CONTROL		EVALUATION	COMPLIANCE
3C.19 ACOUSTIC PRIVACY				
1	All developments must comply with the Building Separation Controls in *Part 3C.1 of this DCP* to ensure adequate acoustic privacy for building occupants.		The proposal generally complies with the Building Separation Controls in Part 3C.1.	Yes
2	Buildings must be designed to minimise the impact of traffic noise through planning, construction and materials in accordance with: i) *AS2107-2000: Acoustics- Recommended design sound levels and reverberation times for building interiors.* ii) *AS3671-1989: Acoustics- Road traffic noise intrusion- Building siting and construction.*		An acoustic report is at Annexure 13 of the Environmental Assessment report. The acoustic report makes recommendations about construction standards to meet the relevant standards.	Yes
3	Residential flat buildings must be designed to minimise noise transition by, but not limited to, the following means: i) grouping room uses according to the noise level generated; ii) using storage or circulation zones within an apartment to buffer noise from adjacent apartments, mechanical equipment or corridors and lobby areas; iii) minimising the amount of shared walls with other apartments; iv) using service areas/corridors to buffer noise sensitive areas (ie. bedrooms) from noise generators including traffic, railway line, service and loading vehicle entries; v) incorporating appropriate noise shielding or attenuation techniques into the design and construction of the building.			
3C.20 INTERNAL CEILING HEIGHTS				
1	All residential flat buildings must comply with the following minimum ceiling heights, measured from finished floor level (FFL) to finished ceiling level (FCL): i) 2.7m for all habitable rooms; ii) 2.25m for all non-habitable rooms.		Floor to ceiling heights of all apartments are 2.7 metres in habitable rooms.	Yes

	CONTROL		EVALUATION	COMPLIANCE
3C.21 ROOM SIZES				
1	Living areas must have a minimum internal plan dimension as follows: i) 4m for apartments with 2 or more bedrooms; ii) 3.5m for other apartments.		All apartments have a living area with a minimum internal dimension of 4 metres.	Yes
2	One and two bedroom apartments must have a minimum internal plan dimension of 3m (excluding wardrobe space) in all bedrooms.		All bedrooms have a minimum internal dimension of 3 metres.	Yes
3	Apartments with three or more bedrooms are to have at least two bedrooms with a minimum internal plan dimension of 3m (excluding wardrobe space).			
3C.22 INTERNAL COMMON CIRCULATION				
1	The design of internal common circulation space must comply with the provisions in *AS1428.1 and AS1428.2* to provide adequate pedestrian mobility and access.		The internal common circulation spaces will comply with the relevant standards.	Yes
2	All common circulation areas including foyers, lift lobbies and stairways must have: i) appropriate levels of lighting with a preference for natural light where possible; ii) short corridor lengths that give clear sight lines; iii) clear signage noting apartment numbers, common areas and general direction finding; iv) natural ventilation; v) low maintenance and robust materials.		All circulation areas within the buildings have been designed to gain access to natural light where possible. The length of the corridors has been minimised.	Yes
3	Where artificial lighting is required energy efficient lights are to be used in conjunction with timers or daylight controls.		Relevant energy saving devices can be installed to meet relevant requirements.	Yes

	CONTROL		EVALUATION	COMPLIANCE
4	All single common corridors must: i) serve a maximum of 8 apartments; ii) be at least 1.5m wide (to allow ease of movement of furniture); and iii) be at least 1.8m wide at lift lobbies.		All corridors are 1.8 metres wide or more.	Yes
5	Buildings must designed to avoid blind corners or dark alcoves near lifts and stairwells, at the entrances, along corridors and walkways, and within car parks.		The design of the buildings minimise blind corners and dark alcoves.	Yes
3C.23 STORAGE				
1	Storage space shall be provided for each apartment at the following minimum volumes: i) 6m3 for studio; ii) 8m3 for one bedroom apartments; iii) 10m3 for two bedroom apartments; and iv) 12m3 for apartments with three or more bedrooms.		The proposal generates the following storage requirements: Studio x 6m3 x 3 = 18 m3 1 Bed x 6m3 x 27 = 162 m3 2 Bed x 8m3 x 235 = 1,880 m3 3 Bed x 10m3 x 33 = 330 m3 Total = 2,390 m3 Storage is accommodated in the units in the form of linen cupboards and storage/media spaces. The remaining required storage is accommodated in the basement in the form of storage cages.	Yes
2	At least 50% of the storage space must be provided within the apartment. The remaining storage space outside apartments, such as within basements, must be separately allocated to the relevant apartments. **Note 1:** Storage space within apartments can be in the form of cupboards in halls, living rooms, laundries, flexible spaces (which can also be used as studios/media rooms etc). Storage in kitchens, bedrooms or bathrooms will not count towards this requirement. **Note 2:** Storage space outside apartments can be in basements and dedicated storerooms. The rear of a parking space is an appropriate location in the basement for part of the storage controls. **Note 3:** Where two car spaces are provided for an apartment, the requirement for the basement storage component may be waived in order to ensure basements do not extend greater than 10% of the ground floor perimeter.			

	CONTROL		EVALUATION	COMPLIANCE
3C.24 EXTERNAL AIR CLOTHES DRYING FACILITIES				
1	Each apartment is required to have access to an external air clothes drying area, eg. a screened balcony, a terrace or common area.		All apartments are provided with a balcony or a courtyard area that could be used for occasional clothes drying.	Yes
2	External air clothes drying areas must be screened from public and common open space areas.		Not applicable. No permanent clothes drying facilities are proposed to be installed.	N/A
3	Where provided in common areas facilities are to be provided including clothes lines.			
3C.25 CAR PARKING PROVISION				
1	All residential flat developments must provide on-site car parking within basements.		All parking is proposed within the basement.	
2	To maximise landscaping area, basement car park areas must be consolidated under building footprints. **Note:** Basements may be permitted to extend under the space between buildings on the site.		The parking basement area does not encroach into the setback areas.	Yes
3	The basement car park must not project more than 1m above existing ground level to the floor level of the storey immediately above.		No part of the basement parking level extends more than 1.0 metre above existing ground level.	Yes
4	Direct internal access from basement car parks must be provided to each level of the building.		Direct access is provided from the basement to each building.	Yes
5	A space for temporary parking for service and removalist vehicles must be provided and clearly signposted.		Temporary service vehicle parking is proposed near the carpark entry ramp.	Yes
6	The temporary space for service and removalist vehicles may be provided as a visitors' space provided it has a minimum dimension of 3.5m x 6m and a minimum manoeuvring area 7m wide.		The proposed temporary service vehicle space has dimensions in excess of 3.5m x 6m and a minimum manoeuvring area 7m wide.	Yes

<table>
<tr><th></th><th>CONTROL</th><th></th><th>EVALUATION</th><th>COMPLIANCE</th></tr>
<tr><td>7</td><td>The following parking ranges apply to residential flat developments:<table><tr><th>Apartment Size</th><th>Parking Space Requirement per apartment</th></tr><tr><td>Studio</td><td>0 – 0.5 spaces</td></tr><tr><td>One Bedroom</td><td>0.7 – 1 spaces</td></tr><tr><td>Two bedrooms</td><td>1 – 1.25 spaces</td></tr><tr><td>Three or more bedrooms</td><td>1 – 2 spaces</td></tr></table></td><td></td><td>The proposal generates a requirement for 287 to 388 resident parking spaces. The proposal provides a total of 336 resident parking spaces.</td><td>Yes</td></tr>
<tr><td>8</td><td>At least one visitor car space is to be provided within the site for every 4 apartments or part thereof.</td><td></td><td>The proposal generates a requirement for 120 visitor parking spaces. The proposal provides a total of 31 visitor parking spaces. The traffic report at Annexure 10 of the Environmental Assessment report provided justification for the proposed number of visitor parking spaces.</td><td>No</td></tr>
<tr><td>9</td><td>Any spaces provided which exceed the upper range are to be included in the calculation of gross floor area.</td><td></td><td>Not applicable. The proposed parking does not exceed the DCP maximum.</td><td>N/A</td></tr>
<tr><td>10</td><td>Each adaptable housing dwelling must be provided with at least one disabled car parking space designed in accordance with AS2890.6.</td><td></td><td>Noted. Accessible parking spaces will be allocated for each adaptable housing unit.</td><td>Yes</td></tr>
<tr><td colspan="5">3C.26 BICYCLE PARKING PROVISION</td></tr>
<tr><td>1</td><td>Provide on-site, secure bicycle parking spaces and storage at the following rates:
i) 1 bicycle parking space per 5 units (or part thereof) for residents within the residential car park area; and
ii) 1 bicycle parking space (in the form of a bicycle rail) per 10 units for visitors in the visitor car park area.</td><td></td><td>The proposal generates a requirement for 60 resident bicycle parking spaces and 30 visitor bicycle parking spaces. The required facilities are provided in the basement of the building.</td><td>Yes</td></tr>
<tr><td colspan="5">3C.27 ADAPTABLE HOUSING</td></tr>
<tr><td>1</td><td>All residential flat buildings must contain at least one apartment for each 10 apartments (or part thereof) designed as adaptable housing in accordance with the provisions of AS4299-1995: Adaptable Housing Class C.</td><td></td><td>10% of apartments in the development will be provided as adaptable units.</td><td>Yes</td></tr>
</table>

	CONTROL		EVALUATION	COMPLIANCE
2	Each adaptable housing apartment must be provided with at least one disabled car parking space designed in accordance with *AS2890.6*.		Noted. Accessible parking spaces will be allocated for each adaptable housing unit.	Yes
3	At least 70% of apartments are to be "visitable" in accordance with the definition in *Appendix A4 of this DCP*.		70% of apartments in the development will be provided as visitable units.	Yes
3C.28 APARTMENT MIX AND SIZES				
1	A range of apartment sizes and types must be included within the development.		A range of apartment types and sizes are proposed in the development.	Yes
2	Apartments are to be a minimum size (GFA) of: i) 50m2 for studios and one bedroom apartments; ii) 70m2 for two bedroom apartments; iii) 95m2 for three bedroom apartments.		The proposal has the following typical apartment sizes: 1 Bed 54 to 73sqm (Complies) 2 Bed 67 to 92 sqm (Generally complies) 3 bed 101 to 116 sqm (Complies) Apartment sizes allow for a variety of household structures to account for home entertainment needs, studies, media rooms and the like.	Partial
3	A mix of one, two and three-bedroom apartments are to be located on the ground level.		A mix of one, two and three-bedroom apartments are provided across the ground floor levels of each of the buildings.	Yes

PART 4: GENERAL DEVELOPMENT CONTROLS

	CONTROL		EVALUATION	COMPLIANCE
4.2 LANDSCAPE FOR BIODIVERSITY AND BUSHFIRE MANAGEMENT				
1	All developments must: i) be designed to conserve indigenous vegetation, habitat and existing natural features on the site as part of the site planning and the site layout process; **Note:** Where losses occur, compensatory actions are likely to be required. These include measures such as tree replenishment and site rehabilitation. ii) retain the most significant, intact and sustainable areas of vegetation; iii) be located to retain views of public reserves; iv) be designed to retain habitat within and adjacent to the site (where it is safe to do so) including: -- drainage features and damp areas; -- old or dead trees and hollow logs; -- leaf litter and fallen branches; -- bushrock and rock outcrops. If bushrock cannot be retained in place, it is to be relocated within the site; vi) be designed to consider subsurface/groundwater flows near bushland and other significant vegetation or habitats.		The proposal retains trees on the site. Details of trees to be retained are contained in the arborist report and the landscape plans at Annexure 17 and 6, respectively, of the Environmental Assessment report.	Yes
2	Where development is located close to a reserve, passive surveillance of the reserve is encouraged.		Not applicable. The site has no relationship with a reserve.	N/A
3	Structures (including stormwater pipes and structures) must be located outside the canopy spread of trees to be retained. This applies to street trees, trees on site and on adjoining sites.		The proposed buildings are located outside the canopy spread of trees to be retained on the site. This is evident on the landscape plans at Annexure 6 of the Environmental Assessment report.	Yes
4	Disturbance of natural soil profiles must be minimised.		Minimal disturbance will occur to natural soil profiles on the site.	Yes

	CONTROL		EVALUATION	COMPLIANCE
5	The introduction of imported soils and disturbance of local seed banks must be avoided wherever possible.		The importing of soils onto the site will be kept to a minimum to ensure that disturbance to local seed banks is minimised.	Yes
6	Vegetation retention and planting must also consider resilience: i) Healthy undamaged specimens are to be the first priority for conservation, particularly habitat trees; ii) While single trees may be ecologically important in their own right, or as part of a broader community, groups of trees generally provide increased resilience to storm events. **Note 1:** Works within an area containing critical habitat, threatened species, populations, or threatened ecological communities may require a flora and fauna assessment in accordance with Part 5A of the Environmental Planning and Assessment Act (1979). Works that have a significant impact on the above are integrated development requiring referral to at least one government agency. **Note 2:** Matters of National Environmental Significance must also be considered under the Environmental protection and Biodiversity Conservation Act (1999). This process is managed externally to Council. These matters include migratory species, threatened species, populations and ecological communities listed under the Act.		The proposal gives consideration to the trees to be retained on the site. Details of trees to be retained are contained in the arborist report at Annexure 17 of the Environmental Assessment report.	Yes
7	Where stands of bushland are on or adjacent to a development site, a landscape buffer zone shall be established on the development site between the proposed development and the bushland. The width of the landscape buffer zone shall be determined having regard to: i) the location of natural drainage lines and riparian zones; ii) the presence of habitat, threatened species, populations or communities; and iii) the need for an asset protection zone.		Not applicable. The site has no relationship with a reserve.	N/A
8	Where development is adjacent to bushland, a riparian zone or other significant vegetation or habitat, the applicant must demonstrate how the ecological values will be protected. Council may require an environmental or vegetation management plan in this regard.		Not applicable. The site has no relationship with adjacent bushland or the like.	N/A

	CONTROL		EVALUATION	COMPLIANCE
9	Where a property boundary is within 100m of bushland, planting is to consist of not less than 70% locally native tree species and 30% locally native understorey species. Species are to reflect the relevant vegetation communities within the area.		Not applicable. The site has no relationship with adjacent bushland or the like.	N/A
10	Where a property boundary is between 100m and 300m from bushland at least 50% of the overall number of trees and shrubs must be locally occurring native species. Species are to reflect the relevant vegetation communities within the area.			
11	For development on sites where single residential development is permitted, and all property boundaries are greater than 300m from bushland, at least 25% of the overall number of trees and shrubs must be locally occurring native species. Species are to reflect the relevant vegetation communities within the area.			
12	The planting of species listed in Council's Weed Management Policy as "Urban Environmental Weeds" will not be permitted.		Appropriate species have been selected and are detailed on the landscape plan at Annexure 6 of the Environmental Assessment report.	Yes
13	The planting of species listed in Council's Weed Management Policy as "Nuisance Plants" will not be permitted within the Environmental Living zone or adjacent to lands identified on the Greenweb.			
14	Species used for planting or revegetation in or directly adjacent to areas with significant vegetation or habitat must be of local provenance.			
15	Assessment of flora and fauna must consider the impact of bushfire management measures on the ecological values of the site, and outline the measures proposed to mitigate these.		A flora and fauna report has been prepared and is at Annexure 12 of the Environmental Assessment report. The report ices consideration to all relevant matters.	Yes
16	Development must be located and designed to minimise the need for bushfire hazard reduction, while protecting life and property.		Not applicable. The proposed development is not located in a bushfire prone area.	N/A
17	Measures such as increased construction standards, improved access and water supplies must be considered where this would reduce the need for removal of native vegetation.			

	CONTROL		EVALUATION	COMPLIANCE
18	Site access must be designed to enable fire trails, perimeter and access roads to be located between the urban development and the bushfire prone vegetation. These areas provide a defendable space, passive recreation and bushland views. Managed Asset Protection Zones (APZ) must be located to the bushfire prone vegetation side of these accessways.		Not applicable. The proposed development is not located in a bushfire prone area.	N/A
19	APZs, access and perimeter roads must be designed to minimize impact on significant vegetation or habitat.			
20	APZs must be designed to retain trees, shrubs or ground cover in clumps. Clumped areas should be designed to create vertical separation between canopy and understorey layers. Trees may also be arranged or retained within the APZ on the hazard side to provide a windbreak. Refer to NSW Rural Fire Service: Standard for Asset Protection Zones (www.rfs.nsw.gov.au)			
21	Clumps must be separated by appropriate low vegetation, lawn, pathways, swimming pools etc.			
22	For plantings within an APZ, use less flammable species. For instance, smooth barked trees are preferred to rough or ribbon barked trees which provide a fuel ladder to the tree canopy.			
4.3 EARTHWORKS AND SLOPES				
1	Development must demonstrate consideration of site topography, drainage, soil landscapes, flora, fauna and bushfire hazard.		The subject site is flat. Earthworks consistent only of excavation to provide for 1 level of underground car parking.	Yes
2	Development must be accommodated within the natural slope of the land. Level changes across the site are to be primarily resolved within the building footprint. This may be achieved by: i) stepping buildings down a site; ii) locating the finished ground floor level as close to existing ground level as practicable.			

	CONTROL		EVALUATION	COMPLIANCE
3	Avoid earthworks on steeply sloping sites. **Note:** Sites with a slope in excess of 15% may require certification from a geotechnical engineer as to the stability of the slope in regard to the proposed design.		Not applicable. The subject sited is flat.	N/A
4	For any dwelling house development, excavation within the building footprint must not exceed 1.0m depth relative to ground level (existing), fill must not exceed 0.9m relative to ground level, with a maximum level difference across the building footprint of 1.8m.		Not applicable. The proposal is for residential flat buildings.	N/A
5	Retaining walls must not exceed 0.9m in height above existing ground level. Where greater level change over the site is required, the site should be terraced.		Not applicable. No retaining walls are proposed.	N/A
6	A minimum 0.6m width is required between retaining walls to provide adequate soil area and depth to ensure that they do not read as a single level change, and for the viability of landscaping.			
7	Existing ground level is to be maintained for a distance of 2m from any boundary.		The existing ground level is to be generally maintained across the entire site.	Yes
8	Grassed embankments are not to exceed a 1:6 slope. Vegetated embankments, planted with soil stabilising species, may be to a maximum of 1:3.			
9	Fill and excavation are not permitted on or adjacent to sensitive environments, such as waterways, bushland, or significant vegetation.			
10	Excavated and filled areas shall be constructed to have no adverse impact on: i) structures to be retained on the site; ii) structures on adjacent public or private land; iii trees to be retained on site or on adjoining sites.			
11	The use of imported fill is to be avoided.		The use of any imported soils will be minimised.	Yes
12	Excavated and filled areas shall be constructed so as not to redirect or concentrate stormwater or surface water runoff onto adjoining properties.		The proposed development has generous side setbacks and will not result in directing stormwater onto adjoining properties.	Yes

	CONTROL		EVALUATION	COMPLIANCE
13	Retaining walls and excavation and fill areas must not compromise the long term health and stability of trees.		Not applicable. No retaining walls are proposed.	N/A
14	Avoid excavation and fill beneath the canopy of trees. If the ground level is modified within the canopy spread, an arborist's report will be required to assess the impact of the proposed works.		The excavation for the basement area will be generally set back to match the setback of the building above ground.	Yes
15	The design of the proposal must consider the impacts of altered subsurface/groundwater flows or direction on groundwater dependent ecosystems or species.		A geotechnical report is at Annexure 21 of the Environmental Assessment report. The geotechnical report contains an analysis of the presence and likely effect of ground water on the site.	Yes
16	All development applications must be accompanied by an 'Erosion and Sediment Control Plan' (ESCP) that will describe the measures to be taken at development sites to minimise land disturbance and erosion and to control sediment pollution. An ESCP shall be prepared in accordance with Landcom "Managing Urban Stormwater, Soil and Construction".		An erosion and sediment control plan will be submitted with the application for a construction certificate.	Yes
4.5 MATERIALS, FINISHES AND COLOURS				
1	External walls must be constructed of high quality and durable materials and finishes.		The external walls of the buildings will be constructed of a variety of high quality masonry materials and finishes. The finishes will ensure an enduring quality. A materials and colours sample board is submitted with the application.	Yes
2	Reuse or recycling of existing materials from the locality such as sandstone and brick is encouraged.		Reuse or use of recycled materials will be incorporated into the finishes where possible.	Yes
3	Large, unbroken expanses of any single material and finish (rendered or not) to building facades must be avoided (except for ground floor in mixed use development).		The photomontages at Annexure 5 of the Environmental Assessment report show how the building will appear. The use of colours and materials has been selected to assist in visual articulation of the buildings.	Yes
4	New development is to avoid extensive use of highly reflective or gloss materials on the exterior of buildings.		The proposed buildings are finished with a good balance of glass and masonry finishes.	Yes
5	For buildings of 3 storeys and above, a large expanse of sandstone or face brick is not to be used on the upper levels of the buildings.		The buildings do not propose to use large expanses of brickwork or stone facing.	Yes

	CONTROL		EVALUATION	COMPLIANCE
6	The exterior finish material (eg. sandstone or brick) must be integral to the overall building façade design and must not appear to be cosmetic.		All materials and finishes will appear robust and of high quality.	Yes
7	Highly contrasting coloured bricks are to be restricted to use on building elements such as sills, window heads, string courses and to assist in the division of the building into bays.		Colours will be generally well balanced with use of some highlight colours to identify building elements.	Yes
8	For buildings of 3 storeys and above, lightweight materials and finishes (eg. timber and copper/steel) are encouraged for the upper levels of buildings to assist in minimising the bulk and scale of the building.		The use of appropriate materials combined with the setbacks at the top level will minimise visual bulk.	Yes
9	Louvres are encouraged as an integral element to the building façade design.		Louvres are incorporated into the design of the buildings on some elevations where relevant.	Yes
10	Where building cladding is used, consider dual purpose solution. For example, use of photovoltaic cells mounted on panels used for cladding.		Dual purpose of external materials will be considered and incorporated into the design where possible.	Yes
11	Where additions and alterations are proposed, external materials and finishes must complement the existing building.		Not applicable. The proposal is for a new development.	N/A
12	The selection of a colour scheme for new development and in the restoration of existing facades must comply with the following guidelines: i) Base colours for major areas of building façade are to be light in tone (eg. earth tone) with minimal colour intensity (or hue) eg. off white or grey colours. Pure colours, black and white must be avoided, as these detract from the prominence of other façade details. Contrasting tints, tones and shades are to be restricted to small areas. ii) Highlight colours to window and door mouldings, string courses, parapet details and the like, are to be in sufficient contrast to the base colour. Pure colours must be avoided. Details should be finished in a matt to semi gloss range. See *Figure 4.5-4*. iii) Trim colours for window frames and awning fascias are to be darker contrast to base and highlight colours. Window frames should be finished in either a semi gloss or full gloss.		The photomontages at Annexure 5 of the Environmental Assessment report show the use of colours and materials to provide base, highlight and trim colours.	Yes
13	Natural earth tones are to be used on building facades in close proximity to bushland.		Not applicable. The buildings are not near bushland.	N/A

	CONTROL		EVALUATION	COMPLIANCE
14	For buildings of 3 storeys or above, recessive colours are encouraged for the upper levels of buildings to assist in minimizing the bulk and scale of the building.		The photomontages at Annexure 5 of the Environmental Assessment report show the use of colours and materials.	Yes
15	When repainting existing buildings, colours should generally be evocative of the era of the building.		Not applicable. The proposal is for a new development.	N/A
16	For commercial/office development, the use of corporate colours to identify a business name is to be limited to signage, and must not be used as the main building façade colour.		Not applicable. The proposal does not contain any commercial component.	N/A
4.6 SUSTAINABILITY OF BUILDING MATERIALS				
1	Developments must use building materials which: i) are recycled or recyclable with low embodied energy; ii) come from renewable sources or those that are sustainable and generate a lower environmental cost; iii) have acceptable life cycle costs and durability; iv) involve environmentally acceptable production methods; and v) use building materials which are recycled or recyclable, come from renewable sources or involve environmentally acceptable production methods.		An appropriate, high-quality palette of colours and materials are proposed for the buildings that will ensure a superior finished product and an enduring appearance.	Yes
2	Rainforest timbers and timbers from old growth forests must not be specified for the construction or finishing of the development.		No rainforest timbers will be used.	Yes
3	Medium Density Fibreboard (MDF) and particleboard must not be specified as a construction material for the development.		No MDF is to be used in the development.	Yes
4	The use of alternatives to PVC piping is encouraged including Colorbond (above ground only), and HDPE where appropriate.		All services and piping is to be internalised.	Yes
5	Avoid the use of construction materials and chemicals with toxic components to facilitate recycling and reduce pollution.		Such materials will be avoided.	Yes

	CONTROL		EVALUATION	COMPLIANCE
6	Structures must be designed with physical, rather than chemical, termite measures. This can be achieved by: i) appropriate materials and construction design; ii) physical barriers; iii) suspended floor systems.		The buildings are to be constructed mostly of concrete and other termite resistant materials.	Yes
7	Low Volatile Organic Compounds (VOC) must be used throughout the building interior (carpets, paints, adhesives, sealants and all other finishes), and low emission building materials are to be used across the site.		Low Volatile Organic Compounds will be used in the development.	Yes
8	Avoid the use of ozone depleting products and materials, or products and materials manufactured using ozone depleting substances.		Materials associated with ozone depleting effects will be avoided.	Yes
9	Avoid materials likely to contribute to poor internal air quality, such as those generating formaldehyde, or those that may create a breathing hazard in the event of fire, such as polyurethane.		Materials resulting in potential internal poor air quality will be avoided.	Yes
10	The requirements below apply only to the non-residential development: i) Use heavy weight building materials such as concrete as thermal mass on roofs and/or walls. Where lighter weight materials are used they are to be well insulated. ii) Encourage the use of photovoltaic cells which can be mounted as panels, or used as an integrated building cladding. iii) Light coloured internal finishes shall be utilised to improve internal reflections and minimise lighting use.		Not applicable. The proposal does not contain any commercial component.	N/A
4.7 ROOF TERRACES AND PODIUMS				
1	All roof terraces and podiums must provide appropriate building systems to make them trafficable, and to support landscaping.		The roof terraces for the penthouse apartments will be finished appropriately to provide a safe and high quality finish.	Yes
2	Roof and terrace common open areas must incorporate sun shading devices and wind screens, alongside facilities such as BBQ and kitchenette area to encourage usage.		Not applicable. The proposal does not contain any communal rooftop areas.	N/A

	CONTROL		EVALUATION	COMPLIANCE
3	Where artificial lighting is required, energy efficient lights must be used in conjunction with timers or daylight controls. All light spill is prohibited.		Energy efficient light and timing devices will be used where required.	Yes
4	Roof terraces and podiums must provide soft landscaping areas that complement the appearance of the building; soften the edges of the building; and reduce the scale of raised terraces and other built elements such as services.		Not applicable. The proposal does not contain any communal rooftop areas.	N/A
5	Robust and drought tolerant plant material must be used to minimise maintenance and ensure long term survival.			
6	Roof terraces and podiums are to be designed for optimum conditions for plant growth by appropriate solar access, soil mix, and the provision of water connections and drainage.			

	CONTROL		EVALUATION	COMPLIANCE
7	Minimum soil provision for a range of plant sizes must be in accordance with the following: i) Large trees (canopy diameter of up to 16m at maturity) -- minimum soil volume 150m3 -- minimum soil depth 1.3m -- minimum soil area 10m x 10m area or equivalent ii) Medium trees (8m canopy diameter at maturity) -- minimum soil volume 36m3 -- minimum soil depth 1m -- approximate soil area 6m x 6m or equivalent iii) Small trees (4m canopy diameter at maturity) -- minimum soil volume 11m3 -- minimum soil depth 0.8m -- approximate soil area 3.5m x 3.5m or equivalent iv) Shrubs -- minimum soil depth 0.5-0.6m v) Ground cover -- minimum soil depth 0.3-0.45m vi) Turf -- minimum soil depth 0.1-0.3m		The landscape plan at Annexure 6 of the Environmental Assessment report provides details of the proposed landscaping. Detailed information about soil depths and other construction information will be submitted with the application for a construction certificate.	Yes
4.8 VEHICLE ACCESS				
1	Except as provided in *3A.26(1) of this DCP*, car park entry and access must be provided from secondary streets or lanes where these are available.		Vehicular entry is gained from Killeaton Street, being the only site frontage.	Yes
2	The width and number of vehicle access points are to be limited to minimise potential pedestrian/vehicle conflicts. Wherever practicable, buildings are to share, amalgamate or provide a rear lane for vehicle access.		The proposal contains one entry/exit driveway that has an appropriate width to meet the relevant standards.	Yes

<table>
<tr><th></th><th>CONTROL</th><th></th><th>EVALUATION</th><th>COMPLIANCE</th></tr>
<tr><td>3</td><td>Vehicle access driveways must be set back a minimum of 10m from street intersections or as specified in Clause 3.2.3 of AS2890.1 (whichever is the greater).</td><td></td><td>The proposed driveway is considerably more than 10 metres away from any intersection.</td><td>Yes</td></tr>
<tr><td>4</td><td>Vehicle and pedestrian access to buildings must be separated and clearly distinguished. Vehicle access must be located a minimum of 3m from pedestrian entrances.</td><td></td><td>The landscape plan at Annexure 6 of the Environmental Assessment report shows that the pedestrian access points into the site are at least 3 metres away from the proposed driveway.</td><td>Yes</td></tr>
<tr><td>5</td><td>Provide clear sight lines at pedestrian and vehicle crossings.</td><td></td><td>The site is slight and the landscape designed to maximise sightlines between pedestrians and vehicles.</td><td>Yes</td></tr>
<tr><td>6</td><td>Driveway width is to comply with the table below. Greater widths will only be considered where it is required by Australian Standards relating to off-street parking and pedestrian safety.
<table>
<tr><th>Proposed Number of Car Parking Spaces in Development</th><th>Driveway Clear Width</th></tr>
<tr><td>Less that 25 spaces</td><td>3.7m min – 6m max</td></tr>
<tr><td>25-100 spaces</td><td>3.7m – 6m max (on local roads)
6m min – 9m max (on main roads)*</td></tr>
<tr><td>100-300 spaces</td><td>6m min – 9m max (on local roads)
6m for entry, 4-6m for exit,
1.3m separation (on main roads)*</td></tr>
</table>
*Subject to RTA approval.</td><td></td><td>The proposed driveway has a width of 6.5 metres.</td><td>Yes</td></tr>
<tr><td>7</td><td>Long driveways (>30m) are to be avoided. Where they are unavoidable driveways over 30m long are to be provided with a passing bay.</td><td></td><td>The proposed driveway is 23 metres in length.</td><td>Yes</td></tr>
<tr><td>8</td><td>Vehicles must be able to enter and exit from the site in a forward direction.</td><td></td><td>All vehicles will be able to enter and exit in a forward direction.</td><td>Yes</td></tr>
<tr><td>9</td><td>Vehicle entries and service areas are to be set back or recessed from the main facade line and integrated into the overall façade design, so as not to dominate the building elevation.</td><td></td><td>The entry to the parking basement is located behind the building line.</td><td>Yes</td></tr>
</table>

	CONTROL		EVALUATION	COMPLIANCE
10	Vehicle entries, walls and ceilings are to be finished with high quality materials, finishes and detailing, similar to the external facades of the building.		The parking entry and the walls and ceilings of the parking area are to be finished in high quality materials.	Yes
11	Service ducts, pipes and storage facilities must not be visible from the street.		All services and ducting are to be internalised.	Yes
12	External security doors may be provided where necessary. Security doors are to be of high quality material and detail and must blend into the building facade.		The carpark will have an automatic security roller door with remote and intercom access.	Yes
4.9 BASEMENT CAR PARKING				
1	A logical and efficient structural grid must be provided to the basement car park areas.		The basement parking area has been well designed to be functional and efficient. A traffic and parking report is at Annexure 10 of the Environmental Assessment report.	Yes
2	The minimum height between floor level and an overhead obstruction is to be 2.2m, except for the following: i) 2.5m for parking area for people with a disability; ii) 2.6m for residential waste collection and manoeuvring area; and iii) 4.5m for commercial waste collection and manoeuvring area.		The basement parking area has been designed to meet the relevant standards.	Yes
3	Where natural ventilation is not possible, a ventilation system for the basement car park is to be provided and designed in accordance with *AS1668.2 The use of ventilation and air conditioning in buildings - Ventilation design for indoor air contaminant control*. Monitoring of CO2 and variable speed fans are to be provided with any basement car park mechanical ventilation systems.			
4	Unimpeded access to visitor parking and waste and recycling rooms located within a secure basement parking must be maintained.		The basement includes visitor parking that can be accessed via intercom at the parking entry.	Yes
5	Where ventilation grilles or screening devices are provided they are to be recessed and integrated into the overall facade and landscape design of the development.		The basement carpark will be located below the ground level. Any part of the carpark that is located above ground that has ventilation grills will be designed to be a cohesive part of the building elevations.	Yes

	CONTROL		EVALUATION	COMPLIANCE
6	Vehicle access ways to basement car parking must not be located in direct proximity to doors or windows of habitable rooms.		The proposed driveway is located between Buildings B and C.	Yes
4.10 VISITOR PARKING				
1	All visitor parking spaces are to be provided on site and clearly marked.		All visitor parking will be marked.	Yes
2	Visitor parking spaces must be conveniently located and must not be obstructed by security grilles or similar devices wherever possible.		The basement includes visitor parking that can be accessed via intercom at the parking entry.	Yes
3	If visitor parking is located behind a security grilles, an intercom system will be required for users to gain entry.			
4	At least one visitor parking space is to be adaptable by complying with the dimensional and locational requirements of *AS2890.*6.		At least one visitor parking space will be disabled.	Yes
5	One visitor parking bay is to be provided with a tap, to make provision for on-site car washing.		A tap can be provided in one visitor parking bay.	Yes
4.11 PARKING FOR PEOPLE WITH A DISABILITY				
1	Accessible car parking spaces are to be level and have a continuous path of travel to the building's principal entrance or lift.		All accessible car parking spaces will have at grade access to lifts into the buildings.	Yes
2	Accessible car parking spaces are to be identified by a sign incorporating the international symbol specified in *AS1428* and be designed in accordance with the provisions of *AS2890.6.*		All accessible parking spaces will be appropriately marked and directional signage installed.	Yes
3	Appropriate international symbols for the disabled must be displayed/used where appropriate to assist in direction to ramps, lifts etc.			

	CONTROL		EVALUATION	COMPLIANCE
4.12 PEDESTRIAN MOVEMENT WITHIN CAR PARKS				
1	Marked pedestrian pathways, with clear sight lines and appropriate energy efficient lighting must be provided in all car parks.		The parking area will be appropriately marked to provide for a safe pedestrian environment.	Yes
2	Pedestrian pathways, entrances, stairway and lift areas must be clearly visible, conveniently located, well lit and have minimal conflict with vehicular traffic.			
3	All pathways and ramps within car parks must conform to the minimum dimensional requirements set out in *AS1428.1*.		All pathways and ramps will be built to the relevant standards.	Yes
4	All pedestrian path surfaces within car parks are to be stable, even and constructed of slip resistant material.			
4.13 BICYCLE PARKING AND FACILITIES				
1	Bicycle parking and storage facilities are to be designed in accordance with AS2890.3 to ensure: i) both wheels and frames can be locked to the device without damaging the bike; ii) easy access from a bicycle lane or roadway with appropriate signage; iii) access paths have a minimum width of 1.5m to accommodate a person pushing a bicycle, and adequate sight lines for safety.		Appropriate bicycle parking facilities will be provided to encourage the use of bicycles and make efficient use of the basement parking floor area.	Yes
4.14 BUILDING SERVICES				
1	All applicants must consult with providers for services such as energy, electricity, gas, water, telephone and fire. Any services and structures required by the providers are to be located within the basement, or concealed within the facade, with appropriate access. Where this is not possible, the proposal must demonstrate an alternative method of minimising street impact, such as screening with landscape or built elements. Particular care should be taken in mixed use precincts to ensure substations and fire hydrants are not visible from the primary street and principal active street frontages.		Confirmation of the connection to all relevant services will be provided with the application for a construction certificate.	Yes

	CONTROL		EVALUATION	COMPLIANCE
2	With the exception of dwelling houses, all buildings must accommodate proposed or future air conditioning units within the basement or on rooftops, with provision of associated vertical/horizontal stacks to all sections of the building.		All air-conditioning condenser units will be located in the basement or in clustered enclosures on the rooftop.	Yes
3	Air conditioning units located within basements must be screened and have adequate ventilation.		Appropriate screening will be provided.	Yes
4	Air conditioning units located on the roof must be well screened and integrated into the building form.		Appropriate screening will be provided. Refer to architectural plans at Annexure 4 of the Environmental Assessment report.	Yes
4.15 CONSTRUCTION, DEMOLITION AND DISPOSAL				
1	Site disturbance during construction or demolition must be minimised by: i) restricting machinery and vehicle movement to the building footprint and access corridor; ii) avoiding excavation beyond the building area; iii) locating drainage lines close to the building or within previously excavated areas where possible; and iv) confining storage areas to previously excavated areas, away from the drip-line of trees to be retained. A site management plan showing tree protection areas, machinery usage zones, storage areas, dust sheets and location of stormwater pollution barriers may be required.		A preliminary construction management plan is at Annexure 19 of the Environmental Assessment report. A detailed CMP will be submitted with the application for a construction certificate.	Yes
2	A Waste Management Plan (WMP) must be submitted with the application, in accordance with Part A2 of this DCP. Evidence such as weighbridge dockets, copies of invoices or some other form of written evidence will be required to be submitted to Council on completion of the development to verify the quantities and destination of waste and recycling materials generated during works (either demolition and or construction).			

	CONTROL		EVALUATION	COMPLIANCE
3	During design development, waste must be minimised by: i) matching building dimensions to standard sizes of building materials; ii) using recycled materials, selecting materials that reduce waste or do not require disposal, or can be reused or recycled in the future; iii) utilising component parts that may be easily replaced; and iv) designing with minimal site disturbance by avoiding unnecessary excavation or fill.		A preliminary construction management plan is at Annexure 19 of the Environmental Assessment report. A detailed CMP will be submitted with the application for a construction certificate.	Yes
4	Provide source separation facilities on building sites so that different waste streams may be easily separated during construction and demolition to encourage the reuse and recycling of materials.			
4.16 WASTE MANAGEMENT				
1	All waste and recycling facilities must comply with the BCA and all relevant Australian Standards.		A waste management plan is at Annexure 8 of the Environmental Assessment report. The plan provides details about how waste generation, storage and collection.	Yes
2	All waste and recycling storage containers must be stored within the boundary of the subject site.		All waste and recycling is to be stored in the basement.	Yes
3	All putrescible and non-putrescible waste materials stored in any waste and recycling room or at centralised collection points must be contained in approved rigid containers supplied by the Council.			
4	Sufficient space must be provided within the premises for the storage and manoeuvring of the number of bins required to store the volume of waste and recycling materials likely to be generated during the period between collections.		The waste management plan at Annexure 8 of the Environmental Assessment report provides details on the adequacy of the waste facilities.	Yes
5	Sufficient space must be provided to adequately house any additional equipment to handle or manage the waste generated.			

	CONTROL		EVALUATION	COMPLIANCE
6	For buildings exceeding four (4) storeys, where a chute system is proposed, a fully enclosed waste and recycling materials compartment must be provided within each storey of the building. The facility shall be designed to contain the waste chute hopper and the number of recycling storage bins equivalent to 2 x 240 litre bins for every 4 units per storey.		The waste management plan at Annexure 8 of the Environmental Assessment report provides details on the adequacy of the waste facilities.	Yes
7	The location of the waste and recycling room must be conveniently accessible and have unimpeded access for both occupants and collection service operators. In the event that the proposed development is protected by a security system and/or locked gates, the waste and recycling room/s must have unimpeded access for the collection service providers. Where security gates are provided to the development, gates must be accessible by Council's master key.			
8	The maximum grade of any access road leading to a waste and recycling room must be not more than 1:5 (20%). The turning area at the base of any ramp must be sufficient to allow for the manoeuvre of a 6.0m rigid vehicle to exit the building in a forward direction.			
9	The waste and recycling collection point must be located on a level surface away from gradients and vehicle ramps, with the path of travel being free from any floor obstructions such as steps to allow for the transfer of wheelie bins to and from the storage room to the collection vehicle.			
10	The vehicle access road leading to and from the collection point in a waste and recycling room must have a minimum finished floor to ceiling height of 2.6m for residential waste rooms and 4.5m for commercial waste rooms for the entire length of travel within the building. (Includes being free from conduits, ducting or other obstructions fitted to ceilings)			
11	The WMP must describe how the waste management system is to be managed and who is responsible for each stage of the process.			

	CONTROL		EVALUATION	COMPLIANCE
12	The floor of any waste and recycling room must be constructed of either: i) concrete which is at least 75mm thick; or ii) other equivalent material; and iii) graded and drained to a floor waste which is connected to the sewer.		The waste and recycling facilities will be constructed in accordance with the relevant requirements of the BCA.	Yes
13	All floors are to be finished to a smooth even surface, coved at the intersection of walls and floor.			
14	The walls of any waste room, recycling room and waste service compartment are to be constructed of solid impervious material and shall be cement rendered internally to a smooth even surface coved at all intersections.			
15	All waste and recycling rooms must be provided with an adequate supply of hot and cold water mixed through a centralised mixing valve with hose cock. This does not include waste and recycling service compartments located on residential floors of multioccupancy dwellings.			
16	A close-fitting and self-closing door that can be opened from within the room must be fitted to all waste and recycling rooms.			
17	In the event that Council permits the installation of a roller shutter door (under special circumstance only), a sign must be erected in a conspicuous position drawing attention to the fact the door must be kept closed at all times when not in use.			
18	All waste and recycling rooms must be constructed in such a manner (eg. no gaps under access doors etc) as to prevent the entry of vermin.			
19	All waste and recycling rooms must be ventilated by either: i) mechanical ventilation system exhausting at a rate of 5L/s per m2 of floor area, with a minimum rate of 100L/s; or ii) permanent, unobstructed natural ventilation openings direct to the external air, not less than one-twentieth (1/20th) of the floor area.			

	CONTROL		EVALUATION	COMPLIANCE
20	All waste and recycling rooms must be provided with artificial light controlled by switches located both outside and inside the rooms.		The waste and recycling facilities will be constructed in accordance with the relevant requirements of the BCA.	Yes
21	Clearly printed "NO STANDING" signs must be affixed to the external face of each waste and recycling room.			
22	Clearly printed signage must be affixed in all communal waste collection and storage areas, specifying which materials are acceptable in the recycling system and identifying the location of waste and recycling storage areas, as well as waste and recycling service compartments.			
23	No compaction equipment is to be used for 120 and 240 litre bins.		The waste management plan at Annexure 8 of the Environmental Assessment report provides details on the adequacy of the waste facilities.	Yes
24	Waste management systems must not be visible from outside the building. Where this is unavoidable and Council is in agreement, it must be designed to be consistent with the overall appearance of the development.		The waste management facilities will not be visible from the public domain.	Yes
43	Centralised waste collection points are required in the following circumstances: i) Attached dwellings where the number exceeds four dwellings in total; and ii) Where site characteristics (eg. steep sites, narrow street frontage) make access to the street difficult for individual unit holders and where placement of bins on the street frontage is assessed as dangerous for either the public or service personnel, or would have a detrimental effect on the street amenity.		Centralised waste collection points are provided in the basement in addition to a main garbage room.	Yes

<table>
<tr><th></th><th>CONTROL</th><th></th><th>EVALUATION</th><th>COMPLIANCE</th></tr>
<tr><td>44</td><td>Council's standard waste and recycling service for multi-dwelling housing and residential flat development, where the number of units exceeds four is as follows:
<table>
<tr><th>Waste Type</th><th>Number of Units</th><th>Number of Bin/s</th></tr>
<tr><td>Waste (garbage)</td><td>N/A</td><td>1 x 120L MBB per unit dwelling or
1 x 240L MB per 2 units</td></tr>
<tr><td>Co-mingled recycling of glass, steel and aluminum cans and plastic etc</td><td>For every 4 units or part thereof.</td><td>1 x 240L MGB (communal)</td></tr>
<tr><td>Recycling of paper and cardboard</td><td>For every 4 units or part thereof.</td><td>1 x 240L MGB (communal)</td></tr>
<tr><td>Green waste</td><td>Optional</td><td>Please contact Council's Waste Service Team to discuss options. Green waste bins will be subject to Owners Corporation Agreement on a fee for service basis. Green waste bins will be serviced from the street frontage due to the small number of bins involved.</td></tr>
</table></td><td></td><td rowspan="4">The waste management plan at Annexure 8 of the Environmental Assessment report provides details on the adequacy of the waste facilities.</td><td rowspan="4">Yes</td></tr>
<tr><td>45</td><td>All new dwellings must be designed so as to allow the internal accommodation of one receptacle to collect waste and another to collect recycling, each with the capacity to store one day's worth of materials.</td><td></td></tr>
<tr><td>46</td><td>A centralised waste and recycling room must be provided in the basement that has sufficient capacity to store all waste and recycling likely to be generated in the entire building in the period between normal collection times.</td><td></td></tr>
<tr><td>47</td><td>The full path of travel to and from the waste and recycling room is to be designed to allow a 6m rigid vehicle, weighing GVM 7 tonnes, to enter and exit the development in a forward direction.</td><td></td></tr>
</table>

	CONTROL		EVALUATION	COMPLIANCE
48	The minimum floor to ceiling height within the vehicle accessway leading to and from the waste and recycling room(s) must be 2.6m for the entire length of travel required within the development.		The waste and recycling facilities will be constructed in accordance with the relevant requirements of the BCA.	Yes
49	Noise attenuation measures are required to ensure that the use of, and collection from, the waste and recycling room do not give rise to "offensive noise" as defined under the Protection of the Environment Operations Act 1997.		All waste and recycling will be collected from within the building basement, ensuring noise of minimised.	Yes
50	An area is to be nominated for on-site communal composting.		There are various areas on the site that would be suitable for composting.	Yes
4.17 LAND CONTAMINATION				
1	Refer to Council's Contaminated Land Policy 2004 for a list of activities that may cause a site to be considered 'potentially contaminated land', and for requirements for development applications, rezoning and remediation works on contaminated land.		An environmental site report is at Annexure 18 of the Environmental Assessment report. The report covers all relevant issues.	Yes
2	Prior to submission of development applications, a suitable qualified environmental engineer, on behalf of the applicant, is to assess whether the subject land is contaminated.			
3	Development applications on contaminated land shall provide a report on type, location of contamination and measures to remove and dispose of contaminated materials.			

PART 7: BIODIVERSITY CONTROLS

	CONTROL		EVALUATION	COMPLIANCE
7.1 ALL GREENWEB CATEGORIES				
1	The development must be designed and sited to conserve the areas of vegetation and/or habitat of the highest ecological value on and adjacent to the site and to minimise fragmentation and edge effects.		A flora and fauna report is at Annexure 12 of the Environmental Assessment report. The report gives consideration to all relevant matters.	Yes
2	Subdivision must not be permitted unless each proposed site contains a building envelope that allows compliance with this Part.		Not applicable. No land subdivision is proposed.	N/A
3	Trees adjacent to threatened ecological communities are to be retained as a buffer. This does not apply to trees listed in Council's "Weed Management Policy".		A flora and fauna report is at Annexure 12 of the Environmental Assessment report. The report gives consideration to all relevant matters.	Yes
4	The development must retain existing site drainage patterns and minimise excavation and fill within 3m of Greenweb lands.			
5	Where the slope over the building footprint is greater than 12.5%, site responsive methods such as stepping the building down the site, split level construction or pier and beam construction must be used.		Not applicable. The site does not have a slope greater than 12.5%.	N/A
6	Planting of urban and environmental weeds and nuisance plant species listed within Council's "Weed Management Policy" will not be permitted.		A flora and fauna report is at Annexure 12 of the Environmental Assessment report. The report gives consideration to all relevant matters.	Yes
7	A flora and fauna assessment is required for any development within Greenweb lands, except where a Biobanking Statement has been submitted.			

	CONTROL		EVALUATION	COMPLIANCE
7.6 CATEGORY 5 LANDSCAPE REMNANT				
1	Development should be designed to retain the native vegetation on sites that include land identified as category 5 on the site.		A flora and fauna report is at Annexure 12 of the Environmental Assessment report. The report gives consideration to all relevant matters.	Yes
2	Planting within sites that include land identified as Category 5 on the Greenweb map is to consist of not less than 50% locally native species. Species should reflect the relevant vegetation communities within the area. A mix of groundcovers, shrubs and trees is desirable.			
7.7 NO NET LOSS OF BIODIVERSITY				
1	1 Development proposals must seek to achieve no net loss of significant vegetation or habitat. This may be achieved by: i) Retention and protection of existing significant vegetation and habitat; ii) Compensatory measures: a) planting and habitat creation, especially where it improves connectivity; b) rehabilitation of vegetated areas; and c) offsetting on or off site in accordance with Council's Offset Policy or Part 7A of the NSW Threatened Species Conservation Act (1995) (also known as Biobanking).		A flora and fauna report is at Annexure 12 of the Environmental Assessment report. The report gives consideration to all relevant matters.	Yes

	CONTROL		EVALUATION	COMPLIANCE
2	In determining the appropriate measure(s) a number of factors must be considered: i) size and condition of the vegetation or habitat; ii) vegetation or habitat significance; iii) scale and duration of the impact; iv) current and future landscape context; v) level of uncertainty; and vi) any other mitigation measures proposed as part of the development. Examples: •• The removal of an unhealthy tree within a threatened ecological community may be supported by Council, on condition that a number of trees (from species found within the same ecological community) are planted in appropriate locations on the site. •• Where the removal or thinning/underscrubbing of a large patch of a threatened ecological community is unavoidable, the more formal offsetting mechanisms should be considered.		A flora and fauna report is at Annexure 12 of the Environmental Assessment report. The report gives consideration to all relevant matters.	Yes

	CONTROL		EVALUATION	COMPLIANCE
3	Any proposal involving a formal offsetting mechanism, on or off site, must be in accordance with the following principles: i) Principle 1: Avoid, Minimise and Mitigate -- Offsetting must only be considered once all efforts to avoid, minimise or mitigate any negative impacts have been exhausted. ii) Principle 2: The Precautionary Principle -- In conducting an offsetting action the precautionary principle must be applied. This principle requires that a conservative approach be taken, where there is uncertainty or lack of scientific confidence in an action and there are threats of serious or irreversible environmental damage. iii) Principle 3: Net Gain -- Offsetting must lead to a net gain in native flora and fauna and their respective habitats and improve the condition of the environment over time. -- The primary objective of an offsetting activity must be to create, enhance, or protect in perpetuity ecologically viable habitat for locally endemic or migratory species. iv) Principle 4: Avoiding the Effects of Cumulative Impacts -- Offsetting must not be used as a justification for granting approval to developments, where the cumulative environmental impacts are greater than the benefit to be obtained from the offset action.		A flora and fauna report is at Annexure 12 of the Environmental Assessment report. The report gives consideration to all relevant matters.	Yes