

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B1 General Provisions - Section 1.1 Demolition and Construction			
(a)	<i>A construction waste storage area is to be located within the property boundary and is to be identified on the site plans as part of the SWRMP.</i>	YES	All construction waste is to be stored within the property boundary as confirmed in the Site Waste and Recycling Management Plan provided in Appendix 37 .
(b)	<i>Separate construction waste collection bins or construction waste storage areas are to be provided giving consideration to slope, drainage, vegetation, access and handling requirements and may include:</i> <i>(i) Landfill waste;</i> <i>(ii) Recyclable waste;</i> <i>(iii) Materials to be re-used on-site; and / or</i> <i>(iv) Excavation materials (refer to Annexure B1-1 for common building materials that can be re-used and recycled).</i>	YES	Separate construction waste bins will be provided accordingly as confirmed in the Site Waste and Recycling Management Plan provided in Appendix 37 .
(c)	<i>Waste that can be recycled or reclaimed is to be identified in the SWRMP, as well as the intended methods for recovery and reclamation</i>	YES	All waste that can be recycled or reclaimed has been identified accordingly in the Site Waste and Recycling Management Plan provided in Appendix 37 .
(d)	<i>All sandstone must be re-used on site or reclaimed through an appropriate contractor.</i>	YES	Any sandstone will be re-used or reclaimed where appropriate.
(e)	<i>Asbestos and other hazardous material is to be managed under the Protection of the Environment Operations Act 1997, in accordance with the provisions of Safe Work NSW, and Council's Asbestos Policy</i>	YES	All hazardous materials will be managed in accordance with the provisions of <i>Safe Work</i> and Council's Asbestos Policy. Refer to the Remediation Action Plan in Appendix 37 .



(f)	<i>Materials that cannot be reused or recycled must be: (i) Disposed of at a State Government approved facility and specified in the SWRMP; and (ii) Disposed of via a contractor that operates in accordance with the Proximity Principle outlined in State Government Legislation.</i>	YES	All such materials will be disposed of accordingly as detailed in the Site Waste and Recycling Management Plan provided in Appendix 37 .
(g)	<i>Records are to be retained on-site demonstrating lawful disposal of waste</i>	YES	All records of waste disposal will be retained on-site.
(h)	<i>Easy vehicular access to waste and recycling material storage areas must be provided and detailed in the SWRMP.</i>	YES	Appropriate vehicle access will be maintained throughout construction.
(i)	<i>Construction materials are to be stored away from waste and recycling materials to enable easy access for waste collectors. Skip bins are to be utilised and located in accordance with Council's building waste and hoardings policy.</i>	YES	All materials will be stored accordingly. All skip bins will be utilised and located to comply.
(j)	<i>All materials are to be stored in way that: (i) Prevents damage from the elements, and reduces odour, health risks and windborne litter; and (ii) Prevents impacts to the environment under State Government Legislation (including stormwater pollution and runoff).</i>	YES	All materials will be stored accordingly.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B1 General Provisions - Section 1.2 Ongoing Management			
(b)	<p><i>Development for the purposes of any of the following must comply with Part B1.4:</i></p> <ul style="list-style-type: none"> • <i>All other residential accommodation not listed in (a) above;</i> • <i>Tourist and visitor accommodation;</i> • <i>Commercial development; and</i> • <i>Any other development not listed in (a).</i> 	YES	Assessment of Part B1.4 is undertaken below.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B1 General Provisions- Section 1.4 All Other Development			
1.4.1.1 (a)	<i>Details of ongoing waste management strategy are to be documented within the SWRMP and reviewed every 5 years to employ updated waste reduction strategies and technologies.</i>	YES	Details of the ongoing waste management strategies are detailed in the Site Waste and Recycling Management Plan provided in Appendix 37 and this will be reviewed every five (5) years.
1.4.1.1 (b)	<i>Sufficient space must be provided to accommodate the storage of waste and recycling likely to be generated on the premises between collections and any associated equipment. Minimum waste and recycling generation rates for various commercial and residential developments are provided in Annexure B1-2</i>	YES	All waste storages areas have been sized in accordance with Annexure B1-2.
1.4.1.1 (c)	<i>Ensure bins can be placed side-by-side (no stacking).</i>	YES	All bins will be placed accordingly.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B1 General Provisions- Section 1.4 All Other Development			
1.4.1.1 (d)	<i>Bin-carting route from the storage area to the collection point is safe and convenient with no steps or steep gradients</i>	YES	All waste management routes have been designed accordingly.
1.4.1.1 (e)	<i>Waste storage rooms or areas are to be easily accessible.</i>	YES	All waste storage rooms are easily accessible.
1.4.1.1 (f)	<i>Waste rooms are not to be used for any purpose other than the storage of waste and/or waste infrastructure.</i>	YES	The waste storage rooms are only to be used for waste storage.
1.4.1.1 (g)	<i>Where a door or gate opens inwards, no bins are stored within the arc of the swinging door. Where a door or gate opens outwards, the gate does not block the pathway for moving bins out to the collection point.</i>	YES	All doors and gates have been designed accordingly.
1.4.1.1 (h)	<i>Waste and recycling receptacles must be stored at all times within the boundary of the site and concealed from the public and commercial domains unless otherwise approved by Council under Section 68 of the Local Government Act 1993.</i>	YES	All waste storage is proposed within the property boundary.
1.4.1.1 (i)	<i>All waste and recycling must be inside Council approved bins or skips, with lids closed to reduce littering, stormwater pollution, odour and vermin. Waste and recycling not presented in the correct manner will not be collected.</i>	YES	All bins will be Council approved and will be kept closed.
1.4.1.1 (j)	<i>Council will supply and service 140L, 240L and 660L bins. The use of 660L bins will only be considered where: (i) The collection point has enough space to present 660L bins without impacting pedestrian access to the footpath and/or driveway of the development;</i>	N/A	Council waste collection is not sought.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B1 General Provisions- Section 1.4 All Other Development			
	<p><i>(ii) The collection point is level; and,</i></p> <p><i>(iii) Council waste collection vehicle can access the collection point either within the property boundary or at the kerb-side and the collection point meets requirements in Annexure B1-3</i></p>		
1.4.1.1 (k)	<p><i>For developments with 20 dwellings or more, or mixed-use developments with more than 200sqm of commercial floor space and a minimum of 10 residential dwellings, advice must be obtained from a waste management consultant to incorporate optimal waste storage and management solutions that recover as much material as possible. Such solutions can be in the form of compactors, chute systems, and/or problem waste storage and collections. Strategies for waste minimisation, and the reduction of waste storage space are to be outlined in the SWRMP.</i></p>	YES	All waste will be managed by an appropriate consultant.
1.4.1.1 (l)	<p><i>Additional space in the bin room is required for waste compactors, chutes, and other infrastructure to easily manoeuvre bins.</i></p>	YES	Additional space has been provided in the waste storage areas accordingly.
1.4.1.1 (m)	<p><i>Any volume reducing equipment must be installed in accordance with the manufacturers design specifications and have a space between the unit and the walls to enable easy access for cleaning and maintenance. Compaction rates must not be set higher than 2:1.</i></p>	N/A	No volume reducing equipment is proposed.
1.4.1.1 (n)	<p><i>Organic waste should be either treated in a composting or worm farming system or stored in a Council approved bin or skip (refer to Annexure B1-5).</i></p>	YES	All organic waste will be managed accordingly.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B1 General Provisions- Section 1.4 All Other Development			
1.4.1.1 (o)	<i>Incineration devices are not permitted.</i>	YES	No incineration is proposed.
1.4.1.1 (p)	<p><i>Waste and recycling storage rooms must be:</i></p> <ul style="list-style-type: none"> <i>(i) Enclosed to prevent noise, odour and visual impacts;</i> <i>(ii) Designed to store the entire fleet of bins plus 0.2m between bins to allow adequate manoeuvrability;</i> <i>(iii) Designed with a 1.8m unobstructed clearance zone between the stored bins and the entrance for access and manoeuvrability;</i> <i>(iv) Designed with suitable door and corridor access to enable bin movement;</i> <i>(v) Constructed of concrete or other approved materials at least 75mm thick;</i> <i>(vi) Finished with a smooth even surface to be easily cleaned;</i> <i>(vii) Coved at the intersection with walls and plinths with a ramp to the doorway where necessary;</i> <i>(viii) Graded and drained to the sewerage system and approved by Sydney Water;</i> <i>(ix) Fitted with a close fitting and self-closing door that can be opened from within the room;</i> <i>(x) Designed with adequate lighting and natural/mechanical ventilation;</i> <i>(xi) Fitted with smoke detectors in accordance with the relevant Australian Standards.</i> 	YES	All waste and recycling storage rooms have been designed to comply.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

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Part B1 General Provisions- Section 1.4 All Other Development			
	<p>(xii) Equipped taps supplying hot and cold water, mixed through a centralised mixing valve with a hose cock and fitted with an aerator to increase water efficiency;</p> <p>(xiii) Designed to include a clear and easy-to-read “NO STOPPING” sign and “DANGER” sign on the external face of waste storage rooms where appropriate;</p> <p>(xiv) Designed to ensure waste-water from the cleaning of the waste storage area and bins, is not to drain into the stormwater system; and</p> <p>(xv) Fitted with childproof compacters or mechanical devices where used in the storage of waste.</p>		
1.4.1.2 (a)	<p>A room or caged area with a minimum floor space of 4m² must be provided for the storage of discarded bulky items, awaiting collection. The doorway of this storage area must be at least 1.5m. The following minimum floor space requirements apply:</p> <p>(i) Between 6 and 20 units: 4m²</p> <p>(ii) Between 21 and 40 units: 4m² +1m² for every 10 additional units above 20 units</p> <p>(iii) Between 41 and 100 units: 8m² + 1m² per 20 additional units above 40 units</p> <p>(iv) Over 101 units: 12m² +1m² per 50 additional units above 100 units</p>	YES	Adequate area for bulky goods has been accommodated.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B1 General Provisions- Section 1.4 All Other Development			
1.4.1.2 (b)	<i>Additional space is required for recycling problem waste such as textiles or electronic waste. The minimum floor space required is 1 m2 per 50 units to a maximum 2m2. This space should be within or attached to the waste storage area</i>	N/A	No textile or electronic waste is anticipated as part of the proposed development.
1.4.1.2 (c)	<i>Developments containing more than 3 habitable storeys must: (i) Provide a system for convenient transportation of waste and recyclable material to the communal waste and recycling storage area; Provide a waste and recycling compartment/area on each floor with sufficient capacity to store at least 1 day volume of waste and recycling likely to be generated on that floor; and (ii) Where a chute system is provided, both waste chute and recycling bins must be stored together in an allocated communal waste and recycling area on each floor.</i>	YES	Chute systems are provided throughout the buildings with more than three (3) habitable storeys.
1.4.1.2 (d)	<i>Waste, recycling and garden organics receptacles must be stored at all times within a building in a designated storage room. Exceptions can be made: (i) Where storage space is available at the side or back of the building, away from public accessibility, and the area can be screened from public and commercial domains; or (ii) Where the storage area at the front of the property is completely enclosed with no risk of public accessibility. (iii) If a waste storage area is outside of the building, the design must complement the primary building and the storage location must be >1m from windows and balconies.</i>	YES	All receptacles will be stored at all times within the storage rooms except at the time of collection.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

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Part B1 General Provisions- Section 1.4 All Other Development			
1.4.1.4 (b)	<i>There must be at least two separate waste and recycling storage rooms or areas, one for commercial waste and recycling, and one for residential waste and recycling. Storage rooms are to be self-contained and have separate keys and locking systems. A separate bulky waste storage room is also to be provided for residents that is inaccessible to commercial premises.</i>	YES	Waste storage areas will be separated accordingly.
1.4.1.4 (c)	<i>Mixed-use developments that require the equivalent of 20 x 240L of Mobile Garbage Bins to store their waste and recycling must organise onsite collection or a wheel in/out service.</i>	YES	On-site collection is provided for the proposed new buildings where it can be accommodated within the basement.
1.4.2.1 (a)	<i>Waste and recycling storage areas must be located in a position convenient for both users and waste collection personnel.</i>	YES	Waste collection areas have located accordingly.
1.4.2.1 (b)	<i>The path for bins between the waste and recycling storage area and the vehicle collection point must be free of steps, narrow gates, vegetation, stepping-stones, loose material, and kerbs.</i> <i>Multi-residential and mixed-use development with more than 20 residential units must accommodate an on-site domestic waste collection service.</i>	YES	The path for waste storage is entirely accessible. On-site collection is provided for the proposed new buildings where it can be accommodated within the basement
1.4.2.1 (c)	<i>Access roads must comply with the Building Code of Australia, all relevant Australian Standards and Annexure B1-3</i>	YES	All access roads have been designed to comply.
1.4.2.2 (a)	<i>On-site waste collection is to be accommodated within a basement or at grade within the building from a dedicated</i>	YES	A dedicated collection area is proposed which does not impede on pedestrian, cycleway or vehicle movement.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B1 General Provisions- Section 1.4 All Other Development			
	<i>collection point or loading bay that does not impede pedestrian, cycleway, or vehicle movement.</i>		
1.4.2.2 (b)	<i>The on-site waste collection must be designed to allow collection vehicles to enter and exit the property in a forward direction and must have adequate vehicle clearance. Exceptions may be considered where the collection vehicle can back into a driveway safely without impeding pedestrian or vehicle access.</i>	YES	All waste collection vehicles will enter and exit the Subject Site in a forward direction and have been provided with adequate clearance.
1.4.2.2 (c)	<i>The on-site waste collection loading point is to comply with the provisions of Annexure B1-3.</i>	YES	The waste collection loading point complies with the provisions of Annexure B1-3.
1.4.2.2 (d)	<i>The on-site waste collection point may be the same as, or separate to, the waste storage room. Unimpeded and level access is to be provided between the waste collection point and the loading bay.</i>	YES	Unimpeded and level access between the waste collection point and storage is provided.
1.4.2.2 (e)	<i>The on-site waste collection point is to be of a sufficient size to store all bins to be collected without interruption to the functioning of the development.</i>	YES	The collection point has been sized accordingly.
1.4.2.2 (f)	<i>The on-site waste collection point must include a bulky household waste collection point separate (or next to) to the bin collection point.</i>	YES	Appropriate areas for bulky goods are provided.
1.4.3.1 (a)	<i>Waste and recycling storage areas must be visually and physically integrated into the design of the development.</i>	YES	All waste storage areas have been physically integrated.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

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Part B1 General Provisions- Section 1.4 All Other Development			
1.4.3.1 (b)	Waste and recycling storage areas must be designed and located to avoid adverse impacts on the amenity of adjoining sites including noise, odour and visual impacts.	YES	All waste storage areas have been appropriately positioned so as to minimise adverse amenity impacts.
1.4.3.1 (c)	All waste and recycling receptacles must be put out for kerb-side collection no earlier than the previous evening	YES	All receptacles will be put out accordingly.
1.4.3.1 (d)	All waste and recycling receptacles must be removed from the kerb-side or laneway as soon as possible on the same day as the collection service.	YES	All receptacles will be returned accordingly.
1.4.4.1 (a)	A current copy of the approved SWRMP is to be stored on site and available at all times.	YES	The Site Waste and Recycling Management Plan provided in Appendix 37 will be stored on-site and available at all times.
1.4.4.1 (b)	Ongoing management of the property is to be in accordance with the approved SWRMP to ensure that appropriate waste and recycling services are provided.	YES	The ongoing waste management will be in accordance with the Site Waste and Recycling Management Plan provided in Appendix 37 .
1.4.4.1 (c)	Waste generated by a development must not exceed the maximum permitted generation rates for the building use.	YES	The waste generated is not anticipated to exceed the maximum permitted rates.
1.4.4.1 (d)	Where a change of use, change of tenant or change in waste management practices will result in a variation to the SWRMP, an application is to be made to Council to revise the approved SWRMP.	NOTED	Noted.
1.4.4.1 (e)	The SWRMP must identify responsibility for: (i) cleaning of waste receptacles and storage areas	YES	The Site Waste and Recycling Management Plan provided in Appendix 37 appropriately identifies all such responsibilities.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B1 General Provisions- Section 1.4 All Other Development			
	<p><i>(ii) for transfer of bins within the property, to the collection point and back to the storage areas.</i></p> <p><i>(iii) regular monitoring of bins for contamination and educating residents on how to use the waste and recycling services</i></p> <p><i>(iv) inspect, maintain and repair all waste management equipment, such as chutes, bin lifts, compactors and other equipment</i></p> <p><i>(v) liaising with the council or the collection contractor on waste management issues and service requests.</i></p>		
1.4.4.1 (f)	<i>Clear and easy to read signs identifying the different waste receptacles and where in the storage area these should be positioned must be displayed.</i>	YES	Appropriate signage will be provided accordingly.
1.4.4.1 (g) -	<i>The building manager or owner's corporation is to review every 5 years the methods for waste storage, treatment and collection and implement any relevant changes to reduce waste and increase recycling.</i>	YES	The Site Waste and Recycling Management Plan provided in Appendix 37 will be reviewed every five (5) years.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B2 Ecologically Sustainable Development – 2.1 Passive Design and Thermal Safety			
2.1 (a)	<i>Development is to be designed and constructed to incorporate passive design measures through site design and analysis. Refer to the Design Guidance for methods to achieve this.</i>	YES	Passive design measures have been provided throughout the proposed development as detailed in the ESD Concept Strategy Report provided in Appendix 19 .
2.1 (b)	<i>Development must reduce solar heat gain with the following measures: (i) Glazing on buildings must be high-performance low solar gain low emissivity glass (single- or double-glazed units). (ii) Skylights must be high-performance low-emissivity glass or double-glazed glass and should be ventilated</i>	YES	Measures to reduce solar heat gain have been implemented as detailed in the ESD Concept Strategy Report provided in Appendix 19 .
2.1 (c)	<i>Development must enable natural ventilation: (i) Windows must be openable excluding windows that are for light ingress or privacy purposes. (ii) Ceiling or wall mounted fans should be in all habitable rooms (main living areas and bedrooms). This should be notated on DA and CC plans</i>	YES	Where practicable, natural ventilation has been provided throughout the proposed development. Refer to Architectural Plan set in Appendix 2 .
2.1 (d)	<i>Finishes must provide solar absorptance to mitigate the buildup of urban heat: (i) Wall and roof finishes are to have a solar absorptance of < 0.475 (ii) Terracotta roofs are to have a solar absorptance of < 0.7</i>	YES	The proposed materials and finishes have been selected to mitigate the impacts of the urban heat island effect.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B2 Ecologically Sustainable Development – 2.1 Passive Design and Thermal Safety			
2.1 (e)	<i>Development is to incorporate landscaping that provides canopy and vegetation for cooling to provide resilience during hot and dry periods</i>	YES	Substantial landscaping and canopy cover is proposed throughout the proposed development. Refer to Landscape Report and Plans in Appendices 26 and 27 .
2.1 (f)	<p><i>Development is to consider:</i></p> <p><i>(i) Physical characteristics of the site;</i></p> <p><i>(ii) Site context, such as adjacent buildings or structures affecting the site, relationship of the site to the street, identification of key features such as views and orientation; (iii) Overshadowing caused by existing buildings;</i></p> <p><i>(iv) The orientation of true solar north, and a range of 30 degrees east and 20 degrees west of true north;</i></p> <p><i>(v) Trees on, or affecting the site, identifying location, type, size and condition; and</i></p> <p><i>(vi) Prevailing seasonal winds, sun and shade characteristics.</i></p>	YES	The proposed development has been designed to consider all relevant factors. Refer to the Architectural Design Report in Appendix 7 .
2.1 (g)	<p><i>Development is to be orientated to achieve optimum solar access to thermal mass in winter, and shade thermal mass in summer. To achieve this:</i></p> <p><i>(i) Shade north and west facing windows from direct summer sun with external horizontal shading devices such as awnings, upper floor balconies, eaves and overhangs; and</i></p> <p><i>(ii) Utilise vertical shading devices such as vertical louvres or fins on east and west facing windows that consider the oblique angles of the sun.</i></p>	YES	Where practicable, the proposed development has been orientated to achieve optimum solar access in winter and shade in summer. Refer to the Architectural Design Report in Appendix 7 .



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B2 Ecologically Sustainable Development – 2.1 Passive Design and Thermal Safety			
	<i>(iii) The use of trees and shrubs as an additional method of shading a surface or window is encouraged.</i>		
2.1 (h)	<i>Development must not unduly impact upon the ability of surrounding properties to achieve passive design strategies and solar access.</i>	YES	The proposed development would not result in any unacceptable impacts to the surrounding properties to achieve passive design strategies and solar access.
2.1 (i)	<i>Insulation is to be used in external walls and roofs to reduce heat escaping from a building in winter and to maintain a lower internal temperature in summer. Position internal walls and partitions to allow for any prevailing passage of air through the building.</i>	YES	Insulation will be provided throughout the proposed development.
2.1 (i)	<i>Development is to utilize operable natural ventilation to evacuate heat from roof or underfloor cavities in summer, and to retain warmth in winter. Design for cross - ventilation or stack-ventilation where possible to minimise the use of mechanical ventilation.</i>	YES	Where practicable, natural ventilation has been provided throughout the proposed development



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B2 Ecologically Sustainable Development - 2.2 Water Conservation			
2.2 (a)	<i>Rainwater tanks connected to outdoor use and toilets and laundry are strongly encouraged for all residential development</i>	YES	122kL of rainwater storage capacity is proposed.
2.2 (b)	<i>Rain tanks must be fitted with a first-flush device that causes initial run-off rainwater to bypass the tank, and</i>	YES	The tanks will be fitted accordingly.
2.2 (c)	<i>Rain tanks must be fitted with a screened rain head designed to prevent leaf litter entering into the water tank, and</i>	YES	The tanks will be fitted accordingly.
2.2 (d)	<i>Leaf-shedding grills fitted over gutters and downpipes to increase efficiency of rainwater collection are encouraged, and</i>	YES	The tanks will be fitted accordingly.
2.2 (e)	<i>All rainwater tanks plumbed for internal water use must have a filter installed to prevent sediment from entering toilets and washing machines, and</i>	YES	The tanks will be fitted accordingly if used for internal water use.
2.2 (f)	<i>All rainwater tanks plumbed for internal water use must have a filter installed to prevent sediment from entering toilets and washing machines, and</i>	YES	The tanks will be fitted accordingly if used for internal water use.
2.2 (g)	<i>Rain tanks must have its overflow connected to an existing stormwater drainage system that does not discharge to an adjoining property, or cause a nuisance to adjoining owners</i>	YES	The tanks will be fitted accordingly and overflow to the public drainage network.
2.2 (h)	<i>Rain tanks must have a sign affixed to it stating the water in it is rainwater</i>	YES	Appropriate signage will be provided.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B2 Ecologically Sustainable Development - 2.3 Indoor Air Quality			
2.3 (a)	<p><i>All residential development must enable ventilation:</i></p> <p><i>(i) Windows must be openable excluding windows that are for light ingress or privacy purposes.</i></p> <p><i>(ii) Carpark ventilation required under Building Code of Australia clause F4.11 must also integrate CO monitoring and Variable Speed Drive motors.</i></p>	YES	Where practicable, natural ventilation has been provided throughout the proposed development and carpark ventilation to be provided in accordance with BCA.
2.3 (b)	<i>Solid fuel heating and cooking systems are not permitted in any development</i>	YES	No solid fuel heating or cooking systems are proposed.
2.3 (c)	<i>Gas cooktops, gas ovens or gas internal space heating systems are not permitted in any residential development. Instead, electric systems should be installed and clearly marked on DA plans.</i>	YES	No gas systems are proposed.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B2 Ecologically Sustainable Development - 2.4 Renewable Energy and Energy Efficiency			
2.4 (a)	<i>The installation of photovoltaic panels with battery storage is strongly encouraged in all developments</i>	YES	Roof-mounted solar PV panels are provided throughout.
2.4 (b)	<p><i>An electric hot water system is strongly encouraged in all developments.</i></p> <p><i>Recommended systems include:</i></p>	ACCEPTABLE	Geothermal hot water systems are proposed to maximise energy efficiency.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B2 Ecologically Sustainable Development – 2.4 Renewable Energy and Energy Efficiency			
	<ul style="list-style-type: none"> • Electric heat pump (most efficient) • Solar thermal with electric boost (most efficient) • Electric storage <p>Where a gas hot water system is proposed, specific inclusions shall be provided so that an electric hot water system can be easily retrofitted in the future. See Design Guidelines below for recommended requirements for different building types.</p>		
2.4 (c)	<p>Recommended swimming pool heating systems include:</p> <ul style="list-style-type: none"> • Solar thermal only • Solar thermal boosted with electric heat pump • Electric heat pump 	ACCEPTABLE	The pool will be heated by the geothermal system.
2.4 (d)	<p>Gas cooktops, gas ovens and gas space heating systems are not permitted in residential development as outlined is WDCP Part 2.3 Indoor Air Quality.</p>	YES	No gas systems are proposed.
2.4 (e)	<p>Shading from nearby buildings and canopy trees should maintain solar access to existing photovoltaic solar panels and solar hot water heaters.</p>	YES	The proposed development has been designed to minimise impacts to existing solar systems.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B2 Ecologically Sustainable Development - 2.5 Energy Assessment			
2.5 (a)	<p>A commitment to the provision of an Energy Assessment Report must accompany a development application for new mixed use and commercial development with a cost of works of \$3 million or greater. An Energy Assessment Report is not required for residential-only development. The commitment is to demonstrate:</p> <p>(i) A proposal which outlines actions that the building will take to achieve greenhouse gas emissions that are 30% less than those of a reference building; and</p> <p>(ii) That an adequately qualified professional has been engaged at the inception of the project to ensure that integrative sustainability measures have been implemented, and that the professional has been contracted to oversee the delivery of the building to these standards.</p>	YES	An ESD Concept Strategy Report provided in Appendix 19 which includes a number of actions to minimise greenhouse gas emissions, reflecting the Government's goal of net zero emissions by 2050.
2.5 (b)	An Energy Assessment Report is to be submitted prior to the issue of a construction certificate for the development.	YES	An ESD Concept Strategy Report provided in Appendix 19 .
2.5 (c)	<p>The Energy Assessment Report is to include a completed Green Building Council of Australia's Green Star Design & As Built Greenhouse Gas Emissions Calculator available at http://new.gbca.org.au/green-star/rating-system/design-and-built/ or equivalent modelling tool.</p> <p>This includes:</p> <p>(i) Modelling of the predicted operational energy demand and greenhouse gas emissions of the proposed development.</p>	YES	Refer to above discussion under Control 2.5(a) .



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B2 Ecologically Sustainable Development – 2.5 Energy Assessment			
	<p><i>(ii) Proposed solutions to reduce the predicted operational energy use and greenhouse gas emissions of the site and calculations to show the energy use and greenhouse gas emission reductions attributable to each proposed solution.</i></p> <p><i>(iii) Potential solutions include:</i></p> <ul style="list-style-type: none"> • Full electrification of building. • Design of site, buildings and services. • Commitment to purchase 100% renewable energy. • Use of on-site energy efficient technologies. • Use of on-site renewable energy technologies where feasible 		

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B2 Ecologically Sustainable Development – 2.6 Nabers Commitment Agreement			
2.6 (a)	<p><i>Control a) Affected buildings are to sign NABERS Commitment Energy and Water Agreements according to the schedule outlined in Table 1.</i></p>	YES	A NABERS commitment is provided in the ESD Concept Strategy Report provided in Appendix 19 .



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B3 Landscaping, Biodiversity and Vegetation Preservation – 3.1 General Provisions			
3.1.2	<p><i>A Vegetation Clearing Permit is required to clear: (i) Native vegetation on land identified as 'Biodiversity' on the Terrestrial Biodiversity Map in WLEP; or (ii) Vegetation larger than 500m2 on land identified as 'Biodiversity Habitat Corridor' in WDCP; or (iii) Any tree that has a height of three (3) metres or more; or (iv) Any tree that has a canopy spread of three (3) metres or more.</i></p> <p><i>Note: Development consent (via a Development Application) is required for clearing: (i) Done in conjunction with development that requires consent under Part 4 of the EP&A Act; (ii) Of a tree listed on the Waverley Significant Tree Register; (iii) Of any vegetation that forms part of a Heritage Item or is within a Heritage Conservation area (refer to Clause 5.10(2) of WLEP); (iv) Of vegetation that is an Aboriginal object or that is located in an Aboriginal place of heritage significance. Where a development has any potential impact on existing trees an arborist report must be submitted.</i></p> <p><u>Tree Assessment</u></p> <p><i>When an application for consent, or a Vegetation Clearing Permit is made, one of Council's qualified arborists will inspect any tree/s to be cleared and undertake a Visual Tree Assessment (VTA). This is a widely accepted arboricultural assessment based on the current health, structural integrity, useful life expectancy and visible damage of the tree. Additional criteria are also taken into consideration including:</i></p> <ul style="list-style-type: none"> <i>• Landscape significance including consideration of the ecological, cultural and amenity value of trees;</i> <i>• the effect on the health of the tree from pruning;</i> 	YES	<p>A Vegetation Clearing Permit is required for the clearance of vegetation as part of the proposed development.</p> <p>An Arboricultural Impact Assessment Report is provided in Appendix 6 which includes a detailed assessment of all trees to be removed.</p> <p>Substantial replacement planting is proposed to compensate for the proposed tree removal. Refer to the Landscape Report and Plans in Appendices 26 and 27.</p>



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B3 Landscaping, Biodiversity and Vegetation Preservation - 3.1 General Provisions			
	<ul style="list-style-type: none"> • whether the tree shows poor form and shape/vigour typical of the species; • its location within 3 metres of a residence, main building or other significant structure; • the occurrence (or lack of) other vegetation nearby and whether appropriate replacement species can be planted; • whether the tree is the identified cause of structural damage to a building, ancillary structure, water main or sewer and if all alternative options of remedying the damage have been considered. <p>After assessment, the application will either be:</p> <ul style="list-style-type: none"> a. approved; or approved with conditions b. pending; awaiting further information or supporting evidence from the applicant c. refused; or refused with conditions. <p>Any application for a Vegetation Clearing Permit should be accompanied with supporting information/evidence such as documented and photographic history of branch failures, the weather conditions at the time of the branch failure; sewer blockages etc.</p> <p>Presenting this evidence with the initial application can be helpful as it will provide a more complete history of the tree. If no evidence is presented it may result in the refusal of the application.</p>		



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B3 Landscaping, Biodiversity and Vegetation Preservation – 3.1 General Provisions			
	<p><u>Tree Replacement</u></p> <p>To maintain urban tree canopy cover, when a Vegetation Clearing Permit is granted to clear vegetation, the applicant may be required to replace the vegetation with an advanced approved species which is to be established on their property and maintained to maturity. Where there is insufficient space for replanting advanced vegetation the applicant may provide offset planting on public land. This may be undertaken by entering into a deed of agreement with Council. Generally, for every tree removed, the replacement of three (3) off-site trees will be required with pot size dependent on the canopy spread of the tree(s) to be removed as assessed by Council. Audit checks of replacement planting will be carried out by Council. Refer to Part 3.2.4.</p> <p><u>Arborist and Other Specialist Reports</u></p> <p>Supporting evidence for the removal or pruning of a tree/s may require a report from a consulting arborist (AQF Level 5) where there is insufficient evidence to support the removal of a tree as assessed against the above criteria. Council may request the applicant to provide an arborist’s report for more complex tree assessments such as an aerial inspection; root mapping or identification; fungal or pest problems; or internal diagnostic assessment.</p> <p>Further supporting evidence may also be required from a structural engineer or licensed plumber if buildings or underground services are affected. Details of requirements for arborist and other specialist reports are listed in the appendices of the WTMC.</p>		



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B3 Landscaping, Biodiversity and Vegetation Preservation – 3.2 Landscaping			
3.2.1 (a)	<p>A Landscape Plan is required to be submitted in accordance with the Waverley Development Application Guide and include:</p> <p>(i) A schedule of the common name and scientific name of species to be planted, the size and number; and</p> <p>(ii) A plan showing the location of the plants in the schedule.</p>	YES	Landscape Plans have been provided in Appendix 26 which have been prepared accordingly and include the details and location of the proposed planting.
3.2.1 (b)	Existing significant vegetation is to be retained and enhanced.	ACCEPTABLE	Refer to Section 6.1.8.2 of the EIS.
3.2.1 (c)	The landscaping should maintain and increase vegetation and urban tree canopy in Waverley	YES	The proposed development results in an overall improvement to the canopy cover at the Subject Site. Refer to Landscape Report and Plans in Appendices 26 and 27 .
3.2.1 (d)	<p>Species should be retained, selected and placed in order to help achieve the following:</p> <p>(i) Cool buildings in summer;</p> <p>(ii) Intercept glare from hard surfaces;</p> <p>(iii) Channel cooling air currents into the dwelling in summer;</p> <p>(iv) Allow sun into living rooms in cooler months; and</p> <p>(v) Provide windbreaks where desirable.</p>	YES	Appropriate species have been selected.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B3 Landscaping, Biodiversity and Vegetation Preservation - 3.2 Landscaping			
3.2.1 (e)	<i>Existing natural features including sandstone and rock features are to be retained and incorporated as landscape features on the site in order to maintain the natural character of the landscape. Sandstone walls and finishes fronting the public domain are to match the traditional pattern and colour of sandstone in the area.</i>	YES	Where appropriate, natural features within the Subject Site have been retained.
3.2.1 (f)	<i>Landscaping is to be designed to minimise non-porous areas and maximise on-site infiltration of stormwater. Paved areas are to be semi-porous or graded to maximise on-site infiltration.</i>	YES	Non-porous areas are minimised throughout the proposed development.
3.2.1 (g)	<i>Landscaping must relate to the building scale and assist integration of the development with the existing street character.</i>	YES	The proposed landscaping has been carefully designed to be of an appropriate scale and integrated within the proposed and surrounding built form.
3.2.1 (h)	<i>Landscaping should include native plant species and select and position trees to maximise control of sun and winds.</i>	YES	Native plant species have been provided and positioned to maximise control of the sun and winds.
3.2.1 (i)	<i>All development proposals are to be designed to eliminate the impact upon significant trees on site, street trees and trees on adjoining land including public open space and bushland.</i>	ACCEPTABLE	Refer to Section 6.1.8.2 of the EIS.
3.2.1 (j)	<i>External illumination fixtures must be directed downwards and away from reflective surfaces, avoid spill into parks, reserves and bushland and avoid short wavelength (blue-violet) light.</i>	YES	All external illumination features will be directed accordingly.
3.2.1 (k)	<i>Utilise lightweight soil mixes that are porous, able to drain freely, and suitable for the selected plant species. Seek suitable</i>	YES	Appropriate soil depth and mixes will be utilised.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B3 Landscaping, Biodiversity and Vegetation Preservation - 3.2 Landscaping			
	<i>professional advice regarding appropriate soil depths and types. As a guide, Table 1 provides minimum soil requirements.</i>		
3.2.2 (i)	<i>Where set downs are provided, ensure the depth is suitable for paving thickness or the required soil depth for the proposed plants.</i>	YES	Appropriate soil depth will be utilised.
3.2.2 (ii)	<i>Minimise visual and physical clutter through the careful design of planter beds and mounds.</i>	YES	Planter beds have been strategically positioned so as to minimise visual and physical clutter and maintain clear sightlines and wayfinding.
3.2.2 (iii)	<i>Innovative design strategies that allow integrated seating to be provided through planter beds at 450mm high are encouraged.</i>	YES	Seating has been provided throughout the proposed landscaped areas where appropriate.
3.2.2 (iv)	<i>Provide raised platforms or mounding to achieve greater soil depth to support planting of larger trees in appropriate areas.</i>	YES	All larger trees will be supported with appropriate soil depth.
3.2.2 (v)	<i>Demonstrate that adequate drainage and waterproofing is provided for the species and volumes of plants and soil.</i>	YES	Adequate drainage and waterproofing will be provided
3.2.2 (vi)	<i>Provide appropriate methods for capturing, storing and treating run off from landscapes on structures for reuse on the site.</i>	YES	Run-off from landscaping will be reused where appropriate.
3.2.2 (vii)	<i>Utilise lightweight soil mixes that are porous, able to drain freely, and suitable for the selected plant species.</i>	YES	Appropriate soil mixes will be utilised.
3.2.4 (a)	<i>Development must not result in the loss of tree canopy</i>	YES	The proposed development will result in an overall increase in canopy cover.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B3 Landscaping, Biodiversity and Vegetation Preservation - 3.2 Landscaping			
3.2.4 (b)	<i>For Development Applications that involve external works, a Landscape Plan must be submitted showing the locations of tree species, other proposed plants species, any existing trees and vegetation to be maintained and the area of the canopy of the Landscape Plan when planting is mature.</i>	YES	Landscape Plans are provided in Appendix 26 which include all relevant details.
3.2.4 (c)	<i>Where a tree that is 3m or more in height or has 3m or more canopy spread is proposed for removal under a Development Application, replacement planting of suitable species should be planted on the site that maintain or increase the tree canopy on the site when mature</i>	YES	Adequate replacement planting is proposed to accommodate the removal of the trees as part of the proposed development.
3.2.4 (d)	<i>Replacement plantings on site must be of the same or greater canopy size when mature than the canopy proposed to be removed as confirmed by a Landscape Plan and Arborist. Replacement trees planted in accordance with control (c) are to be selected from the list of plantings in Annexure B3-2, and minimum 45L pot sizes.</i>	YES	Where possible, replacement plantings are of the same or greater mature canopy size than that being removed.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B3 Landscaping, Biodiversity and Vegetation Preservation - 3.3 Biodiversity			
3.3.2 (a)	<i>A minimum of 50% of the proposed trees, 50% of the proposed shrubs and 50% of the proposed grasses and groundcovers (not including turfed areas) are to be native plants that are listed in Annexure B3-1. Cultivars or hybrids of listed plant species are not to be counted towards this</i>	YES	The species will be selected to comply.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B3 Landscaping, Biodiversity and Vegetation Preservation – 3.3 Biodiversity			
	<i>requirement. Landscape plans must include a planting schedule that lists all plant species proposed, the number of plants of each species proposed, and indicate whether each plant species proposed is listed in Annexure B3-1.</i>		
3.3.2 (b)	<i>Three strata of vegetation are required to be included in landscape design (i) tree or tall shrub canopy, (ii) mid-storey and (ii) groundcover layer.</i>	YES	An appropriate mix of vegetation has been selected.
3.3.2 (c)	<i>All plants identified as priority weeds under the Biosecurity Act 2015, and those plants identified by Council as local environmental weeds on the property at the time of development are to be removed by a suitably qualified person.</i>	YES	All priority weeds will be removed.
3.3.2 (d)	<i>Trees with hollows will be retained for habitat wherever possible to provide habitat for arboreal fauna. Consideration must be given to the potential risk of damage to public or property as determined by a suitably qualified arborist.</i>	N/A	There are no trees with hollows identified on the Subject Site.
3.3.2 (e)	<i>Council may require additional supporting information for an application including the following: (i) Vegetation management/protection plan; and/or (ii) Flora or fauna impact assessment; and/or (iii) An indication as to whether the proposed development is likely to significantly affect threatened species, populations, ecological communities or their habitat assessed in accordance with the Biodiversity Conservation Act 2016</i>	N/A	A BDAR Waiver has been obtained and is provided in Appendix 9 .



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B3 Landscaping, Biodiversity and Vegetation Preservation - 3.3 Biodiversity			
3.3.2 (f)	<i>External illumination fixtures must be directed downwards and away from reflective surfaces, avoid spill into parks, reserves and bushland and avoid short wavelength (blue-violet) light.</i>	YES	All external illumination features will be directed accordingly.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B3 Landscaping, Biodiversity and Vegetation Preservation - 3.4 Protecting Trees on Development Sites			
3.4 (a)	<p><i>When a proposed development may have an impact on trees on the site, on adjoining properties or public trees within 4 metres of the site, the following information is required at these stages:</i></p> <p><i>1. Pre Development Application.</i></p> <ul style="list-style-type: none"> ▪ <i>Preliminary Tree Assessment.</i> <p><i>2. Lodgement of Development Application.</i></p> <ul style="list-style-type: none"> ▪ <i>Arboricultural Impact Assessment (include data if previous preliminary tree assessment submitted);</i> ▪ <i>Tree Protection Plan - for trees identified as moderate to high retention; and</i> ▪ <i>Root mapping report if construction works will occur in structural root zone (SRZ) or there is major encroachment in the tree protection zone (TPZ) of trees to be retained.</i> <p><i>3. Prior to Construction Certificate.</i></p>	YES	<p>An Arboricultural Impact Assessment Report is provided in Appendix 6.</p> <p>Suitable documentation will be provided at the time of the Construction Certificate.</p>



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B3 Landscaping, Biodiversity and Vegetation Preservation – 3.4 Protecting Trees on Development Sites			
	<ul style="list-style-type: none"> ▪ <i>Final Tree Protection Plan (if modifications are required);</i> ▪ <i>Tree Protection Certification during works.</i> <p><i>(iv) Prior to Occupation Certificate.</i></p> <ul style="list-style-type: none"> ▪ <i>Tree Monitoring Report / Final Tree Protection Certification</i> 		
3.4 (b)	<i>Details of requirements of the above reports are listed in the Waverley Tree Management Guidelines appendices. Development applications must show all associated building works (including stormwater, hydraulic and sewerage works) located within any tree protection zone</i>	YES	The Arboricultural Impact Assessment Report provided in Appendix 6 has considered all proposed works.
3.4 (c)	<i>Selective pruning or removal of trees that conflict with proposed building works may be approved where redesign of the building work is not possible or will result in inferior building performance. However, Council may require the redesign of a development proposal to retain or lessen the impact on a significant or prominent tree.</i>	ACCEPTABLE	For those reasons provided in Section 6.1.8.2 of the EIS, the removal of the trees is considered appropriate.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B5 Water Management – 5.1 Stormwater Management and WSUD			
5.1 (a)	<i>A stormwater management plan is required to be submitted with all development applications (except minor alterations, retrofits and the like).</i>	YES	Stormwater management plans are provided in Appendix 11 .



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B5 Water Management – 5.1 Stormwater Management and WSUD			
5.1 (b)	<i>WSUD principles are to be integrated into the development through the design of stormwater drainage, on-site detention and landscaping and in the orientation of the development rather than relying on ‘end of pipe’ treatment devices prior to discharge (refer to Figure 1).</i>	YES	WSUD principles have been integrated into the stormwater system and landscape design.
5.1 (c)	<i>WSUD measures are to be employed to prevent contamination of stormwater</i>	YES	Appropriate measures have been adopted to prevent the contamination of stormwater.
5.1 (d)	<i>Development is to be sited and built to minimise disturbance of the natural drainage system</i>	YES	The proposed development will not result on any unreasonable impacts to existing drainage systems.
5.1 (e)	<i>WSUD elements should be located and configured to maximise the impervious area that is treated</i>	YES	The system has been designed to maximise the impervious areas to be treated.
5.1 (f)	<i>On site detention is to be designed, installed and maintained in accordance with the Water Management Technical Manual</i>	YES	The OSD system will be installed accordingly.
5.1 (g)	<i>Council consent is required for temporary/permanent dewatering and groundwater extraction and use prepared in accordance with the Water Management Technical Manual. The proposal is assessed on merits and where appropriate, referred by Council to the relevant Government department for an access licence.</i>	NOTED	Noted.
5.1 (h)	<i>Applications for roof water and stormwater harvesting and reuse and grey water or black water treatment systems will be assessed on merit in accordance with the WM Technical Manual.</i>	NOTED	Noted.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B5 Water Management – 5.1 Stormwater Management and WSUD			
5.1 (i)	<p><i>Methods of disposal of stormwater from the site must be provided using one or a combination of the following:</i></p> <p><i>(i) Infiltration;</i></p> <p><i>(ii) Gravity connection to Council's stormwater system;</i></p> <p><i>(iii) Charged system; and / or</i></p> <p><i>(iv) Pump system.</i></p> <p><i>Note: A stormwater system must be constructed in accordance with AS/NZS 3500:2003 National Plumbing & Drainage and Water Management Technical Manual</i></p>	YES	The proposed stormwater system will connect to Council's system via gravity and will be constructed accordingly.
5.1 (j)	<p><i>Depending on the extent of disturbed area, the following plans to manage erosion and sedimentation must be submitted with the development application:</i></p> <p><i>(i) For areas of disturbance less than 250m2, a marked up plan of proposed works and control measures is required;</i></p> <p><i>(ii) For disturbed areas between 250m2 and 2,500m2,, an erosion and sediment control plan is required; and</i></p> <p><i>(iii) For disturbed areas greater than 2,500m2, soil and water management plan is required.</i></p>	YES	Erosion and sediment control plans are provided in Appendix 11 .



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B5 Water Management – 5.2 Flood Planning			
6.2.1 (1)	<i>All floor levels are to be equal to or greater than the 5% AEP flood level.</i>	YES	The proposed development in the flood affected area of the Subject Site will remain unaffected in the PMF event as detailed in the Civil Engineering Report provided in Appendix 11 .
6.2.1 (2)	<i>Habitable floor levels are to be equal to or greater than the 1% AEP flood level plus freeboard.</i>	YES	Refer to above discussion under Control 6.2.1(2) .
6.2.1 (3)	<i>All floor levels are to be equal to or greater than the PMF level unless justified by a site-specific assessment.</i>	YES	Refer to above discussion under Control 6.2.1(2) .
6.2.1 (4)	<i>All non-habitable floor levels shall be no lower than the 1% AEP flood level. Where this is impractical, non-habitable spaces should be flood-proofed to the 1% AEP level.</i>	N/A	There are no non-habitable areas in the flood affected area.
6.2.1 (5)	<i>Floor levels shall be equal to or greater than the level of the 1% AEP flood level plus freeboard. Where this is not practical due to compatibility with the height of adjacent buildings, or compatibility with the floor level of existing buildings, or the need for access for persons with disabilities, a lower floor level may be considered. In these circumstances, the floor level shall be as high as practical and when undertaking alterations or additions no lower than the existing floor level.</i>	YES	The proposed development in the flood affected area of the Subject Site will remain unaffected in the PMF event.
5.2.2 (1)	<i>All new structures are to have flood compatible building components below or at the 1% AEP flood level plus freeboard. Refer to Annexure B5- 3 for a list of recommended flood compatible building components.</i>	YES	The proposed development in the flood affected area of the Subject Site will remain unaffected in the PMF event.
5.2.2 (2)	<i>All new structures to have flood compatible building components below or at the PMF level</i>	YES	The proposed development in the flood affected area of the Subject Site will remain unaffected in the PMF event.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B5 Water Management – 5.2 Flood Planning			
5.2.3 (1)	<i>As part of Flood Impact Assessment (FIA), an engineer’s report (refer to Annexure B5-3 for details) shall be provided for development to certify that any new structure can withstand the forces of floodwater, debris & buoyancy up to & including a 1% AEP flood level plus freeboard. Note: certification to be up to and including PMF if required to satisfy evacuation criteria (see below).</i>	YES	A Civil Engineering Report is provided in Appendix 11 which confirms the above.
5.2.3 (2)	<i>As part of Flood Impact Assessment (FIA), an engineer’s report (refer to Annexure B5-3 for details) shall be provided for development to certify that any new structure can withstand the forces of floodwater, debris & buoyancy up to & including a 1% AEP flood level plus freeboard. Note: certification to be up to and including PMF if required to satisfy evacuation criteria (see below).</i>	YES	Refer to above discussion under Control 6.2.1(2) .
5.2.4 (1)	<i>As part of an Flood Impact Assessment (FIA), an engineer’s report (refer to Annexure B5-3 for details) shall be provided to certify that the development (including indoor and outdoor features, such as above ground swimming pools and associated pump housing) will not materially increase flood effects elsewhere, having regard to:</i> <ul style="list-style-type: none"> • loss of flood storage; • changes in flood levels, flows and velocities caused by alterations to the flood conveyance 	YES	A Civil Engineering Report is provided in Appendix 11 which confirms that the proposed would not materially impact flood effects elsewhere.
5.2.5 (1)	<i>The minimum surface level of open car parking spaces or carports shall be no lower than the 5% AEP flood level plus freeboard.</i>	N/A	No open car parking spaces or carports are proposed in the flood affected area.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B5 Water Management – 5.2 Flood Planning			
5.2.5 (3)	<i>Basement car parking shall be protected from inundation by a 1% AEP flood plus freeboard.</i>	YES	The driveway entry to the basement of Building E ramps up to RL 90.60m to meet the PMF flood level at the kerb.
5.2.5 (4)	<i>The crest of the driveway providing access between the road and basement car- parking shall be a minimum of 1% AEP flood plus freeboard or the PMF, whichever is higher.</i>	YES	Refer to above discussion under Control 6.2.1(2) .
5.2.6 (1)	<i>The development should be designed and be able to be managed to ensure that during a flood emergency all occupants are capable of seeking safe refuge.</i>	YES	Occupants are capable of seeking safe refuge within a building during a flood emergency.
5.2.7 (2)	<i>The Applicant is to demonstrate that an area is available to store goods above the 1% AEP flood level plus freeboard.</i>	N/A	No storage is proposed in the flood affected area.
5.2.7 (3)	<i>No storage of materials below the 1% AEP plus freeboard which may cause pollution or be potentially hazardous during any flood.</i>	N/A	Refer to above discussion under Control 6.2.1(2) .
5.2.7 (4)	<i>In-ground swimming pools are to have surrounding coping/tiling that is no more than 100 mm above surrounding ground level. All pumping/electricals are to be above the 1% AEP flood level plus freeboard.</i>	N/A	No swimming pools are proposed within the flood affected area.
5.2.8	<i>Fencing is to be constructed in a manner that does not obstruct the flow of floodwaters so as to have an adverse impact on flooding.</i>	YES	No fencing will obstruct floodwaters with the exception of deliberate flood gates proposed on Birrell Street to prevent PMF flows from the public drainage network entering into the Subject Site.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B6 Accessibility and Adaptability – 6.1 Accessibility			
6.1 (a)	<i>Access is to meet the requirements of the DDA 1992, the relevant Australian Standards and the BCA.</i>	YES	The proposed development has been designed to comply as detailed in the Access Report provided in Appendix 4
6.1 (b)	<i>Accessible parking for people with a disability must be provided in accordance with the BCA and AS/NZS 2890.1:2004 Parking Facilities – Off Street Parking and AS 1428: Set 2003 including AS 1428.1:2009 Design for Access and Mobility.</i>	YES	Refer to above discussion under Control 6.1(a) .

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B7 Transport – 7.1 Streetscape			
7.1 (a)	<i>A Streetscape Analysis is to be submitted in accordance with the Waverley Development Application Guide.</i>	YES	A Streetscape Analysis is included within the Architectural Plans provided in Appendix 2 .
7.1 (b)	<i>Where off street parking is not characteristic of the streetscape, vehicular access from the street is not permitted</i>	YES	Off-street parking is characteristic of the existing Subject Site and surrounding areas.
7.1 (c)	<i>Car parking and vehicular access must not dominate the streetscape. Landscaping is to be used to soften the impact of such structures/areas</i>	YES	Vehicle entry points have been limited and provided with appropriate landscaping so as to not dominate the streetscape.
7.1 (d)	<i>Car parking and driveway design is to preserve mature or significant trees and vegetation on the site and in the surrounding streetscape. A significant tree refers to a tree identified on the Waverley Significant Tree Register, or a tree or vegetation that forms part of a Heritage Item or is within a Heritage Conservation Area.</i>	YES	The proposed driveways would not result in the loss of any significant trees.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B7 Transport – 7.1 Streetscape			
7.1 (e)	<i>Existing natural rock faces and heritage listed sandstone walls must not be removed for the purpose of car parking.</i>	YES	No natural rock faces or sandstone walls are being removed for the purposes of car parking.
7.1 (f)	<i>Entry gates and structures for car parking should be an open design to allow for improved security by way of street surveillance and to reduce any impact on the streetscape.</i>	YES	Entrances to the car parking areas are of an open design.
7.1 (g)	<i>Parking structures are to maximise natural light and ventilation.</i>	N/A	No above ground parking structures are proposed.
7.1 (h)	<i>Separate and clearly differentiate pedestrian and vehicle access to the site.</i>	YES	All pedestrian and vehicle access points have been physically separated and will be delineated with signage and landscaping.
7.1 (i)	<i>Basement parking areas and structures: (i) In Bondi Junction must not protrude above the level of the adjacent street or public domain; (ii) In other areas, must not protrude more than 1.2m above the level of the adjacent street or public domain.</i>	YES	The basement structure will not protrude more than 1.2m above the level of the adjacent street.
7.1 (j)	<i>Where visible, basement structures and vent grills are to be integrated into the building and landscape design. Ventilation grills are to block views into basement areas and where possible be screened by landscaping in garden beds with a minimum soil plan depth of 1m.</i>	YES	The basement structure has been incorporated into the building design.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B7 Transport – 7.2 On-Site Parking			
7.2 (a)	<i>Car park design must be in accordance with relevant Australian Standards.</i>	YES	All car parking has been designed in accordance with the relevant Australian Standards.
7.2 (b)	<i>Car space dimension, driveway grades, vehicular ramp width/grades and passing bays must be in accordance with the relevant Australian Standards. Vehicular ramps less than 20m long within developments and parking stations must have a maximum grade of 1 in 5 (20%).</i>	YES	Refer to above discussion under Control 7.2(a) .
7.2 (c)	<i>Vertically stacked parking is only permitted where site constraints (such as horizontal dimensions or vertical relief) prevent full provision of conventional parking.</i>	N/A	No vertically stacked parking is proposed.
7.2 (e)	<i>Consolidate basement car parking areas under building footprints to maximise the area available for soft landscaping.</i>	YES	The basement car parking is located under building footprints where practicable.
7.2 (f)	<i>Design parking structures that minimise reliance on artificial lighting and mechanical ventilation.</i>	N/A	No above ground parking structures are proposed.
7.2 (g)	<i>Provide marked pedestrian pathways with clear lines of sight and safe lighting</i>	YES	All pedestrian pathways will be appropriately line marked and illuminated and have been provided with clear lines of sight.
7.2 (h)	<i>Parking areas must not be located within the front building setbacks for new development.</i>	YES	No parking areas within the front setback are proposed.
7.2.1 (a)	<i>One vehicle access point per development (including any access for service vehicles and parking for non-residential uses within mixed use developments) is permitted.</i>	ACCEPTABLE	Given the size of the Subject Site and scale and nature of the proposed development, a single vehicle access point is not considered sufficient to meet operational demands.
7.2.1 (b)	<i>Vehicle access is to be from lanes and secondary streets where available, and not from primary street fronts or streets with major pedestrian activity</i>	YES	Vehicle access has been provided away from areas with major pedestrian activity.
7.2.1 (c)	<i>Vehicle access points are to be integrated into the building design.</i>	ACCEPTABLE	Given the nature of the proposed development, it is not possible to integrate vehicle access into building design.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B7 Transport – 7.2 On-Site Parking			
7.2.1 (d)	<i>Vehicle access is to be designed to minimise the impact on the street, site layout and the building façade design.</i>	YES	The vehicle access has been appropriately located so as to minimise visual impacts.
7.2.1 (f)	<i>Vehicle entries are to have high quality finishes and detailing. No service ducts or pipes are to be visible from the street.</i>	YES	Vehicle entries will be of high quality finishes. No service ducts or pipes will be visible.
7.2.1 (g)	<i>Vehicle access may not be required for, or may be denied to some heritage buildings.</i>	YES	New vehicle entries have been located away from the existing heritage items.
7.2.1 (h)	<i>New developments are to utilise existing vehicle access points in adjoining developments where possible.</i>	YES	Existing vehicle access points have been utilised where possible.
7.2.1 (i)	<i>New developments are to provide vehicle access points that are capable of underground shared access at a later date. Internal on-site signal equipment is to be used to allow for safe shared access</i>	N/A	The Subject Site shares no boundaries with other properties with the exception of 99 Birrell Street however it is not expected that the property would require basement access.
7.2.1 (j)	<i>Vehicle access should be: (i) Located taking into account any services within the road reserve, such as power poles, drainage inlet pits and existing street trees. (ii) Located a minimum of 10m from the perpendicular of any intersection of any two roads. (iii) Locate vehicle access a minimum of 3m from pedestrian entrances</i>	YES	The proposed vehicle access has designed to comply.
7.2.1 (k)	<i>Wherever practicable, vehicle access is to be a single lane crossing with a maximum width of 2.7m over the footpath, and perpendicular to the kerb alignment. In exceptional circumstances, a double lane crossing with a maximum width of 5.4m may be permitted for safety reasons</i>	YES	A double lane crossing is required to facilitate the number of vehicle movements in and out of the Subject Site.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B7 Transport – 7.2 On-Site Parking			
7.2.1 (l)	<i>Driveway widths must comply with the relevant Australian Standards.</i>	YES	The driveway complies with the relevant Australian Standards.
7.2.1 (m)	<i>Car space dimension, driveway grades, vehicular ramp width/grades and passing bays must be in accordance with the relevant Australian Standards. Vehicular Transport B7 ramps less than 20m long within developments and parking stations must have a maximum grade of 1 in 5 (20%).</i>	YES	Refer to above discussion under Control 7.2.1(l) .
7.2.1 (n)	<i>Vehicle access ramps parallel to the street frontage will not be permitted.</i>	YES	No parallel access ramps to the street frontage are proposed.
7.2.1 (o)	<i>Vehicular access must not ramp along boundary alignments edging the public domain, streets, lanes parks, water frontages and the like.</i>	YES	The vehicle access does not ramp along the boundary alignment.
7.2.1 (p)	<i>Access ways to underground parking should not be located adjacent to doors or windows of the habitable rooms of any residential development.</i>	YES	The vehicle access to the basement has been located away from habitable doors and windows where possible.
7.2.1 (q)	<i>Access ways and driveways are to enable vehicles to enter the parking space in a single movement, and to leave the space in a maximum of two turning movements.</i>	YES	The access ways have been designed to comply.
7.2.2 (a)	<i>Approval for on-site parking will only be granted where the site and locality conditions permit.</i>	YES	Given the scale and nature of the proposed development, on-site parking is required to accommodate the required parking and operational demands of the use.
7.2.2 (b)	<i>Car parking must be designed to complement the design of the building and streetscape to which it relates and incorporate a range of appropriate materials and design.</i>	N/A	All car parking is located within the basement.
7.2.2 (c)	<i>Car parking structures are to be located behind the front building line to reduce visual impact upon the streetscape.</i>	N/A	No above ground parking structures are proposed.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B7 Transport – 7.2 On-Site Parking			
7.2.2 (d)	<i>Driveways and vehicular access should be designed to minimise the loss of on street parking wherever possible.</i>	YES	The proposed development minimise the loss of on street parking where possible.
7.2.2 (e)	<i>Car park access is to be provided from secondary streets or lanes where possible.</i>	ACCEPTABLE	The Subject Site does not adjoin any lanes or secondary streets.
7.2.2 (f)	<i>Adjacent properties are to share driveways and vehicle crossings where possible to minimise service entries and increase safety for pedestrians.</i>	N/A	The Subject Site does not share any boundaries with other properties with the exception of 99 Birrell Street however all vehicles crossings for the proposed development are located away from that property.
7.2.2 (g)	<i>Where a DA involves a change of use, the parking rate for the new use is to be calculated as the difference between the parking rates required for both the present and proposed uses (under this Part). Council reserves the right to require a parking provision rate based on the total requirement for the use if, in its opinion, the DA involves a re-construction of the building.</i>	NOTED	Noted.
7.2.2 (h)	<p><i>When calculating the provision of parking spaces or loading facilities, the following method is to be applied:</i></p> <p><i>(i) The number of spaces for each use on the site is to be calculated separately; and</i></p> <p><i>(ii) The total number of facilities or spaces to be provided is to be rounded to the nearest whole number, i.e. 2.15 spaces equals a requirement for 2 spaces and 2.50 spaces equals a requirement for 3 spaces.</i></p> <p><i>Car parking rates are based on the RMS Guide to Traffic Generating Developments, and are provided in Table 4</i></p>	YES	<p>The proposed development generates a demand of 474 parking spaces. 478 spaces are proposed which complies.</p> <p>This includes the provision of five (5) Uniting Pool car share spaces are provided which is considered appropriate given:</p> <ul style="list-style-type: none"> ▪ It is anticipated that persons using the RACF would require assistance and therefore it is considered appropriate that no publicly accessible car shared parking is provided for this use on-site. The ILU component is not a standard residential or commercial development; and ▪ The ancillary components of the development only provide car parking spaces for staff, with car parking spaces provided for all ancillary staff, as such, it is considered appropriate that no car shared parking is provided for the ancillary components.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B7 Transport – 7.2 On-Site Parking			
7.2.2 (i)	<i>For developments requiring more than 50 car parking spaces, a maximum of 2% of the required parking spaces may be specified as "small car spaces", with a minimum length of 5 metres. Such spaces are to be indicated on the plans submitted and clearly indicated when completed.</i>	NOTED	Noted.
7.2.2 (j)	<i>Council may also require on-site parking provision be reduced or removed for development fronting secondary streets or laneways in Centres to achieve the relevant objectives of Part E Site Specific Development. The exact reduction in onsite parking provision will be determined by Council on a case-by-case basis. Developments that have a single frontage to a primary street will not be permitted on-site parking.</i>	NOTED	Noted.
7.2.3 (a)	<p><i>Variations to the relevant parking standards will only be accepted where the applicant can demonstrate that the requirement cannot be reasonably achieved (provision of less than the standard); or that exceeding the standard is in the public interest.</i></p> <p><i>Matters that the Council may consider in assessing variations include, but are not limited to, any of the following as are relevant:</i></p> <ul style="list-style-type: none"> <i>· Particular site design requirements such as setbacks, landscaping, solar access and streetscape controls.</i> <i>· Site and building constraints such as the physical and topographical nature of the site.</i> <i>· Impacts of any increased building bulk on the streetscape or adjoining land, including overshadowing and loss of views.</i> <i>· Compliance with deep soil landscape area requirements (side and rear boundary setbacks).</i> 	N/A	Refer to the above discussion under control 7.2.2 (h) .



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B7 Transport – 7.2 On-Site Parking			
	<p>· Impacts of excavation, including landform, structural integrity of buildings and structures on adjoining land, and stability of land on the subject site and adjoining sites.</p> <p>· Impacts from any increase in hard surface driveways and the building footprint on the availability of water permeable ground spaces.</p>		
7.2.5 (a)	Motorcycle parking spaces are to have dimensions of 1.1m x 2.5m.	YES	All motorbike spaces are designed to comply.
7.2.5 (b)	Motorcycle parking is to be provided in accordance with Table 4.	ACCEPTABLE	<p>WDCP2022 requires the provision of one (1) motorbike parking bay per three (3) car parking spaces. This provision is considered unnecessary in relation to the proposed development given:</p> <ul style="list-style-type: none"> ▪ The development being seniors housing has a very small percentage which ride/use motorcycles and as such, the majority of motorcycle users for the development will be staff members and/or visitors; ▪ The small percentage of residents which use motorcycles will already have car parking spaces assigned to their ILU, hence they would be able to utilise their assigned parking space to store their motorcycle; and ▪ Similarly, there is ample staff and visitor parking provided, which can be used as motorcycle parking. <p>13 motorbike spaces are provided which is considered sufficient to cater for the demand of the proposed development.</p>
7.2.5 (c)	Motorcycle spaces are to be indicated on the plans submitted, and clearly identified for motorcycle use only when the development is completed.	YES	The motorbike spaces are shown on Architectural Plans provided in Appendix 2 .



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B7 Transport – 7.2 On-Site Parking			
7.2.6 (a)	<i>Parking for bikes is to be provided at the minimum rates outlined in Table 4, except where an apartment in a residential building has a basement storage area on title that is large enough to accommodate a Class 1 bike locker.</i>	YES	The proposed development would generate a requirement for 266 bicycle spaces consisting of 231 ILU resident spaces and 35 spaces for other uses. 273 bicycle spaces are provided which complies.
7.2.6 (b)	<i>Areas for bicycle parking will not be included as part of gross floor area or gross leasable area (GLA) for the purpose of calculating car parking provision.</i>	NOTED	Noted.
7.2.6 (c)	<i>Council reserves the right to require a greater provision of bicycle parking than indicated in Table 5, where in Council's opinion, the particular nature of the development will generate an increased demand for bicycle parking.</i>	NOTED	Noted.
7.2.6 (d)	<i>Bike parking is to be provided in accordance with requirements for layout, design and security as set out in the Australian Standard AS 2890.3 -1993 Parking facilities – Bicycle parking facilities, including:</i> <i>(i) Security Class 1 bike lockers for occupants of residential buildings;</i> <i>(ii) Security Class 2 bike enclosures for staff/employees of any land use; and</i> <i>(iii) Security Class 3 bike rails/ racks for visitors of any land use.</i>	YES	The bicycle spaces have been designed to comply with the relevant Australian Standards.
7.2.6 (e)	<i>Bicycle parking is to be located:</i> <i>(i) Close to street level entry/exit points; and</i> <i>(ii) Subject to security camera surveillance where such security systems exist.</i>	YES	The bicycle parking has been appropriately located.
7.2.6 (f)	<i>A safe path of travel from bike parking areas to entry/exit points is to be marked.</i>	YES	Safe paths of travel are provided throughout.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B7 Transport – 7.2 On-Site Parking			
7.2.6 (g)	<p>Access to bike parking areas are to be:</p> <p>(i) A minimum of 1.8m wide to allow pedestrians and bikes to pass each other</p> <p>(access ways can be shared with vehicles within buildings and at entries to buildings);</p> <p>(ii) Accessible via a ramp;</p> <p>(iii) Clearly identified by signage; and</p> <p>(iv) Accessible via appropriate security / intercom systems.</p>	YES	Compliant access to the bicycle parking is provided.
7.2.6 (h)	Bicycle parking for visitors is to be provided in an accessible on-grade location near a major public entrance to the development and is to be signposted.	YES	10 visitor bicycle spaces are provided at grade for visitors.
7.2.6 (j)	<p>For non-residential uses, the following additional end-of-trip facilities are to be provided at the following rates:</p> <p>(i) 1 personal locker for each bike parking space;</p> <p>(ii) 1 shower/change cubicle for up to 10 bike parking spaces;</p> <p>(iii) 2 shower/change cubicles for 11 to 20 bike parking spaces are provided;</p>	YES	Compliant end of trip facilities are provided.
7.2.6 (k)	Locker, change room and shower facilities are to be located close to the bike parking area, entry/exit points, and within an area of security camera surveillance where there are such building security systems.	YES	The facilities have been located accordingly.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B7 Transport – 7.3 Loading Facilities			
7.3 (a)	<i>Loading and unloading facilities should be available for all commercial premises. These facilities are to be provided on-site where the provision of such will not adversely affect the character of the streetscape, pedestrian safety or amenity. A nearby off-site loading bay may be negotiated to minimise adverse impacts.</i>	YES	Adequate loading and unloading facilities are provided within the basement.
7.3 (b)	<i>Where possible access to a loading facility must be provided via a laneway or secondary frontage.</i>	ACCEPTABLE	The Subject Site does not provide any access off a laneway or secondary frontage however the loading facility is provided in loading bays within a central location of basement parking, away from any conflicts with public traffic.
7.3 (c)	<i>The number of loading bays shall be determined having regard to the scale and type of uses proposed. In this regard, details of anticipated volumes and frequency of deliveries is to be provided within the Statement of Environmental Effects submitted with the DA. Table 6 provides for minimum loading requirements.</i>	YES	The proposed loading facilities have been specifically designed to accommodate the volume and frequency of deliveries for the proposed development.
7.3 (d)	<i>The following design principles should be considered in the design of loading facilities including: (i) The size and layout of the service area must be designed to facilitate operations relevant to the development; (ii) A service area must be a physically defined area not used for other purposes, such as storage of goods and equipment or parking; (iii) All vehicles must enter and exit the property in a forward direction; (iv) Internal circulation must be adequate for the largest vehicle anticipated to use the site; and</i>	YES	The loading facilities have been designed to comply.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B7 Transport – 7.3 Loading Facilities			
	<i>(v) Loading facilities must be designed to comply with the requirements of AS 2890.2 -2002 Part 2: Off-Street Commercial Vehicle Facilities.</i>		
7.3 (e)	<p><i>A development application shall include the following:</i></p> <p><i>(i) The class and dimensions, including height, of the design vehicle accessing the service area.</i></p> <p><i>(ii) Clearance heights between the access driveway and the loading dock(s).</i></p> <p><i>(iii) The dimensions of the loading dock(s).</i></p> <p><i>(iv) Swept wheel paths between the access driveway and the loading dock and the required manoeuvring areas for both entry and exit movements.</i></p>	YES	Details of the proposed loading facilities including swept path analysis are provided in Traffic Impact Assessment provided in Appendix 40 .

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B7 Transport – 7.4 Pedestrian/Bicycle Circulation and Safety			
7.4 (a)	<i>The location of parking spaces is not to obstruct pedestrian and bicycle access to the premises or major pedestrian and cycling routes.</i>	YES	The proposed development will not obstruct pedestrian or bicycle access to the premises or major routes.
7.4 (b)	<i>Within parking areas of more than 10 car spaces, segregated routes for main pedestrian and bicycle movements must be created making use of line marking, pedestrian crossings, signage and where appropriate speed humps.</i>	YES	Clear pedestrian and bicycle line marking will be provided throughout the basement.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B7 Transport - 7.4 Pedestrian/Bicycle Circulation and Safety			
7.4 (c)	<i>Provide safe lighting during the day and night. Utilise motion sensors to minimise power consumption.</i>	YES	Appropriate lighting will be provided throughout the proposed development.
7.4 (d)	<p><i>Exit points of parking areas of more than 10 car spaces require the following safety devices installed within the boundary of the property:</i></p> <p><i>(i) Two stop signs;</i></p> <p><i>(ii) A white, unbroken line at the exit point appropriate to accompany stop signs;</i></p> <p><i>(iii) Two fish eye mirrors to improve sighting of pedestrians traversing the public footpath area;</i></p> <p><i>(iv) Either a boom gate or a speed hump, or both, within 8 metres of the exit point; and</i></p> <p><i>(v) Clear signage and enforcement of an 8 km per hour speed limit and vehicles' lights being left on within the property.</i></p>	YES	Appropriate safety devices will be installed at the vehicle exit points.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B7 Transport - 7.5 Green Travel Plans			
7.5 (a)	<p><i>A Green Travel Plan or Workplace Travel Plan is mandatory for all developments:</i></p> <p><i>(i) With over 2,500m² for office / commercial/ retail land uses;</i></p> <p><i>(ii) Including 15 units or more;</i></p> <p><i>(iii) Where 50 or more employees are proposed; or</i></p>	YES	A Green Travel Plan is provided in Appendix 22 .



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B7 Transport – 7.5 Green Travel Plans			
	<i>(iv) As deemed necessary by Council.</i>		
7.5 (b)	<p>A Green Travel Plan must include:</p> <p><i>(i) Targets – this typically includes the reduction of a single occupant car trips to the site for the journey to work and the reduction of business travel.</i></p> <p><i>(ii) Travel data – an initial estimate of the number of trips to the site by mode is required.</i></p> <p><i>(iii) Measures – a list of specific tools or actions to support and achieve the targets.</i></p>	YES	The Green Travel Plan provided in Appendix 22 includes all such relevant details.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B7 Transport – 7.6 Traffic and Transport Management Plans			
7.6 (a)	<p>A traffic and transport management plan is required to accompany a development application for the following developments:</p> <p><i>(i) Child care centre;</i></p> <p><i>(ii) Residential development over 15 units or more;</i></p> <p><i>(iii) Commercial development with over 2,500m²;</i></p>	YES	A Traffic Impact Assessment is provided in Appendix 40 which provides an assessment of the proposed development on the surrounding traffic network and determines that the proposed development would not result in any unreasonable impacts.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B7 Transport – 7.6 Traffic and Transport Management Plans			
7.6 (b)	<p><i>The study should provide an assessment of the traffic and parking impacts the development proposal may have on the surrounding road network and must address matters such as:</i></p> <ul style="list-style-type: none"> <i>(i) Current on street parking restrictions and availability;</i> <i>(ii) Time of peak demand;</i> <i>(iii) Proportion of people using facilities on site;</i> <i>(iv) Hours of operation;</i> <i>(v) Current traffic conditions;</i> <i>(vi) The likely impact of the proposed development on existing traffic flows and the surrounding street system;</i> <i>(vii) Safety of pedestrian and vehicular movements in and around the centre;</i> <i>(viii) How impacts of drop-off and pick up will be accommodated; and</i> <i>(ix) Deliveries to the site.</i> 	YES	Refer to above discussion under Control 7.6(a) .

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B7 Transport – 7.7 Car Share			
7.7 (a)	<p><i>The maximum amount of car parking spaces for a development is inclusive of car sharing spaces.</i></p>	NOTED	Noted.



7.7 (b)	<i>Car share parking spaces must be publicly accessible at all times, adequately lit and sign posted and located off the street.</i>	YES	The car share spaces will be accessible to those who use the spaces, adequately lit and sign posted.
7.7 (c)	<i>Car share spaces must be in optimum positions within the parking area to allow ease of access to car share vehicles by residents and the public.</i>	YES	The spaces have been appropriately located.
7.7 (d)	<i>Where appropriate, Council may consider the provision of on-street car share spaces in lieu of car parking on site.</i>	N/A	No car share spaces in-lieu of car parking is sought.
7.7 (e)	<i>Car share spaces must always be under the ownership of a building's Owners' Corporation as common property.</i>	NOTED	Noted.
7.7 (f)	<i>Car share spaces must be used and have authorised use by car share vehicles only.</i>	NOTED	Noted.
7.7 (g)	<i>If a car share space is not taken up by a genuine car share provider, the space cannot be permanently or temporarily designated for alternative purposes.</i>	NOTED	Noted.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B7 Transport – 7.8 Electric Vehicle Charging Points			
7.8 (a)	<i>Electric vehicle chargers and Electric Vehicle Ready infrastructure should be installed as per the rates and specifications in Table 7.</i>	ACCEPTABLE	<p>A reduced provision of Elective Vehicle (EV) charging facilities is proposed given the nature of the use, being for seniors housing with all other uses generally being ancillary to this. The following is proposed:</p> <ul style="list-style-type: none"> ▪ No EV charging spaces for RACF use or ancillary uses; ▪ 49 ILU car parking spaces are proposed to be EV charging installed; ▪ 17 visitor car parking spaces are proposed to be for EV charging installed;



			<ul style="list-style-type: none"> ▪ 197 ILU car parking spaces are proposed to be or EV charging ready for future proofing; ▪ 10 car parking spaces are proposed to be EV charging for future proofing; ▪ 23 relocated parking spaces for the existing hospital will be EV charging installed; and ▪ Three (3) relocated parking spaces for the existing hospital will be EV charging ready.
7.8 (b)	<i>Electric Vehicle Distribution Boards should be installed to achieve the requirements in Table 7.</i>	ACCEPTABLE	Refer to above discussion under Control 7.8(a) .
7.8 (c)	<i>All charging point locations are to be identified on CC Plans.</i>	YES	All charging point locations will be identified on the Construction Certificate plans.
7.8 (d)	<i>All charging points are to have clear signage identifying location, any fees and charges and whether the bay is for public or private use only.</i>	YES	All charging points will be provided with clear signage.
7.8 (e)	<i>Charging stations should allow for monitoring and individual billing payment through an Open Charge Point Protocol compatible software back end and NMI registered electricity meters.</i>	NOTED	Noted.
7.8 (f)	<i>All mixed use, commercial and residential flat building development with on-site car parking should provide at least 1 dedicated space and charging point to be used for electric bicycles and mobility scooters.</i>	YES	A charging point may be made available accordingly if required.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B8 Heritage – 8.1 Defining Heritage			
8.1.1	<i>A heritage item has cultural significance meaning aesthetic, historic, scientific and / or social value for future generations. All heritage items have been assessed as having significance under the criteria established by the NSW Heritage Branch of the Department of Planning and Environment. The basic</i>	YES	Refer to Section 6.1.20 of the EIS. Analysis of the surrounding area from a heritage perspective has been undertaken in the Heritage Impact Statement provided in Appendix 24 . Refer also to the CMP in Appendix 13 .



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B8 Heritage – 8.1 Defining Heritage			
	<p><i>criteria of assessment include historic, aesthetic, scientific and social significance, rarity and association with institutions, groups or individuals of importance to the community. Council supports the retention of heritage items in their significant form and setting whilst allowing sympathetic development to occur. As significance includes the setting, grounds and often the interior of buildings these aspects must be addressed in development applications. Where new buildings or new building work is to be carried out in the context of a heritage site it is important that the character, quality and value of the setting, streetscape and listed item be maintained.</i></p>		
8.1.2	<p><i>A Heritage Conservation Area contains a group of buildings where historical origins and relationships between various elements create a distinctive character of heritage. The heritage significance may include subdivision and street pattern, form and scale, the consistency of building materials or the common age of the building stock. Heritage Conservation Areas often contain both Contributory Items and Non Contributory Items. Heritage Conservation Areas respond to natural features including topography, vegetation and views. Such features are considered contributory to the cultural significance of the Heritage Conservation Area and are acknowledged as contributory items. Note, definitions are included at the end of this DCP. Council encourages the alteration and or replacement of Non Contributory Items in a manner enhancing the defined heritage significance of the Conservation Area. The existence of non-contributory items in a Conservation Area is not considered a basis for the introduction of development which is not cohesive with the identified significance of the Conservation Area. All new development in a heritage conservation area is treated as 'infill</i></p>	YES	Refer to above discussion under Control 8.1.2 .



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B8 Heritage – 8.1 Defining Heritage			
	<i>development.’ Details of Waverley’s Heritage Conservation Areas are provided on Council’s website.</i>		
8.1.3	<i>A substantial number of items in Waverley are identified as having Landscape Heritage Significance. These include natural and manmade or cultivated elements both of planted and non-biological forms. Landscape Items and Landscape Conservation Areas are to be treated as are other identified heritage items or conservation areas with any development required to maintain and enhance the significance of the landscape item or conservation area.</i>	YES	Refer to above discussion under Control 8.1.2 .
8.1.4	<i>Evidence of past indigenous and non-indigenous land use remains throughout Waverley. Evidence located below ground or concealed within later works is identified as an archaeological site. Many of these sites are identified on the basis of previous land uses providing the potential for discovery of archaeological evidence of past activities. Others contain known subterranean deposits or artefacts identified in the listing.</i>	YES	An Aboriginal Cultural Heritage Assessment Report (ACHAR) is provided in Appendix 3 . No Aboriginal sites, objects or areas of archaeological potential were identified as part of this assessment. Therefore, the proposed development is unlikely to harm any Aboriginal heritage values and may proceed subject to the implementation of the management and mitigation measures presented below.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B8 Heritage – 8.2 Demolition & Excavation			
8.2 (a)	<i>Unless identified alternately, heritage listing of buildings encompasses the whole building and site including outbuildings and boundary enclosures.</i>	NOTED	Noted.
8.2 (b)	<i>Demolition of a heritage item or contributory building in a conservation area will generally not be supported, unless there are overriding reasons such as extreme structural damage.</i>	YES	Refer to Section 6.1.20 of the EIS. No items which are identified to be of heritage significance are proposed to be demolished noting that such buildings are limited to the Victorian era buildings only.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B8 Heritage – 8.2 Demolition & Excavation			
8.2 (c)	<i>Demolition of a non-contributory building that detracts from a Conservation Area and replacement with an appropriately designed infill building is generally supported provided the proposed infill development is consistent with the objectives and controls outlined in this Part.</i>	YES	Refer to Section 6.1.20 of the EIS.
8.2 (d)	<i>Excavation beneath and/or adjacent to heritage items and/or buildings in heritage conservation areas will only be permitted if it is supported by both a Geotechnical Engineering report and a Structural Engineering report.</i>	YES	A Geotechnical Investigation is provided in Appendix 21 .
8.2 (e)	<i>Excavation will not be permitted if:</i> <i>(i) It will occur under common walls and footings to common walls, or freestanding boundary walls, or under any other part of adjoining land; or</i> <i>(ii) It will occur under or forward of the front facade.</i>	YES	No excavation is proposed which would result in any adverse impacts to the existing heritage items.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B8 Heritage – 8.3 Aboriginal Sites			
8.3 (a)	<i>Development on land where there is an identified Aboriginal object as identified in WLEP; is likely to be an Aboriginal object; or is an Aboriginal place of heritage significance; must be supported by an Aboriginal cultural heritage assessment prepared in accordance with the requirements of the NPW Act and include appropriate recommendations to inform the long term management of the item of significance.</i>	YES	An ACHAR is provided in Appendix 3 . No Aboriginal sites, objects or areas of archaeological potential were identified as part of this assessment. Therefore, the proposed development is unlikely to harm any Aboriginal heritage values and may proceed subject to the implementation of the management and mitigation measures presented below.
8.3 (b)	<i>Development must be in accordance with Table 8.</i>	YES	Refer to above discussion under Control 8.3(b) .



8.3 (c)	<i>An applicant must refer to the NPW Act should an Aboriginal object(s) be discovered when undertaking development.</i>	NOTED	Noted. An unexpected finds protocol is proposed as part of the ACHA. Refer to the ACHA report in Appendix 3 .
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WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B8 Heritage – 8.6 Character and Streetscape			
8.6.1 (a)	<p><i>A Context and Streetscape Analysis is to be provided that identifies common elements and features of the area including:</i></p> <ul style="list-style-type: none"> <i>i. Topography and landscape;</i> <i>ii. Views to and from the site;</i> <i>iii. Significant subdivision patterns, layout, front and side setbacks;</i> <i>iv. The type, siting, form, height, bulk, roofscape, scale, materials and details of adjoining or nearby contributory buildings;</i> <i>v. The interface between the public domain and building alignments and property boundaries; and</i> <i>vi. Colour schemes that have a hue and tonal relationship with traditional colour schemes.</i> 	YES	Analysis of the surrounding area from a heritage perspective has been undertaken in the Heritage Impact Statement provided in Appendix 24 .
8.6.1 (b)	<i>Development should identify and respect the contributory features and characteristics of the item or the conservation area and incorporate these features into the design.</i>	YES	The proposed development has been designed to respect the significant features of the existing heritage items and surrounding conservation areas.
8.6.1 (c)	<i>The established landscape character of the locality including the height of canopy and density of landscaping should be retained.</i>	YES	The proposed development has been designed to retain the existing landscape character where possible and enhance the height and density of the canopy and landscaping.
8.6.1 (d)	<i>Development near a heritage item should respect the visual curtilage of the item.</i>	YES	The proposed development near the heritage items has been provided with sufficient separation so as to respect the visual curtilage.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B8 Heritage – 8.6 Character and Streetscape			
8.6.2 (a)	<i>Additions should be located to the rear to minimise the impact from the street (refer to Figure 7).</i>	YES	The proposed additions to the Church Street Cottages are located to the rear.
8.6.2 (b)	<i>Where the building form, detailing or use of individual buildings of historic character have been inappropriately altered and changed, any application to upgrade or re-use the buildings must clearly demonstrate that the architectural and streetscape value of the building will be enhanced by the proposal.</i>	YES	The heritage items are proposed to be adaptively reused for the purposes of ILUs which has been carefully considered to maintain the heritage significance of the items.
8.6.3 (a)	<i>New development and alterations and additions to existing dwellings should be compatible and consistent with development both in the immediate vicinity and in the overall context of the street.</i>	YES	The proposed external alterations to the existing heritage items generally relate to façade restoration only. Church Street cottages rear additions will be removed with more sympathetic extensions. The new development will be sympathetic and celebrate the heritage.
8.6.3 (b)	<i>Contemporary design is acceptable in a conservation area where it is sympathetic to, and respects the context of the conservation area and any heritage item in the vicinity (refer to Figure 8).</i>	N/A	The Subject Site is not located within a heritage conservation area.
8.6.3 (c)	<i>New buildings adjacent to buildings of historic character or heritage items should be secondary in prominence to the existing streetscape fabric and draw on the predominant pattern of the existing streetscape.</i>	YES	The proposed buildings adjacent to the heritage items have been carefully positioned and designed so as not to adversely impact the heritage significance of the existing items.
8.6.3 (d)	<i>Where properties have side street or rear lane frontages, alterations and additions reinforce the desirable side or rear streetscape.</i>	YES	The proposed external alterations to the existing heritage items generally relate to façade restoration which will reinforce the desirable characters of the items.
8.6.3 (e)	<i>Appropriate landscape species and plantings are used to reinforce and frame existing vistas, particularly in the typical north-south street corridors.</i>	YES	Appropriate landscaping has been provided.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B8 Heritage – 8.7 Siting			
8.7.1 (a)	<i>Development should conform to the predominant front setbacks in the streetscape.</i>	YES	The proposed development has been designed to complement the existing front setbacks of the heritage items and surrounding development.
8.7.1 (b)	<i>Front and rear setbacks should ensure the retention of the existing landscape character of the heritage item or conservation area.</i>	YES	Where possible existing significant landscaping has been retained.
8.7.1 (c)	<i>Any significant historical pattern of subdivision and lot sizes is to be retained.</i>	YES	The proposal is to keep the historical pattern of subdivision and therefore the existing lot in their current size and configuration.
8.7.1 (d)	<i>Development should respect or utilise the topography and existing vegetation of the land such as rock outcrops and mature trees.</i>	YES	The proposed development has considered the existing topography and retained existing vegetation where possible.
8.7.1 (e)	<i>Building setbacks, terraces, balconies and rooflines are to be consistent within the defined street corridor and provide uniformity to a group of attached dwellings, or mirror an attached semi.</i>	YES	The proposed buildings have been provided with appropriate setbacks and will enhance the defined street corridors particularly where some existing buildings have minimal setbacks, landscape and will not alter the uniformity of the existing heritage items.
8.7.2 (a)	<i>Extensions should be kept to the rear of the site to minimise the impact upon the streetscape.</i>	YES	The Church Street Cottage extensions will be replaced with extensions that complements the cottages.
8.7.2 (b)	<i>If there is insufficient space for a rear extension, side extensions should be setback as far as possible from the street.</i>	YES	The Church Street Cottage extensions are setback from the street as far as possible.
8.7.2 (c)	<i>Subdivision or site amalgamation involving heritage items or contributory buildings should not compromise the setting or curtilage of buildings on or adjoining the site.</i>	N/A	The proposal is to keep the historical pattern of subdivision and therefore the existing lot in their current size and configuration.
8.7.2 (d)	<i>Construction, demolition or modification should not adversely affect the existing setting of the item or area.</i>	YES	The proposed development will not adversely impact the existing setting of the heritage items for those reasons discussed above.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B8 Heritage – 8.8 Scale and Proportion			
8.8.1 (a)	<i>Alterations and additions should not visually dominate, compete with or conceal the original scale and proportion of the heritage item, contributory building or conservation area.</i>	YES	The proposed external alterations to the existing heritage items generally relate to façade restoration only and will not alter the original fabric of the built form. Refer to the Adaptive Reuse Design Report in Appendix 5 .
8.8.1 (b)	<i>Alterations and additions should respect the proportions of major elements including doors, windows, roof forms and verandahs (refer to Figures 9-11)</i>	YES	The alterations to the existing heritage items have been designed to respect all significant features. Refer to the Adaptive Reuse Design Report in Appendix 5 .
8.8.2 (a)	<i>Infill development should be cohesive in scale, proportion and finish to the surrounding streetscape and buildings (refer to Figure 12).</i>	YES	All proposed new buildings are of a scale, proportion and finish so as to complement and respecting the existing heritage items and surrounding conservation areas.
8.8.2 (b)	<i>Infill development should maintain and enhance the skyline profiles of established settings.</i>	YES	The proposed new buildings will maintain and enhance the skyline profiles. The proposed new buildings consider the height of the Edina tower and Norfolk pine trees on the heritage garden. There are no buildings that are taller than the Edina tower to ensure minimal impact to the skyline.
8.8.2 (c)	<i>Where the scale of the roof is much larger than that of adjacent buildings, the roof should be broken up into smaller elements to reduce bulk.</i>	YES	The proposed new buildings have been provided with flat roofs so as to reduce bulk.
8.8.2 (d)	<i>Setbacks should be provided to upper levels.</i>	YES	The upper levels of the proposed new buildings have been appropriately setback.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B8 Heritage – 8.9 Architectural Style			
8.9 (a)	<i>New development is to be sympathetic to the established architectural style in the vicinity and preserve the area's character.</i>	YES	The proposed new buildings are of a form and scale so as to not detract from the area's character.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B8 Heritage – 8.9 Architectural Style			
8.9 (b)	<i>Where the existing building or structure contributes to a historical or coherent theme of the street, re-use or refurbishment of the existing building is encouraged.</i>	YES	The existing heritage items are proposed to be adaptively reused. Refer to the Adaptive Reuse Design Report in Appendix 5 .
8.9 (c)	<i>Alterations and additions to existing dwellings must incorporate appropriate or compatible architectural vocabulary, consistent with the period of the building's original development.</i>	YES	The proposed external alterations to the existing heritage items generally relate to façade restoration only which will enhance the vocabulary and consistency of the items with the period of original development.
8.9 (d)	<i>Where a building sits in a row with similar architectural style and details (such as gable, roofscape, entrance, terrace roof, chimney, windows, door, fences), the bulk and rhythm of these details are to be maintained.</i>	YES	The proposed external alterations to the existing heritage items generally relate to façade restoration only and will not alter the built form.
8.9 (e)	<i>Where terrace (attached) and semi-detached dwellings have a small front setback, their façade detail and building elements, such as doors, windows, balustrades, mouldings or tiles are to be sensitively integrated with the streetscape character.</i>	YES	The proposed external alterations to the existing heritage items generally relate to façade restoration only which will enhance their detailing. Where there is the removal of late additions in the façade, this will only create greater front setback.
8.9 (f)	<i>Flat roofs are to be avoided where they detract from the established roof character of the locality. Where they are visible from the street, roofing materials and details shall be compatible with the established streetscape character.</i>	N/A	No alterations to the roofs of the existing heritage items are proposed.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B8 Heritage – 8.10 Materials and Colour			
8.10.1 (a)	<i>Council may require a proposed colour palette to be submitted with the development application.</i>	YES	A Schedule of Colours and Materials is provided in Appendix 2 .



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B8 Heritage – 8.10 Materials and Colour			
8.10.1 (b)	<i>Original construction and in particular original finishes are to be maintained where possible.</i>	YES	The proposed development maintains the original finishes and construction of the existing heritage items where possible.
8.10.1 (c)	<i>Changes to materials on elevations visible from the public domain are discouraged.</i>	YES	Any changes to materials and elevations visible from the public domain are for the purposes of restoration only.
8.10.1 (d)	<i>Alterations and additions should use materials similar to or compatible with the original material used.</i>	YES	The alterations use materials compatible with the original materials uses.
8.10.1 (e)	<i>The selection of materials and colours is to be consistent with those used in the item or conservation area.</i>	YES	Materials and colours have been selected accordingly.
8.10.1 (f)	<i>Colours for alterations and additions should be consistent or harmonious with existing building to help integrate new and old.</i>	YES	Materials and colours have been selected accordingly.
8.10.1 (g)	<i>Previously unpainted surfaces should not be painted. Painting of original stone or face brickwork causes fretting and eventually substantial damage as it traps moisture inside. Similarly, clear sealer such as silicone should be avoided.</i>	YES	No unpainted surfaces are proposed to be painted.
8.10.1 (h)	<i>Original face brickwork and stonework is not to be rendered.</i>	YES	Original face brickwork and stoneworks is not proposed to be altered.
8.10.1 (i)	<i>Bricks should match the existing brick and mortar colours as well as the type of joint and brick laying pattern.</i>	YES	Materials and colours have been selected accordingly.
8.10.1 (j)	<i>New building work constructed of timber should match the existing building elements made of timber (e.g. frames, weatherboarding, fascias, brackets, columns, friezes, etc).</i>	YES	Materials and colours have been selected accordingly.
8.10.1 (k)	<i>Cast iron or wrought iron elements, should be reinstated where possible.</i>	YES	Materials and colours have been selected accordingly.
8.10.2 (a)	<i>Infill buildings should recognise characteristics materials, textures and colours used locally and in adjacent buildings.</i>	YES	The proposed new buildings have implemented materials and finishes which complement the existing heritage items. Refer to the material palette of the Architectural Plans in Appendix 2 .



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B8 Heritage – 8.10 Materials and Colour			
8.10.2 (b)	<i>Materials and colours of surrounding buildings need not be simply copied but used as a point of reference.</i>	NOTED	Noted.
8.10.2 (c)	<i>Modern materials can be used if their proportions and details are harmonious within the surrounding historic context.</i>	NOTED	Noted.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B8 Heritage – 8.11 Roofs and Chimneys			
8.11.1 (a)	<i>Skyline profiles of original roofs and chimneys should be retained where possible.</i>	YES	Significant original external features are retained. Refer to the Adaptive Reuse Design Report in Appendix 5 .
8.11.1 (b)	<i>Original chimneys are to be retained.</i>	YES	Significant original external features are retained. One of the chimneys on the Church St Cottages is proposed to be reinstated.
8.11.1 (c)	<i>Where chimneys are paired across party walls, treatment of finishes and detailing is to be consistent between properties.</i>	YES	Significant original external features are retained.
8.11.1 (d)	<i>Substitution of finishes and removal of details including chimneys is only permitted where Council approves a cohesive replacement finish or detail.</i>	YES	Significant original external features are retained.
8.11.1 (e)	<i>Attic rooms are to be wholly within existing roof forms which retain the streetscape appearance of the existing building.</i>	N/A	No new attic rooms are proposed.
8.11.1 (f)	<i>Roof extensions are to match the existing roof in form, pitch and eaves and be in proportion with the existing building.</i>	N/A	No new roof extensions are proposed.
8.11.1 (g)	<i>The use of modern roofing materials is discouraged as they can significantly alter the character of the building.</i>	YES	Materials and colours have been selected accordingly.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B8 Heritage – 8.11 Roofs and Chimneys			
8.11.1 (h)	<i>New tiles or slates should match the existing tiles/slates as closely as possible and concrete tiles are not considered a suitable replacement material.</i>	YES	Materials and colours have been selected accordingly.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B8 Heritage – 8.12 Verandahs and Balconies			
8.12.1 (a)	<i>All original verandahs and balconies should be retained and restored (refer to Figure 15).</i>	YES	Significant original external features are retained and restored. Refer to the Adaptive Reuse Design Report in Appendix 5 .
8.12.1 (b)	<i>Infilling or enclosure of verandahs and balconies is not supported.</i>	YES	Late additions of infill verandahs are proposed to be removed. Significant original external features are retained.
8.12.1 (c)	<i>Additional verandahs should not compete with an original verandah or balcony.</i>	N/A	No additional verandahs to the existing heritage items are proposed.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B8 Heritage – 8.13 Garages, Parking and Site Access			
8.13.1 (a)	<i>Where car access is available to the rear or side of a property, parking is not permitted within the property frontage.</i>	YES	Car parking is not proposed provided within the frontage of any existing heritage items however it is noted that there is existing parking at the front of the Church Street Cottages. Refer to the Heritage Impact Statement provided in Appendix 24 .
8.13.1 (b)	<i>Where rear lane access to a property exists or is provided, garages and driveways are to be located at the rear.</i>	N/A	No rear lane access is available.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B8 Heritage – 8.13 Garages, Parking and Site Access			
8.13.1 (c)	<i>No part of an existing building is to be demolished or altered in order to accommodate a carport, garage or car space within the front or side setbacks or facades.</i>	YES	No demolition of any existing heritage item is proposed to accommodate a carport, garage or parking space.
8.13.1 (d)	<i>Original fences are not to be removed to create car access from the main street frontage unless there is sufficient space to access a side driveway.</i>	YES	No original fences are to be removed to create car access.
8.13.1 (e)	<i>Car spaces are not supported between a building and the front boundary. Council may consider an unroofed parking space in exceptional circumstances where it is shown that the space does not dominate the setting of the house.</i>	YES	No car parking is proposed within the front setbacks.
8.13.1 (f)	<i>The form, size, detailing and materials of any new structure are to complement the heritage item, contributory building, or character area.</i>	YES	The form, size, detailing and materials of the proposed new buildings have been carefully designed to complement the existing heritage items.
8.13.1 (g)	<i>Where driveways are permitted, pavement materials should reflect the traditional character of the area. Large areas of continuous concrete or asphalt are not to be used; however these materials may be used in smaller areas if designed in appropriate ways. Preferred materials include dry laid paving. Stenciled concrete is not permitted.</i>	YES	Pavement materials will not detract from the traditional character of the area.
8.13.2 (a)	<i>Development to Heritage Items and Contributory Buildings must not include garages or driveways to the front of the property.</i>	YES	No garages or driveways are proposed within the front boundaries.
8.13.3 (a)	<i>Infill Development must not include garages or driveways to the front of the property where these are not characteristic of the area.</i>	YES	No garages or driveways are proposed within the front boundaries.
8.13.3 (b)	<i>Where no rear lane access is provided and it is consistent with the predominant character of the area, garages should be</i>	N/A	No rear lane access is available.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B8 Heritage – 8.13 Garages, Parking and Site Access			
	<i>either setback behind the line of the dwelling frontage, or incorporated within the building design (for new dwellings).</i>		
8.13.3 (c)	<i>Where the streetscape is dominated by garages located up to the front boundary, garages may be allowed in front of the dwelling. Driveway width shall be minimised to maximise on street parking availability and landscaping used to unify the garage and dwelling with the landform.</i>	YES	No garages or driveways are proposed within the front boundaries.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B8 Heritage – 8.14 Garden Elements			
8.14.1 (a)	<i>Original and contributing elements of hard and soft landscaping are to be retained on heritage listed sites and where occurring in Conservation Areas.</i>	N/A	The Subject Site is not located within a conservation area.
8.14.1 (b)	<i>Where a site contains existing coursed local sandstone retaining walls, the walls are to be retained and incorporated into the overall design.</i>	YES	Parts of the site contain sandstone walls. The original sandstone wall that forms part of the corner gates will be retained. The secondary sandstone walls on Bronte Road and Church Street will be retained or reused in the same location as detailed in the Heritage Impact Statement provided in Appendix 24 .
8.14.1 (c)	<i>High walls or fences and unsympathetic garden treatment (e.g. rockeries, dense plantings that are out of character) are discouraged.</i>	YES	No high walls or fences are proposed.
8.14.1 (d)	<i>New hard and soft landscaping is to be provided with regard to the: (i) Stability of existing significant fabric;</i>	YES	All new landscaping has been carefully considered to complement and enhance the heritage significance of the Subject Site. Refer to the Landscape Plans and Report in Appendices 26 and 27 .



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B8 Heritage – 8.14 Garden Elements			
	<p>(ii) Retention and enhancement of original hard and soft landscaping; and</p> <p>(iii) Character of the site and/or Conservation Area.</p>		

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B8 Heritage – 8.15 Building Facades			
8.15.1 (a)	<p>Where a building façade provides the core character detail and aesthetic qualities of an item the extent of a cohesive alteration and addition may extend to removal of other areas of the listed structure provided the façade remains in conjunction with a full structural bay or room depth and there remains a cohesive interface of new and existing works.</p>	YES	The proposed external alterations to the existing heritage items generally relate to façade restoration which will improve and enhance the existing facades. Refer to the Adaptive Reuse Design Report in Appendix 5 .
8.15.1 (b)	<p>Alteration or removal of original facades which are of heritage significance is not supported.</p>	YES	Refer to above discussion under Control 8.15.1(a) .
8.15.1 (c)	<p>Proposed works are to be sympathetic to and not detract from the style and character of the building.</p>	YES	The proposed façade works are sympathetic to the style and character of the existing heritage items and will remove and unsympathetic works.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B8 Heritage – 8.16 Detailing			
8.16.1 (a)	<i>Landscape details such as fences, garden walls and planting treatment which contribute to the area should be retained where possible.</i>	YES	Significant landscape details have been retained where possible. Refer to the Heritage Impact Statement and CMP in Appendices 13 and 24 .
8.16.1 (b)	<i>New windows should match the existing in size and detail, including the existing sill details, window heads, and stained or patterned glass type. Window should not be enlarged or altered.</i>	YES	All original windows are generally maintained. Refer to the Adaptive Reuse Design Report in Appendix 5 .
8.16.2 (a)	<i>Development should be designed to enhance original detailing of buildings</i>	YES	The proposed façade works seek to enhance the original detailing of the existing heritage items.
8.16.2 (b)	<i>Original details should be retained and repaired where possible.</i>	YES	The proposed façade works seek to retain and repair the facades where possible.
8.16.2 (c)	<i>Where original details have been removed or replaced with modern materials, consideration should be given to reinstating original features.</i>	YES	Original features have been reinstated where possible.
8.16.2 (d)	<i>Decorative elements should not be introduced on heritage items and contributory buildings unless documentation or physical evidence indicates the elements previously existed</i>	YES	No new decorative elements are proposed.
8.16.2 (e)	<i>Alterations and additions should adopt a similar character, which uses external finishes, colours, and textures that complement the heritage fabric, rather than mimic inappropriate decoration or detailing (refer to Figure 16).</i>	YES	The external additions proposed are being made to buildings to remove later additions only. Refer to the Adaptive Reuse Design Report in Appendix 5 .
8.16.3 (a)	<i>Modern details should defer to, and be cohesive with, traditional details that contribute to the character of the area.</i>	YES	Detailing of the proposed new buildings has been designed to be cohesive with the existing heritage items and surrounding conservation areas.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B8 Heritage – 8.17 Fencing and Gates			
8.17.1 (a)	<i>Where original fences remain on listed items or within Conservation Areas these are to be retained and enhanced by appropriate maintenance and sympathetic landscaping.</i>	YES	The Subject Site is not listed in a Heritage Conservation Area. The existing significant Corner Gates are proposed to be retained and enhanced. A comprehensive fencing strategy has been provided which seeks to reuse significant boundary materials where possible as detailed in the Landscape Report provided in Appendix 27 .
8.17.1 (b)	<i>Planting and maintenance of existing planting is to avoid tree or plant growth that damages existing fences or gates.</i>	YES	The proposed planting has been located appropriately.
8.17.1 (c)	<i>Fences and boundary walls employing masonry (principally stone or face brick) construction are not to be rendered, painted or coated with other materials unless the finish is known to be a detail of the original construction.</i>	YES	No masonry fences or boundary walls are proposed to be finished with any materials which are unsympathetic to the existing heritage setting.
8.17.1 (d)	<i>Front fences should not obscure building facades</i>	YES	No front fences will obscure building facades.
8.17.1 (e)	<i>New fence heights and form should be appropriate to the character of the heritage item or to the conservation area.</i>	YES	The proposed fencing is of a height and scale consistent with the character of the existing heritage items and surrounding conservation areas.
8.17.1 (f)	<i>Where an original fence has been lost, new fencing should match the original style.</i>	YES	New fencing is sought to be consistent with the original fencing style at the Subject Site.
8.17.1 (g)	<i>Sandstone fencing and foundations should be retained and sympathetically incorporated into any new additions or alterations. Restoration/repair of slate/stone must be carried out by specialists.</i>	YES	Existing fencing has been retained where possible.
8.17.1 (h)	<i>Low and transparent front fences in front yards are desirable, especially where setbacks are minimal.</i>	YES	Low and transparent front fencing has been adopted where possible.
8.17.1 (i)	<i>Front fences should be of a low or transparent style and where masonry is used it should be no higher than 600mm, while transparent fences may not exceed 1200mm in height.</i>	YES	The proposed fencing has generally been designed to comply.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B8 Heritage – 8.17 Fencing and Gates			
8.17.1 (j)	<i>Rear fences should be between 1.8m and 2m in height.</i>	YES	Any internal fencing has been designed to comply.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B8 Heritage – 8.18 Landscaping			
8.18 (a)	<i>Unless it is the predominant character, overly dense landscaping or large trees are not desirable in the front setback as they darken the street corridor and undermine the character of the existing street tree plantings (refer to Figure 19).</i>	YES	Overly dense landscaping has not been provided within the front setbacks.
8.18 (b)	<i>On steeply sloping or split level sites landscaping is to be planted so as to allow for a visual connection between the building facades and the street (refer to Figure 20)</i>	YES	Landscaping is proposed to be planted so as to maintain visual connections across the sloping site.
8.18 (c)	<i>Soft landscaping is used to reinforce important character elements in the front of dwellings, especially detached dwellings and larger sites.</i>	YES	Where possible, soft landscaping has been utilised to enhance the front character elements of the existing heritage items.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B9 Safety – 9.1 Built Form			
9.1 (a)	<i>Maximise casual surveillance by orientating buildings towards the street.</i>	YES	All buildings, with the exception of Building A, have been orientated towards the street. Refer to the CPTED Report provided in Appendix 14 . Building A is orientated towards the surrounding pedestrian links for passive surveillance.
9.1 (b)	<i>Active spaces including windows of habitable rooms within the buildings are to be located to maximise casual surveillance of public spaces such as streets, laneways, parking areas and</i>	YES	All communal and active spaces throughout the Subject Site are afforded significant opportunities for casual surveillance.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B9 Safety - 9.1 Built Form			
	<i>communal areas such as play areas, swimming pools, gardens and the like</i>		
9.1 (c)	<i>The design of building details including the provision of fencing, drainpipes and landscaping is to be such that illegitimate access is not facilitated through the creation of footholds, concealment and the like.</i>	YES	The proposed building details will not provide opportunities for illegitimate access.
9.1 (d)	<i>Minimise blind corners, recesses and other external areas which have the potential for concealment.</i>	YES	Blind corners and areas with little to no opportunity for casual surveillance have been minimised.
9.1 (e)	<i>Pathways and entries providing access to, around and within the site should be designed to ensure good visibility for and of the user.</i>	YES	All access and pathways will be suitably lit, sign posted and in proximity to habitable spaces to ensure good visibility and safety.
9.1 (f)	<i>Building entries and mailbox entries are to be clearly visible, easily identifiable from the street and unobstructed.</i>	YES	Building and mailbox entries will be clearly visible, identifiable and unobstructed.
9.1 (g)	<i>Pedestrian routes to and from car parking spaces including to lift lobbies are to be as direct as possible with clear sightlines.</i>	YES	Pedestrian routes will be line marked and provided with lighting within the basement.
9.1 (h)	<i>All entrance and exits, service areas must be clearly identifiable after dark by appropriate lighting.</i>	YES	All entrances, exits and services areas will be clearly sign posted and provided within adequate lighting.
9.1 (i)	<i>All lighting on the site should be designed so it doesn't produce areas of glare and shadow or create a nuisance for neighbours.</i>	YES	All lighting will be installed accordingly.
9.1 (j)	<i>Details of all lighting for public areas must be submitted with a development application for multi-residential development i.e. details of location, type and intensity</i>	YES	All lighting will be installed in accordance with the relevant Australian Standards.
9.1 (k)	<i>Fencing which is used to delineate private space is to be used in a way which enhances safety by maximising opportunities for casual surveillance between the dwellings and the street frontage.</i>	YES	Any such fencing will be installed accordingly.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B9 Safety - 9.1 Built Form			
9.1 (l)	<i>Materials should minimise opportunities for vandalism.</i>	YES	The proposed development will be well maintained to discourage vandalism.
9.1 (m)	<i>Flat or porous finishes should be avoided in areas where graffiti is likely to be a problem. Use non-porous material such as glazed ceramics or treated masonry products.</i>	YES	Appropriate materials have been selected in such spaces.
9.1 (n)	<i>Where large blank walls are unavoidable, consider the use of a "green screen" i.e. planting vegetation in front of the wall or using vegetation to cover the wall itself. Alternatively use vandal resistant paint or artwork to reduce opportunities for graffiti or articulate or modulate the wall</i>	N/A	Large blank walls are generally avoided throughout the Subject Site.
9.1 (p)	<i>Where public spaces of larger developments could result in the gathering of groups of people, the development may be required to provide CCTV facilities to monitor those areas.</i>	YES	CCTV will be provided throughout the proposed development.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B10 Public Art - 10.1 Public Art in the Private Domain			
10.1 (a)	<i>Developments located within an E1, E2 or MU1 zone, with a construction value exceeding \$10 million are required to integrate a public artwork into the development to a minimum value of 1% of the construction costs (excluding administration and associated costs).</i>	N/A	The Subject Site is not located on land zoned E1, E2 or MU1.
10.1 (b)	<i>Applicants are encouraged to clarify the value and type of public art during the Pre-Development Application process via the preparation of a Public Art Plan - to be submitted as part of the DA.</i>	N/A	Refer to above discussion under Control 10.1(a) .



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B10 Public Art - 10.1 Public Art in the Private Domain			
10.1 (c)	<i>Developments are to incorporate public art in highly visible areas such as public plazas, through site links, and external walls.</i>	N/A	Refer to above discussion under Control 10.1(a) .
10.1 (d)	<i>Public art is to be integrated into the architectural integrity of a development.</i>	N/A	Refer to above discussion under Control 10.1(a) .
10.1 (e)	<i>All privately commissioned public art must be undertaken in accordance with the Waverley Public Art in the Private Domain Guidelines</i>	N/A	Refer to above discussion under Control 10.1(a) .
10.1 (f)	<i>Murals do not require development consent, however must be undertaken in accordance with the Waverley Public Art in the Private Domain Guidelines.</i>	N/A	Refer to above discussion under Control 10.1(a) .
10.1 (g)	<i>Murals that contain marketing or advertising material, or the like, will be treated as signage, and must seek development consent and comply with the provisions of Part B14 Advertising and Signage.</i>	N/A	Refer to above discussion under Control 10.1(a) .
10.1 (h)	<i>Artworks on heritage items or within heritage conservation areas must also comply with the provisions of Part B8 Heritage.</i>	N/A	Refer to above discussion under Control 10.1(a) .

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B11 Design Excellence - 11.1 Design			
11.1 (a)	<i>Development is to achieve a high standard of architectural design, materials and detailing appropriate to the building type and location.</i>	YES	Refer to Section 6.1.3 of the EIS. Also refer to the Architectural Plans and Design Report in Appendices 3 and 7 .



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B11 Design Excellence - 11.1 Design			
11.1 (b)	<i>The form and external appearance of development is to improve the quality and amenity of the public domain.</i>	YES	The form and facades of the development as show in the architectural report and plans shows the improved amenity to the public domain whilst honouring the sites' heritage and existing Federation era dwellings.
11.1 (c)	<i>Development is to consider and retain view corridors. Development will not be supported where detrimental impacts upon views and vistas is imposed, particularly those views from the public domain.</i>	YES	Views from the public domain are not detrimentally impacted. Refer to Section 6.1.5 of the EIS and the Visual Impact Assessment of Appendix 42 .
11.1 (d)	<i>Development must not have a detrimental effect upon the amenity of public plazas and public open spaces.</i>	YES	No public plazas are present on the Subject Site, but publicly invited accessible open spaces are only improved by the proposal. Refer to the Landscape Reports and Plans in Appendices 26 and 27 . Also refer to the Architectural Reports and Plans in Appendices 2 and 7 .
11.1 (e)	<i>Development must consider the following:</i> <i>(i) The suitability of the land for development;</i> <i>(ii) Existing and proposed uses and use mix;</i> <i>(iii) Heritage issues and streetscape constraints;</i> <i>(iv) The relationship of the development to other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity, and urban form;</i> <i>(v) Bulk, massing and modulation of buildings;</i> <i>(vi) Street frontage heights;</i> <i>(vii) Environmental impacts such as sustainable design, overshadowing, wind and reflectivity;</i> <i>(viii) The achievement of the principles of ecologically sustainable development;</i>	YES	As above. Refer to the Architectural Reports and Plans in Appendices 2 and 7 .



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B11 Design Excellence - 11.1 Design			
	<p>(ix) Pedestrian, cycle, vehicular and service access, circulation requirements; and</p> <p>(x) The impact on, and any proposed improvements to, the public domain.</p>		

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B11 Design Excellence - 11.2 Context Analysis			
11.2.1 (a)	<p>A Context Analysis is to include an analysis of the urban form including but not limited to the following:</p> <p>(i) Urban structure - The relationship between buildings, spaces, infrastructure and connections, landform, topography and natural features.</p> <p>(ii) Urban grain - The subdivision pattern, the scale and configuration of streets and lots, and the rhythm of buildings and spaces.</p> <p>(iii) Density and Mix - The amount of development and the range of uses in relation to the site's location and size; and its accessibility and proximity to other uses.</p> <p>(iv) Height and massing - The scale, arrangement, volume and shape of buildings in relation to humans, other buildings, structures, spaces, skylines and views.</p>	YES	Refer to Section 6.1.3 of the EIS. Refer to the Architectural Reports and Plans in Appendices 2 and 7 .



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B11 Design Excellence - 11.2 Context Analysis			
	<p><i>(v) Building type - The building footprint, its layout, circulation and access, and its functional relationship to adjoining spaces and buildings.</i></p> <p><i>(vi) Façade and interface - The relationship and expression of the external faces of the building, its rhythm and pattern of openings, expression of entries, corners and roofscape, setbacks and boundary treatments.</i></p> <p><i>(vii) Details and materials - The techniques, craftsmanship and detail of building components, and how the proposed selection of materials relate to the context through colour, pattern and treatment of materials including durability, sustainability and contextual fit.</i></p> <p><i>(viii) Streetscape and landscape - The surrounding built and natural context, including street elevation, building typologies and their spatial and locational characteristics, treatment of street/boundary interfaces, microclimate, ecology and biodiversity. Relate the analysis to how the proposed development contributes to the streetscape and landscape of the area.</i></p> <p><i>(ix) Social and economic fabric - Non-physical aspects of urban form including the productive capacity and economy of the community, cultural and social factors such as health and wellbeing, and community interaction.</i></p>		



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B13 Excavation			
13 (a)	<p><i>Excavation for basements will not be supported for dwelling house, attached dwelling, dual occupancy or semi-detached dwelling development, unless Council is satisfied that there is no alternative location on the site to accommodate parking and storage, the development satisfies the objectives of Part B13, and the basement:</i></p> <p><i>(i) Has a maximum floor to ceiling height of 2.1m, except where the entry requires higher to meet Australian Standards,</i></p> <p><i>(ii) Does not exceed one floor,</i></p> <p><i>(iii) Will not contain any habitable rooms unless the room is at grade with external natural ground level along at least one side (refer to Figure 24), and</i></p> <p><i>(iv) Has an area no greater than the area required to accommodate:</i></p> <ul style="list-style-type: none"> • A maximum of 1 car parking space for dwellings with 1-2 bedrooms, or a maximum of 2 car parking spaces for dwellings with 3 or more bedrooms; • Waste storage for 3 x 140L bins per dwelling; • A plant room complying with control (b) of this part; • A maximum of 8 cubic metres of storage per dwelling; and • Minimum access requirements to the car parking and storage areas. 	N/A	The proposed basement is not for the purpose of a dwelling house, attached dwelling, dual occupancy or semi-detached dwelling.
13 (b)	<p><i>The maximum area permitted for a plant room in any development is the minimum required to meet Australian Standards, accommodate typical dimensions of equipment required and the associated circulation space to access the</i></p>	YES	The plant rooms have been designed to comply with the relevant Australian Standards.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B13 Excavation			
	<i>equipment for maintenance. DA plans should show the approximate location and size of equipment within the plant room.</i>		
13 (c)	<i>Excavation should not add to the visual bulk and scale of the building.</i>	YES	The proposed excavation will reduce visual bulk and scale as it is for the purposes of creating a basement car park which reduced above ground parking structures.
13 (d)	<i>Excavation should not result in the loss of naturally occurring sandstone. Where sandstone or natural rock are to be removed, opportunities for reuse on site should be considered (such as for front fencing or landscaping).</i>	YES	The excavation will not result in the loss of natural occurring sandstone. Sandstone will be considered for incorporation into surrounding development fences and landscaping elements as proposed in the Landscape Report and Plans of Appendices 26 and 27 .
13 (e)	<i>Avoid cutting into the natural stone wall of a street.</i>	YES	No cutting into natural stone walls is proposed.
13 (f)	<i>Avoid and minimise excavation where possible.</i>	YES	Excavation has been minimised and limited to the basement where possible.
13 (g)	<i>Minimise the inclination of any resulting sloping landscaping.</i>	YES	The excavation will not result in any additional sloping or landscaping on a slope where possible.
13 (h)	<i>Existing natural features including trees and sandstone walls should be retained and incorporated as landscape features on the site in order to maintain the natural character of the landscape.</i>	YES	Existing natural features have been retained where possible.
13 (i)	<i>Step retaining walls in response to the natural landform to avoid creating monolithic structures, particularly where visible from the neighbouring dwellings and the public domain.</i>	YES	Stepped retaining walls are incorporated where required.
13 (j)	<i>For sites with significant slopes a split-level building design is to be used to minimise excavation and backfilling.</i>	YES	The proposed development does not seek extensive excavation of backfilling to resolve the slope of the Subject Site.
13 (k)	<i>Fill is not to be used to raise the ground level.</i>	YES	Fill to raise the ground level is generally avoided.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part B13 Excavation			
13 (l)	<i>Excavation for garaging within sandstone walls facing the street must be minimised to preserve as much of the original wall as possible.</i>	N/A	No excavation for garaging within sandstone walls is proposed.
13 (m)	<i>Development should accommodate stormwater detention tanks and storage systems within the excavated area.</i>	YES	The OSD tanks and systems are proposed within excavated areas. Refer to the Civil Design Report in Appendix 11 .
13 (n)	<i>Excavation is not permitted within 900mm of side boundaries and shall only occur within the building footprint, except where access to a basement car park is required.</i>	YES	The excavation is generally limited to the basement parking.
13 (o)	<i>Basement car parking is to be located fully below natural ground level. Where this cannot be achieved due to topographic constraints, a maximum protrusion above ground of 1.2m is permissible (refer to Figure 25).</i>	YES	The basement is generally below natural ground level.
13 (p)	<i>Where excavation is proposed for development which is subject to Part C2 of this DCP, it is not to occur within a 1.5m setback from side boundaries and shall only occur within the building footprint except where access to a basement car park is required. Excavation will need to be setback greater where required to comply with Part C2, 2.3.2 Side and Rear Setbacks control (d).</i>	YES	The basement is generally below natural ground level.
13 (q)	<i>All below-ground structures that are located below the groundwater table are to be fully tanked. These types of structures must not collect and dispose of subsoil/seepage to kerb and gutter.</i>	YES	A ground water assessment report has found the presence of water within some initial bore holes. Further investigations will be undertaken to confirm if this is only perched water on sandstone bedrock or if excavations reach the water table. Refer to the Ground Water Assessment Report in Appendix 23 .



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development – 2.2 Height			
2.2 (a)	<i>The maximum building height is as set by Clause 4.3 of the WLEP and the Height of Buildings Map.</i>	NOTED	It is noted that the Subject Site and proposed development is eligible for additional building heights under Clause 6.13 of WLEP2012 and 87 of the Housing SEPP.
2.2 (b)	<i>Development must comply with the maximum external wall height (refer to Figures 16 - 18), as set in Table 2 below</i>	ACCEPTABLE	The proposed external wall heights will exceed the listed heights given additional building height is available.
2.2 (c)	<i>Council may consider a varied wall height where the following matters are addressed: (i) Compliance with Floor Space Ratio development standard; (ii) Compliance with Height development standard; (iii) Compliance with side setback controls; (iv) Visual aspect of the bulk and scale, as viewed from the private open space and living areas of adjoining properties; (v) Amenity of adjacent properties with regard to sunlight, visual and acoustic privacy and views; and (vi) A high design quality is achieved.</i>	YES	The proposed development generally maintains compliance with setback controls and would not result in any adverse impacts having regard to bulk, scale and overshadowing. Further, the proposed development has been designed to achieve design excellence.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development – 2.3 Setbacks			
2.3.1 (a)	<i>Street setbacks must be consistent with the predominant building line setback along the street.</i>	N/A	Site specific setbacks are established in Part E7 of WDCP2022 which are addressed below.
2.3.1 (b)	<i>Where there is no predominant building line, setbacks will be assessed on the merits of the proposal.</i>	N/A	Refer to above discussion under Control 2.3.1(a) .



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development – 2.3 Setbacks			
2.3.1 (c)	<i>The front setback is to be free of any below ground structures.</i>	N/A	Refer to above discussion under Control 2.3.1(a) .
2.3.1 (d)	<i>An increase in setbacks may be required to retain existing trees.</i>	N/A	Refer to above discussion under Control 2.3.1(a) .
2.3.1 (e)	<i>The front setback is to have a soil depth to support mature trees and shrubs that contribute to the streetscape and the amenity of the public domain.</i>	N/A	Refer to above discussion under Control 2.3.1(a) .
2.3.1 (f)	<i>Where the property is adjacent to a Council park or reserve, no portion of the proposed development including the footings, gates, roof eaves and fences are to encroach over the Council land.</i>	N/A	Refer to above discussion under Control 2.3.1(a) .
2.3.1 (g)	<i>Setbacks above street frontage height are to be included where the adjacent building includes upper levels setbacks.</i>	N/A	Refer to above discussion under Control 2.3.1(a) .
2.3.2 (a)	<i>New buildings and extensions to existing buildings are to provide a minimum 6m rear setback, or extend no further to the rear than the predominant rear building line, whichever is the greater setback. The predominant rear setback is determined separately for each level.</i>	N/A	Refer to above discussion under Control 2.3.1(a) .
2.3.2 (b)	<i>Side setbacks are to be consistent with Table 3. Reduced setbacks may be permitted where reduced setbacks are more in keeping with the character of the area. A Context Analysis (see Part B11.2) is to be provided to support a merit based assessment for a more appropriate setback.</i>	N/A	Refer to above discussion under Control 2.3.1(a) .
2.3.2 (c)	<i>Council may require additional setbacks to ensure adequate solar access to adjacent buildings and privacy or to minimise view loss (refer to Figure 19). In particular, additional setbacks will be required for the following: (i) East-west orientated lots</i>	N/A	Refer to above discussion under Control 2.3.1(a) .



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development – 2.3 Setbacks			
	(ii) Where there is a predominant rear building alignment (iii) Steep topography (iv) Retention and protection of significant trees		
2.3.2 (d)	A landscaped deep soil area of 2m must be provided along one side boundary at a minimum.	N/A	Refer to above discussion under Control 2.3.1(a) .

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development – 2.4 Length and Depth of Buildings			
2.4(a)	The maximum length of a building along a street is 24m (refer to Figure 20).	N/A	Given the scale and nature of the proposed development, building length and depth is established in the ADG which has been detailed in the Design Report provided in Appendix 7 .
2.4(b)	Within the maximum length, buildings must be articulated to respond to the established pattern of existing building length along the street.	N/A	Refer to above discussion under Control 2.4(a) .
2.4(c)	The maximum depth of any residential flat building is to be 18m.	N/A	Refer to above discussion under Control 2.4(a) .

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development – 2.5 Building Design and Streetscape			
2.5(a)	Development must be sensitive to the streetscape character and views. A streetscape and context analysis is to be provided in accordance with Part B12 Design Excellence.	YES	A streetscape analysis is provided within Appendix 3 .



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development – 2.5 Building Design and Streetscape			
2.5(b)	<i>Building design is to respond to the existing streetscape character of the area.</i>	YES	Each building has been specifically designed to respond to the existing streetscape and character of the area. This is further detailed in Section 6.1.3 of the EIS.
2.5(c)	<i>The design of alterations and additions should demonstrate architectural compatibility with the existing building.</i>	YES	The alterations to the existing heritage items are compatible with the existing buildings and seek to restore the facades.
2.5(d)	<i>The colour and finish of external materials should be sympathetic to the streetscape and contribute to the overall appearance of the building.</i>	YES	All external finishes materials are sympathetic to the existing streetscape and will enhance the overall appearance of the proposed buildings.
2.5(e)	<i>For developments on corner sites, both street frontages are to present as a primary street frontage.</i>	YES	Building D has been specifically designed to address both street frontages as a primary street frontage.
2.5(f)	<i>The removal of original architectural details and finishes is not supported including; painting face brick work or sandstone, replacing timber with aluminium or replacing unglazed terra cotta tiles or slate.</i>	YES	No original architectural details are proposed to be removed on the buildings to be retained.
2.5(g)	<i>Where a streetscape is characterised by Inter-War buildings, infill development should be sympathetic to the surrounding Inter-War features, using Part B16 of this DCP and the Waverley Inter-War Building Design Guidelines for guidance. Infill development should not copy an Inter-War building, but rather exhibit design excellence and innovation to provide a contemporary form with sympathetic materials and proportions.</i>	YES	The proposed development does not seek to copy any surrounding buildings but have been designed to exhibit design excellence and complement and enhance the surrounding streetscape.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development – 2.6 Attic and Roof Design			
2.6(a)	<i>Roof design should contribute to the architectural design and the environmental performance of the development.</i>	YES	Flat roofs are provided so as to minimise visual and amenity impacts to the surrounding development and existing heritage items.
2.6(b)	<i>Roof design should respond to the streetscape character of the area.</i>	YES	Refer to above discussion under Control 2.6(a) .
2.6(c)	<i>Alteration and additions must consider existing streetscape and the impact on neighbouring views.</i>	N/A	No alterations to existing roof forms are proposed.
2.6(d)	<i>Contemporary roof forms are permitted to minimise bulk and scale, and respond appropriately to the context.</i>	YES	As above, contemporary roof forms are employed.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development – 2.7 Fences and Walls			
2.7(a)	<i>Front fences are to be provided where it is a predominant character of the street frontage within a street block.</i>	YES	Front fences have been provided where appropriate. Refer to the Landscape Plans and Report provided in Appendices 26 and 27 which include a detailed Fencing Strategy.
2.7(b)	<i>Front fences must not exceed 1.2m in height. On sloping sites, the height is averaged so that fences step down the street.</i>	ACCEPTABLE	The proposed front fencing is of a scale and design consistent with the existing fencing at the Subject Site which is of heritage significance. And higher than 1.2m in some locations. A reduction in height and provision of fencing with an alternative design would result in an awkward and inappropriate transition in fencing around the Subject Site which would detract from the streetscape and significance of the existing fencing and buildings. The proposed development satisfies the objectives of the control and provides a smooth transition with the existing fencing.
2.7(c)	<i>Front fences must have a maximum proportion of two thirds solid to one third open design.</i>	ACCEPTABLE	Similarly, the proportions of existing and proposed fencing differ slightly however remain consistent with the existing heritage significant fences. Refer to the above discussion under Control 2.7(b) .



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development – 2.7 Fences and Walls			
2.7(d)	<i>Council may permit front fences up to a height of 1.8m of solid material provided it can be shown that the fence acts as an effective noise barrier as a result of adjoining a street with high traffic volume. Such fences are to be setback from the boundary to allow landscaping to soften the bulk or the structure is to be articulated as an alternative to a solid blank wall.</i>	ACCEPTABLE	Refer to the above discussion under Control 2.7(b) .
2.7(e)	<i>Rear and side fences behind the building line must not exceed 1.8m in height.</i>	YES	All internal fences have been designed to comply.
2.7(f)	<i>Side fences must taper down from the front building line to the front boundary fence.</i>	YES	Fences have been tapered to accommodate the slope of the land where appropriate and taking consideration of the existing heritage significant fences, new fencing design and their required transitions.
2.7(g)	<i>Fences are to respond to the architectural character of the street in terms of materials used, predominant height, vertical/horizontal rhythm and predominant setback.</i>	YES	The proposed fencing is commensurate with the built form in terms of design and scale.
2.7(h)	<i>Fences are to clearly delineate between public, communal and private areas.</i>	YES	Fencing has been employed to clearly delineate ownership/occupation of land.
2.7(i)	<i>Fencing is to be designed so that sightlines between pedestrians and vehicles exiting the site are not obscured and gates do not open over the public roadway or footpath or into parks.</i>	YES	The fencing is of a suitable height and form so as to not impede required sightlines.
2.7(j)	<i>All boundary treatments for properties adjoining parks are consistent with the material palette from the relevant plan of management.</i>	N/A	The Subject Site does not adjoin a park.
2.7(k)	<i>The design of fences should generally relate to the period and architectural style of building and help to integrate development into the existing streetscape.</i>	YES	The fencing design relates to the period and style of the proposed and existing development.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development - 2.8 Pedestrian Access and Entry			
2.8(a)	<i>Provide main building entries at street level which respond to patterns in the streetscape. Refer to Figure 22.</i>	YES	All building entries are provided at street level. Refer to general Wayfinding and Signage Report in Appendix 33 .
2.8(b)	<i>Provide an accessible path of travel from the street to and through the front door of all dwellings on the ground floor.</i>	YES	Accessible paths of travel are provided throughout.
2.8(c)	<i>To increase accessibility, applicants should consider providing lifts in buildings of more than two habitable levels.</i>	YES	Lifts have been provided in all proposed buildings.
2.8(d)	<i>Separate and clearly distinguish between pedestrian access ways and vehicle access ways/building service areas (e.g. garbage rooms).</i>	YES	Pedestrian access will be clearly delineated and line marked where appropriate.
2.8 (e)	<i>Locate entries so that they relate to the existing street and subdivision pattern, street tree planting and pedestrian footpath.</i>	YES	Entries have been appropriately positioned in response to the overall masterplan.
2.8(f)	<i>Provide main building entries that are legible, safe and well lit.</i>	YES	All building entries will be legible, safe and well lit.
2.8(g)	<i>Provide as direct a physical connection as possible between the street and the building entry.</i>	YES	Physical connection between the street and building entries is provided.
2.8(h)	<i>Where appropriate, provide individual ground floor dwelling entries that address the street.</i>	YES	All ground floor units orientated towards the street have been designed to address the street.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development - 2.9 Landscaping			
2.9(a)	<i>Development is to comply with the provisions of Part B3 Landscaping, Biodiversity and Vegetation Preservation and Part C2.3.2(d).</i>	YES	Refer to the above assessment and the attached Landscape Plans and Reports in Appendices 26 and 27 .



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development - 2.9 Landscaping			
2.9(b)	<i>30% of the site area is to be provided as landscaped area.</i>	YES	52.7% of the Subject Site area is proposed to be provided as landscaped area.
2.9(c)	<i>50% of the landscaped area must be deep soil zone.</i>	YES	35.5% of the landscaped area will be deep soil.
2.9(d)	<i>Where site conditions allow, the deep soil zone is to be consolidated as one area to assist the ease of drainage and to allow for effective deep soil planting.</i>	ACCEPTABLE	Given the size of the Subject Site and nature of the use, providing a single consolidated deep soil zone would result in reduced amenity outcomes for the Subject Site.
2.9(e)	<i>Landscaping must relate to the building scale and assist integration of the development with the existing street character.</i>	YES	All proposed landscaping is commensurate in scale and integrated within the proposed development.
2.9(f)	<i>All development proposals are to be designed to eliminate the impact upon significant trees on site, street trees and trees on adjoining land including public open space and bushland.</i>	YES	Where possible, impacts to significant trees have been avoided.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development- 2.10 Communal Space			
2.10(a)	<i>15% of the total site area for development in the R3 zone is to be provided as consolidated communal open space.</i>	ACCEPTABLE	Communal open space for the Subject Site is dictated by the Housing SEPP, in which the proposed development complies.
2.10(b)	<i>25% of the total site area for development in the R4 zone is to be provided for R4 as consolidated communal open space.</i>	N/A	The Subject Site not zoned R4.
2.10(c)	<i>Communal open space is to:</i> <i>(i) Be consolidated into a useable area with a minimum dimension of 6m x 6m.</i> <i>(ii) Be located so that solar access is maximised.</i>	ACCEPTABLE	As above, all communal spaces have been designed to comply with the requirements of the Housing SEPP.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development- 2.10 Communal Space			
	<p>(iii) Provide a landscape buffer between buildings.</p> <p>(iv) Be designed to a high quality, and allow for landscaping and seating.</p> <p>(v) Demonstrate that its size and dimensions allow for a variety of uses, complementary to balconies and private courtyards. These may include active recreation (BBQ or play areas) or passive amenity (shade trees/structures, water features, seating).</p>		
2.10(d)	Communal open space may be provided on a podium or roof-top terrace provided the controls within this Part are met.	NOTED	Noted.
2.10(g)	At least 30% of the communal open space is to receive 3 hours of direct sunlight between 9am and 3pm on June 21.	YES	The communal open space will receive adequate solar access. Refer to the open space heat map of the Architectural Plans in Appendix 2 .
2.10(h)	Communal open space is to be accessible to all dwellings within a development.	YES	The communal open space will be accessible to all units.
2.10(i)	A continuous accessible pathway of travel is to be provided from all entrances to all of the common facilities on site.	YES	Continuous accessible pathways of travel are provided throughout.
2.10(j)	All facilities in communal areas are to be constructed so as to enable their use by people with disabilities.	YES	All facilities in communal areas will be constructed so as to enable their use by people with disabilities.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development - 2.11 Private Open Space			
2.11.1(a)	Private courtyards must have the following minimum dimensions:	ACCEPTABLE	Private open space for the Subject Site is dictated by the Housing SEPP, in which the proposed development complies.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development – 2.11 Private Open Space			
	(i) Minimum 25m ² area; and (ii) Minimum width and depth of 3m.		
2.11.1(b)	Provide opportunity for planting in private courtyards, including access to deep soil zones wherever possible.	YES	Opportunities for planting in private courtyards are provided where possible.
2.11.1(c)	Private open space is not to be provided at the front of the building unless a landscape buffer between the private open space and the street is provided.	YES	Private open space is provided at the front of dwellings only where adequate landscape buffers may be provided.
2.11.1(d)	Provide a clear distinction, and adequate privacy, between private courtyards and public/common open space.	YES	All areas of private open space are clearly delineated.
2.11.1(e)	Private courtyards are to have a maximum gradient of 1 in 10.	YES	No gradient exceeds 1 in 10 for areas of private open space.
2.11.1(f)	Sun screens, pergolas, shutters and operable walls are to be used to increase amenity where appropriate, and to ensure privacy for neighbours.	YES	Appropriate privacy measures have been employed where appropriate.
2.11.2(a)	Balcony additions are to be designed to relate to the character of the existing building.	YES	All proposed balconies are in keeping with the character of the buildings and have been integrated accordingly.
2.11.2(b)	Balconies should not visually dominate the façade. This may require balconies to be limited in width, and to be designed as re-entrant or Juliet balconies.	YES	The balconies do not visually dominate the façade.
2.11.2(c)	Continuous wrap around balconies that add to the bulk of the building are not encouraged. The enclosure of balconies for the purpose of additional floor space is discouraged.	YES	Where wrap around balconies are proposed, they have been positioned so as to not contribute any additional visual bulk.
2.11.2(d)	Enclosure of balconies for weather protection is discouraged.	YES	All balconies are provided with appropriate weather protection.
2.11.2(e)	Locate primary balconies to achieve maximum solar access and privacy.	YES	Where possible, balconies have been located so as to maximise solar access and visual privacy to neighbouring properties.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development – 2.11 Private Open Space			
2.11.2 (f)	<i>Design balustrades to allow views and casual surveillance of the street, whilst maintaining visual privacy.</i>	YES	The proposed balustrades are of a height to enable casual surveillance whilst maintaining privacy.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development- 2.12 Vehicular Access and Parking			
2.12 (a)	<i>The siting of car parking must be integrated into the design of the development ensuring the building façade is the dominant streetscape element.</i>	YES	Car parking is located within the basement.
2.12 (b)	<i>The car park entry is to be secondary to pedestrian building entry.</i>	YES	The car park entry is separated from pedestrian building entries.
2.12 (c)	<i>A maximum of one 2-way vehicular access point per individual development is to be provided.</i>	ACCEPTABLE	Given the size of the Subject Site and scale of development, a singular vehicle access point is in appropriate and would result in significant operational and traffic impacts.
2.12 (d)	<i>Car park access is to be provided from secondary streets or lanes.</i>	YES	The car park access has been suitably located.
2.12 (e)	<i>The safety of pedestrian entry and circulation is not to be compromised by the location of driveways and car park access.</i>	YES	The car park entry will not impede pedestrian safety or circulation.
2.12 (f)	<i>The provision of basement parking must not result in non-compliance with the deep soil zone controls in Part C2.9 Landscaping.</i>	YES	Compliance with the deep soil requirements is maintained.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development – 2.13 Solar Access and Overshadowing			
2.13 (a)	<p><i>Living rooms and private open spaces of at least 70% of dwellings in a development are to receive a minimum of three hours direct sunlight between 9:00am and 3:00pm on June 21.</i></p> <p><i>(i) Developments which seek to vary the minimum standards must demonstrate how site constraints and orientation prohibit the achievement of these standards.</i></p> <p><i>(ii) Excavation for the purposes of subterranean dwellings, which do not receive the required minimum access to sunlight, is not acceptable.</i></p>	ACCEPTABLE	Solar access impacts to adjoining properties are dictated by the ADG in which compliance is discussed in Section 6.1.5 of the EIS.
2.13 (b)	<i>New development should not reduce the solar access of solar panels of any property to less than two hours per day in mid-winter except solar hot water and photovoltaic panels to which full solar access must be maintained.</i>	ACCEPTABLE	Refer to above discussion under Control 2.13(a) .
2.13 (c)	<i>Direct sunlight to north facing windows of habitable rooms and all private open space areas of adjacent dwellings should not be reduced to less than 3 hours between 9.00am and 3.00pm on June 21.</i>	ACCEPTABLE	Refer to above discussion under Control 2.13(a) .

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development – 2.14 Views and View Sharing			
2.14 (a)	<i>New development should be designed to minimise view loss to adjoining and adjacent properties while still providing opportunities for views from the development itself (refer to Figures 23 and 24).</i>	YES	As detailed in Section 6.1.5 of the EIS, the proposed development will not result in view loss for any adjoining properties.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development – 2.14 Views and View Sharing			
2.14 (b)	<i>Provide articulation and minimise the bulk and scale of roof forms on the low side of streets allowing views to the landscape beyond.</i>	YES	Refer to above discussion under Control 2.14(a) .
2.14 (c)	<i>Design the landscape to allow for views between buildings, particularly on the low side of streets.</i>	YES	Refer to above discussion under Control 2.14(a) .
2.14 (d)	<i>Where the property is adjacent to a Council Park or reserve, private landscaping should be sympathetic to and complement the public domain landscaping in order to soften the public-private interface.</i>	N/A	The Subject Site is not adjacent to a Council park or reserve.
2.14 (e)	<i>Existing significant public views and vistas available from the public domain, including but not limited to ocean, city and parks views are to be maintained where possible by the design of buildings.</i>	YES	Refer to above discussion under Control 2.14(a) .
2.14 (f)	<i>In some instances a detailed view loss analysis may be required by Council. Refer to the Waverley Development Application Guide for more information.</i>	YES	Refer to above discussion under Control 2.14(a) .
2.14 (g)	<i>Measures to be used to facilitate view sharing include buildings setbacks, gaps between buildings, floor heights, roof forms and use of open materials and balustrades on balconies and decks.</i>	YES	Refer to above discussion under Control 2.14(a) .

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development – 2.15 Visual Privacy and Security			
2.15 (a)	<i>Dwellings should be orientated towards the street with entrances and street numbering clearly visible.</i>	YES	All buildings have been orientated towards the street, with the exception of Building A which is centrally located within the Subject Site. All street numbers will be clearly visible.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development – 2.15 Visual Privacy and Security			
2.15 (b)	<i>Development should be designed to provide clear sightlines and lighting between public and private places.</i>	YES	Clear sightlines between public and private places will be maintained.
2.15 (c)	<i>Development comprising 50 or more dwellings must be designed having regard to Crime Prevention through Environmental Design (CPTED) principles (refer to B10 Safety). Council may also require consideration of these principles for other large scale development (refer to the NSW Governments Crime Prevention and the Assessment of development Applications – Guidelines under section 4.15 of the EP&AA 1979 for details).</i>	YES	A detailed CPTED Assessment is undertaken in Appendix 14 .
2.15 (d)	<i>Above ground open spaces must not directly overlook rooms and private landscaped areas of adjoining properties unless screening can mitigate overlooking. This includes:</i> <i>(i) offset windows of dwellings in new development and adjacent development,</i> <i>(ii) recess balconies and/or provide vertical fins between adjacent balconies; provide solid or semi-solid balustrades to balconies where necessary;</i> <i>(iii) provide louvres or screens to windows/balconies where necessary;</i> <i>(iv) use vegetation as a privacy screen between buildings;</i> <i>(v) incorporate planter boxes into walls or balustrades to increase the visual separation between areas, and</i> <i>(vi) utilise pergolas or shading devices to limit overlooking of lower dwellings or private open space.</i>	YES	The proposed development has been orientated and positioned so as to not result in any direct overlooking impacts to the surrounding properties.
2.15 (e)	<i>Privacy needs to be considered in the context of density, separation, use and design and should consider the following</i>	YES	Visual privacy has been appropriately considered. Specifically, compliance with the building separation requirement of the ADG is



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development - 2.15 Visual Privacy and Security			
	<i>principles from LEC decision Meriton vs. City of Sydney Council (2004) NSWLEC 314.</i>		generally achieved and where there are minor non-compliances, appropriate privacy measures have been employed such as screening.
2.15 (f)	<p><i>Windows and balconies of an upper level dwelling should be designed to prevent overlooking of more than 50% of the private open space of a lower level dwelling directly below and within the same development. Development may :</i></p> <p><i>(i) screen balconies from other balconies and ground level private open space, separate communal open space;</i></p> <p><i>(ii) common areas and access routes through the site from the windows of habitable rooms; and</i></p> <p><i>(iii) change the level between ground floor private courtyards and adjacent communal/public areas.</i></p>	YES	Refer to above discussion under Control 2.15(e) .
2.15 (g)	<i>Landscaping should not be relied on as the sole protection against overlooking.</i>	YES	Landscaping is not solely relied on to maintain visual privacy.
2.15 (h)	<i>In areas undergoing change, the impact on what is likely to be built on adjoining sites, as well as the existing development, should be considered.</i>	YES	Consideration of the future development, specifically at 99 Birrell Street, has been undertaken.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development - 2.16 Dwelling Size and Layout			
2.16 (a)	<i>The maximum habitable room depth for a single aspect dwelling should be limited in depth to 8m from a window.</i>	ACCEPTABLE	Dwelling size and layout are dictated by the ADG, in which compliance is generally achieved and is discussed further in Section 6.1.5 of the EIS.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development – 2.16 Dwelling Size and Layout			
2.16 (b)	<i>The width of a dwelling over 15m deep is to be 4m or greater to encourage natural light into living spaces.</i>	ACCEPTABLE	Refer to above discussion under Control 2.16(a) .
2.16 (c)	<i>All habitable rooms are to have a window for daylight and natural ventilation.</i>	ACCEPTABLE	Refer to above discussion under Control 2.16(a) .
2.16 (d)	<i>Developments are to provide dwelling types and sizes that contribute to a range of housing choice and affordability for the locality.</i>	ACCEPTABLE	Refer to above discussion under Control 2.16(a) .
2.16 (e)	<i>The following sizes are considered appropriate as a guideline: (i) Studio – 35m² (ii) 1 bedroom – 50m² (iii) 2 bedroom – 80m² (iv) 3+ bedroom – 100m²</i>	ACCEPTABLE	Refer to above discussion under Control 2.16(a) .
2.16 (f)	<i>Consideration should be given to the internal design of dwellings to encourage flexibility of uses over time.</i>	ACCEPTABLE	Refer to above discussion under Control 2.16(a) .
2.16 (g)	<i>Developments are to comply with the provisions set out in Part B6 Accessibility and Adaptability of this DCP.</i>	YES	Refer to the above assessment under Section B6 .

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development – 2.17 Ceiling Heights			
2.17 (a)	<i>Ceiling heights of dwellings must encourage the penetration of natural sunlight into all areas of the building. The following floor to ceiling heights are to be provided:</i>	ACCEPTABLE	Ceiling height is dictated by the ADG, in which compliance is achieved.



WAVERLEY Development Control Plan 2022 Assessment

Proposed Residential Aged Care Facility, Independent Living Units, Community Facilities and Ancillary Land Uses
Uniting War Memorial Hospital Waverley – Bronte Road, Birrell Street, Carrington Road & Church Street, Waverley

SSD-61389706

	(i) 2.7m minimum for all residential floors; and (ii) 2.4m minimum for attic levels.		
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AVERLY DEVELOPMENT CONTROL PLAN 2022			
CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development - 2.18 Storage			
2.18 (a)	<i>In addition to kitchen cupboards and bedroom wardrobes, development must provide accessible and enclosed storage within the dwelling at the following cubic rates:</i> <i>(i) Studio & one bedroom dwellings - 6m³</i> <i>(ii) Two bedroom dwellings - 8m³</i> <i>(iii) Three plus bedroom dwellings - 10m³</i>	ACCEPTABLE	Storage is dictated by the ADG, in which compliance is achieved.
2.18 (b)	<i>Each dwelling is to have access to a bulky storage area. This may be outside, within a basement or ancillary structure. This area is to be separate and secure for each dwelling.</i>	ACCEPTABLE	Refer to above discussion under Control 2.18(a) .

WAVERLEY DEVELOPMENT CONTROL PLAN 2022			
CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development - 2.19 Acoustic Privacy			
2.19 (a)	<i>Soundproofing of all dwelling units by such means as acoustic glazing is required to reduce noise impacts on residents.</i>	YES	Appropriate sound proofing is provided as required.
2.19 (b)	<i>Minimise noise transmission between dwellings by:</i> <i>(i) Locating noisy and quieter areas next to other noisy or quiet areas, e.g. living rooms adjacent to living rooms, and bedrooms adjacent to bedrooms.</i> <i>(ii) Using storage or circulation zones within an dwelling to buffer noise from adjacent dwellings, mechanical services or corridors and lobby areas and minimising the amount of party (shared) walls with other dwellings.</i>	YES	Units have been designed accordingly.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development - 2.20 Natural Ventilation			
2.20 (a)	<i>All dwellings in a development are to be naturally cross-ventilated. These may be either dual aspect (e.g. cross through dwellings and corner dwellings), or maisonette/2 storey dwellings which draw cool air in at lower levels and allow warm air to escape at higher levels.</i>	ACCEPTABLE	Natural ventilation is dictated by the ADG, in which compliance is achieved.
2.20 (b)	<i>Plan the site to utilise natural breezes by:</i> <i>(i) Determining prevailing breezes and orienting buildings to maximise access to breezes, where possible;</i> <i>(ii) Locating vegetation to direct breezes and cool air as it flows across the site; and</i> <i>(iii) Selecting and planting trees that do not inhibit airflow.</i>	ACCEPTABLE	Refer to above discussion under Control 2.20(a) .
2.20 (c)	<i>Design the internal dwelling layout to promote natural ventilation by minimising interruptions (such as corners and walls) to air flow through a dwelling.</i>	ACCEPTABLE	Refer to above discussion under Control 2.20(a) .
2.20 (d)	<i>Doors and operable windows are to maximise natural ventilation by:</i> <i>(i) Locating small windows on the windward side and larger windows on the leeward side of the building, allowing air pressure to draw air through the dwelling;</i> <i>(ii) Using higher level casement or sash windows, clerestory windows or operable fanlight windows to facilitate convective currents; and</i> <i>(iii) Selecting windows which can be reconfigured to funnel breezes into the dwelling.</i>	ACCEPTABLE	Refer to above discussion under Control 2.20(a) .
2.20 (e)	<i>Innovative technologies to naturally ventilate internal rooms such as laundries, bathrooms and basement car parks are to</i>	ACCEPTABLE	Refer to above discussion under Control 2.20(a) .



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development – 2.20 Natural Ventilation			
	<i>be implemented including stack-effect ventilation or solar chimneys.</i>		
2.20 (f)	<i>To minimise use of air-conditioning, all dwellings must have ceiling fans installed in all habitable rooms.</i>	ACCEPTABLE	Refer to above discussion under Control 2.20(a) .

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development – 2.21 Building Services			
2.21 (a)	<i>Ensure that building services are integrated into the design of buildings. Building service elements include garbage rooms, mailboxes, fire hydrant boosters, electrical substations, downpipes, and plant rooms and satellite/communications structures.</i>	YES	All building services are located within the building design.
2.21 (b)	<i>The maximum volume permitted for a plant room is the minimum required to meet Australian Standards, accommodate typical dimensions of equipment required and the associated circulation space to access the equipment for maintenance. Plant rooms should be located in underground areas where possible. DA plans should show the approximate location and size of equipment within the plant room.</i>	YES	The plant rooms have been designed to comply with the relevant Australian Standards. and located underground where possible.
2.21 (c)	<i>Provide mailboxes adjacent to the main entrance and integrated into a wall of the building where possible, ensuring that they are secure and can accommodate large articles such as newspapers.</i>	YES	Mailboxes will be suitably positioned.
2.21 (d)	<i>Coordinate and integrate building services within the overall façade and roof design.</i>	YES	Building services have been positioned within the overall façade and roof design where possible.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part C2 Other Residential Development – 2.21 Building Services			
2.21 (e)	<i>Provide adequate space and facilities for outdoor communal clothes drying.</i>	YES	Adequate space is accommodated within each unit for clothes drying.
2.21 (f)	<i>Locate any ancillary structures such as plant rooms and satellite dishes away from the building entry, communal and private open spaces, and bedrooms.</i>	YES	All ancillary structures are located away from building entries, open spaces and habitable rooms.
2.21 (g)	<i>Where located on podium or roof levels, building service elements must not be visible from the street or impact on public or private views. As a guide, a minimum of 2m is to be provided from the building wall. (Refer to Figure 25).</i>	YES	Building services have been positioned so as to not be visible from the street where possible.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part E7 Edina Estate – 7.1 – General			
1	<i>Unify the Estate and enhance its ongoing legacy of care as a community service and health care precinct.</i>	YES	With the exception of 99 Birrell Street and 97C Birrell St (substation), the Estate has been unified to be developed wholistically, ensuring the long-term viability of the care and community services provided at the Subject Site in perpetuity.
2	<i>Develop a clear masterplan based on the historic evolution of site, its evolving context and community requirements.</i>	YES	As detailed in Section 3.3.2 of the EIS, the masterplan has been carefully organised to consider the site’s rich history and heritage, including the purpose of the bequest for the site to be used for community service. The historic evolution of the Subject Site being a key driver whilst also ensuring that the evolving context and community needs are being satisfied.
3	<i>Retain and restore existing heritage fabric, enhance public access to the heritage garden and reinterpret the former carriageway to heritage gates.</i>	YES	As detailed in Section 6.1.20 of the EIS, existing significant heritage fabric has been retained and enhanced, including the Corner Gates and a reinterpretation of the carriageway through the east-west link and pedestrian access via the Corner Gates.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part E7 Edina Estate – 7.1 – General			
4	<i>Allow for the continuity and expansion of existing hospital uses on the site.</i>	YES	The proposed development has accommodated the current needs of the existing hospital uses at the Subject Site and provided additional floor space for such.
5	<i>Establish a new centrally located residential aged care and community hub as an active “heart” for residents, patients and the broader community.</i>	YES	The proposed development will revitalise and unify the site, replacing the ageing infrastructure at the Subject Site and provide a more logical interpretation of the services. Building A acts as a central building that houses the RACF, facilities for residents and services for the community. It is centrally located between the existing hospital, landscaped spaces and dwellings for residents, and allows for interconnection and to act as a new “heart”. Refer to the Design Report provided in Appendix 7 .
6	<i>Provide new seniors living; optimise direct street address, residential amenity, streetscape character and landscape.</i>	YES	The proposed development will provide a substantial seniors living offering for residents to age in place. Housing has been restored along the perimeter of Birrell Street and Bronte Road which optimises street addresses for residents. The introduction of the north south link will create direct street address for residents in Building A. This will also maximises resident and neighbouring amenity. The proposed new buildings have been designed to preserve and enhance the streetscape character and will substantially increase and improve landscaping and canopy cover.
7	<i>Consolidate new built form to create large continuous gardens for a range of public, private and community uses.</i>	YES	New built form is consolidated into the proposed buildings to create four significant landscape areas that are able to accommodate a range of uses and activities.
8	<i>Optimise site ecology by maximising deep soil zones and implementing a longterm tree plan (ie. a plan to retain and protect existing healthy trees, replace old or damaged trees and increase the number of large trees on the site).</i>	YES	Deep soil planting and canopy cover is maximised in every opportunity. <ul style="list-style-type: none"> ▪ Deep soil is 35.5% (30% target) ▪ Canopy cover is 35.45% (30% target) ▪ Tree replacement of at least 2:1.
9	<i>Implement a clear vehicular strategy to prioritise pedestrian comfort and safety while recognising the operational needs and diversity of uses of the estate.</i>	YES	Vehicle access has been strategically positioned mostly within the basement levels so as to minimise conflicts with pedestrians and ensure that pedestrian access and movement within the Subject Site is prioritised. The introduction of a north-south link shared zone prioritises pedestrian safety with pick-up and drop-offs on grade.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part E7 Edina Estate – 7.1 – General			
10	<i>Achieve all required operational requirements while achieving compliance with all urban design, environmental and amenity design standards.</i>	YES	The proposed development has been designed to maximise operational efficiencies whilst minimising impacts on the surrounding environment.
11	<i>Provide architectural modulation and articulation that reflects the cadastre and built form of the adjacent heritage conservation areas.</i>	YES	The proposed development has been carefully modulated and articulated to minimise conflict with the surrounding heritage conservation areas.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part E7 Edina Estate – 7.2 – Site Layout			
7.2 (a)	<i>The site layout is to interpret the original arrival experience via the historic pathway from the gates at Bronte Road and Birrell Street as a key entrance point to the site predominately for residents.</i>	YES	As described throughout various sections of the EIS, the Corner Gates have been celebrated with improved landscaping and access to ensure they are reflected as a historic entrance point. Further, special consideration has been given to the design of Building D to ensure it acts as an appropriate backdrop to celebrate the significance of the gates. The path at the gates and the East-West link arrival is an interpretation of the original pathway
7.2 (b)	<i>Maintain the buildings identified in Figure 2 as Significant.</i>	YES	All identified buildings are proposed to be retained.
7.2 (c)	<i>There is to be a series of open spaces and layouts within the site.</i>	YES	As detailed in Section 6.1.8 of the EIS, a series of open spaces and layouts are provided throughout the proposed development. Each key landscape space offers a series of different programs.
7.2 (d)	<i>The eastern portion of the site is to be retained as an invited, publicly accessible area as identified in Figure 4 and a public access pathway is also to be provided from the north-west of the site via the heritage gates as identified in Figures 4 and 5.</i>	YES	The eastern portion of the Subject Site is proposed to be retained as a publicly invited space and compliance pathways are provided throughout.
7.2 (e)	<i>The scale of new buildings must not challenge or overwhelm the heritage buildings, Victorian streetscape, or landscape.</i>	YES	As detailed in Section 6.1.20 of the EIS, the proposed new buildings will not challenge or overwhelm the existing heritage buildings,



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part E7 Edina Estate – 7.2 – Site Layout			
			streetscape of landscape. The proposed new buildings will complement and celebrate the Victorian buildings and streetscape.
7.2 (f)	<i>Where possible, provide vistas throughout the site to the western façade of the Vickery (Edina) Building and tower.</i>	YES	Vistas to the Edina Building have been provided where possible.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part E7 Edina Estate – 7.3 Built Form			
7.3 (a)	<i>The location of buildings is to comply with the Principles in 7.1 General and the layout shown in Figure 3.</i>	ACCEPTABLE	Refer to Section 6.1.4 of the EIS.
7.3 (b)	<i>The number of storeys is to comply with Figure 3. However, due to the sloping nature of the site, it may be possible to achieve a greater number of storeys than the maximum number of storeys specified in Figure 3 to enable optimised building layout, so long as the built form does not exceed the alternative height of buildings of 15m and 21m specified in the WLEP unless in line with control (k) and not in contradiction with (e).</i>	ACCEPTABLE	<p>The proposed development will exceed the maximum number of stories in some areas, noting that alternative building heights are afforded to the Subject Site under the Housing SEPP.</p> <p>Nonetheless, the proposed number of stories and building height is consistent with control (k) in that exceedances to the maximum height are as a result of the slope of the Subject Site and required to enable minor areas of the uppermost portion of the roofs and services areas. Additional height is experienced at Building D as a result of the need to celebrate the Corner Gates however this detailed further in the Clause 4.6 Variation Request provided in Appendix 12.</p> <p>Further, the proposed development is not in contradiction with control (e) as no new built form extension to the Church Street Cottages is proposed.</p>
7.3 (c)	<i>The redevelopment of the site is to read as a campus-style development, having consistent style and architectural qualities across the site.</i>	YES	The masterplan unifies the Estate. The design of the new buildings maintains consistent themes throughout to ensure a campus-style development.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part E7 Edina Estate – 7.3 Built Form			
7.3 (d)	<p><i>Despite the alternative building height of 15m and 21m permitted in the WLEP, the following controls apply to any building located adjacent to the Ellerslie building:</i></p> <p><i>i. Any storey above the upper gutter line of the principal-built form of the Ellerslie building is to provide a contemporary and complementary design response so as to avoid any adjacent building overbearing its heritage setting.</i></p> <p><i>ii. Is not to overwhelm the Ellerslie building, and is to provide sufficient distance between the buildings to maintain the curtilage of the Ellerslie building.</i></p>	YES	The proposed development adjacent to the Ellerslie building has been designed to comply.
7.3 (e)	<p><i>Despite the alternative building height permitted in the WLEP, any new built form extension to the cottages on the corner of Bronte Road and Church Street:</i></p> <p><i>i. is not to overwhelm the cottages, and</i></p> <p><i>ii. if connected to any new building fronting Bronte Road is to have a maximum of one storey, with a maximum height that is beneath the underside of the gutter line of the cottages or;</i></p> <p><i>iii. if not connected to any new building fronting Bronte Road, a maximum of two storeys.</i></p>	YES	The proposed development has been designed to comply.
7.3 (f)	<p><i>New buildings fronting Bronte Road and Birrell Street are to be modulated and articulated to break up long facades to the streetscape.</i></p>	YES	The buildings fronting Bronte Road and Birrell Street have been provided with breaks and modulation so as to minimise long facades and walls when viewed from the streetscape.
7.3 (g)	<p><i>Buildings are to be setback from the street frontage to provide privacy and opportunities for landscaping, including where appropriate, mature tree planting.</i></p>	YES	All buildings have been provided with a compliant streetscape setback which maximise visual privacy and opportunities for landscaping.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part E7 Edina Estate – 7.3 Built Form			
7.3 (h)	<i>New buildings are to provide appropriate architectural modulation and articulation that reflects the cadastre and built form of the adjacent heritage conservation areas.</i>	YES	All buildings have been provided with appropriate architectural modulation and articulation that seeks to reflect and enhance the character of the adjacent heritage conservation areas.
7.3 (i)	<i>Any new building to the corner of Bronte Road and Birrell Street is to provide a bulk and scale that relates to the development on the remaining corners of the intersection.</i>	YES	Building D is of a bulk and scale that is commensurate with the existing and future development on the other corners of the intersection, noting that this building will serve as a landmark building on the intersection. Refer to the Design Report provided in Appendix 7 .
7.3 (j)	<i>Any new building to the corner of Bronte Road and Birrell Street is to be designed in a way that respects and does not overwhelm the heritage gates on the corner of Bronte Road and Birrell Street</i>	YES	As discussed in 7.2(a) above, the building has been specifically designed to provide an appropriate backdrop and curtilage which celebrates the corner gates.
7.3 (k)	<i>Due to the sloping nature of the site, it may be necessary to exceed the alternative building heights specified in the WLEP, for minimal areas of a roof envelope to enable optimised building layout.</i>	YES	Refer to the above discussion under Control 7.3(b) .
7.3 (l)	<i>No habitable room is to be more than 1.2m underground at finished floor level.</i>	YES	No habitable room is to be more than 1.2m underground at finished floor level. Refer to the Architectural Plans provided in Appendix 2 .

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part E7 Edina Estate – 7.4 Heritage			
7.4 (a)	<i>A Conservation Management Plan is to be provided for the site that responds to the Statement of Significance of the heritage item.</i>	YES	A Conservation Management Plan is provided in Appendix 13 .



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part E7 Edina Estate – 7.4 Heritage			
7.4 (b)	<i>The existing hospital use is a historic use that should be continued, and should be broadly defined to include uses related to health, aged care, and health related training.</i>	YES	The existing hospital will continue its operation before, during and after the development.
7.4 (c)	<i>The following historic spatial uses relating to the Victorian period are to continue or be re-instated / interpreted:</i>	-	-
7.4 (d)	<i>early entrances and driveway as identified in Figure 2;</i>	YES	The early entrances and driveways are maintained where appropriate.
7.4 (e)	<i>Victorian garden areas as garden/passive recreation as identified in Figure 2.</i>	YES	The Heritage Lawn is proposed to be re-instated and enhanced as discussed in Section 6.1.8 of the EIS.
7.4.1 (a)	<i>The significant fabric and spatial relationships as identified in Figure 2 are to be conserved and enhanced. They are:</i> <i>i. Victorian buildings and estate planning, including: topography, plantings, fences, statuary and spatial order (including the private street, and distinction of service areas such as original stable and kitchen buildings from formal areas);ii. War Memorial Hospital buildings of aesthetic importance: main building, chapel;</i> <i>iii. 1920s landscape items including: palm trees, cast iron bollards, reconfigured gates to Birrell Street / Bronte Road and new gates to Carrington Road;</i> <i>iv. The Victorian landscape and landscape elements both existing and reinstated based on documentary evidence.</i> <i>v. External views from Centennial Park of the Norfolk Island Pines;</i> <i>vi. Existing views of the Ellerslie, Banksia and Wychazel houses along Birrell Street, and Vickery tower from Carrington Road. The Carrington Road wrought iron gates from c1920.</i>	YES	As detailed in Section 6.1.20 of the EIS, all such features are conserved and enhanced where appropriate.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part E7 Edina Estate – 7.4 Heritage			
7.4.1 (b)	<i>The Victorian Garden space adjacent to the Edina building identified is to be treated to reflect its significance and historical appearance.</i>	YES	The Heritage Lawn is proposed to be re-instated and enhanced as discussed in Section 6.1.8 of the EIS.
7.4.1 (c)	<i>A lower garden space is to be created that interprets the pond featured in the original central garden space through landscaping layout, inclusion of a water feature, or signage interpretation. The original height difference between the upper lawn and carriageway is to be maintained and linked by existing stone stair</i>	YES	The lower garden features are proposed to be re-instated where possible and re-interpreted with landscaping, water story and signage.
7.4.1 (d)	<i>The lower garden space described in (c) should at a minimum, retain the trees identified in Figure 2 and seek to retain as many existing mature trees as possible across the site.</i>	YES	Existing significant trees are retained where possible.
7.4.1 (e)	<i>Any trees present considered as having ‘High Significance’ or ‘Exceptional Significance’ in Annexure E7-1 – Conservation Management Plan 2017, which are not displayed in Figure 2 and not contained within the new building zones displayed in Figure 3, should be retained</i>	ACCEPTABLE	Refer to Section 6.1.8 of the EIS which demonstrates that the proposed removal of significant trees is considered acceptable.
7.4.1 (f)	<i>Any trees identified on the Waverley Significant Tree Register are subject to the relevant provisions in Part B3 - Landscaping, Biodiversity and Vegetation Preservation</i>	ACCEPTABLE	Refer to Section 6.1.8 of the EIS which demonstrates that the proposed removal of significant trees is considered acceptable.
7.4.1 (g)	<i>Ensure that the design of the central building is such that the significant fig near the existing tennis court is retained, along with the significant magnolia grandiflora, and their wellbeing preserved.</i>	ACCEPTABLE	Refer to Section 6.1.8 of the EIS which demonstrates that the proposed removal of significant trees is considered acceptable.
7.4.1 (h)	<i>Maximise the protection of significant trees on the site and their corresponding tree protection zones</i>	YES	The tree protection zones of all significant trees to be retained have been maximised.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part E7 Edina Estate – 7.4 Heritage			
7.4.1 (i)	<i>The original estate gates at the corner of Bronte Road and Birrell Street are to be retained and maintained and celebrated as the traditional formal entry point to the site. This must include the use of the gates as a pedestrian access to the site. A pathway is to be provided from the gates leading into the site. This pathway is to be publicly accessible and must align with the controls specified in 7.5 Public Domain and open space.</i>	YES	As discussed in 7.2(a) and 7.3(j) above, the Corner Gates are to be retained and celebrated with an interpretation of the pathway as publicly invited access. Assessment of 7.5 is undertaken below.
7.4.1 (j)	<i>The eastern Birrell Street entrance is to be preserved, through the retention of the avenue of Canary Palms and the experience of a late Victorian streetscape</i>	YES	The eastern Birrell Street entrance is preserved including significant vegetation. The removal of Cadi Cottage will enhance the experience of the Victorian streetscape.
7.4.1 (k)	<i>Ensure that the appropriate standard of professional and craft expertise corresponds to the grade of significance through involvement of a qualified heritage consultant.</i>	YES	A qualified heritage consultant has been engaged and will maintain involvement throughout the construction process.
7.4.2 (a)	<i>New buildings adjacent to the Victorian private road or a building of significant fabric as identified in Figure 2 are to read as contributing or harmonising to the heritage buildings</i>	YES	Refer to above discussions under Control 7.4.1(a) . Refer to the Design Report provided in Appendix 7 .
7.4.2 (b)	<i>The scale of new buildings should be of a scale consistent with the controls outlined in the WLEP. New buildings should respect the landmark qualities of the Edina tower or the Norfolk Island pines</i>	YES	As above, all new buildings have been designed to respect the existing qualities at the Subject Site. All buildings in the proposed masterplan are below the height of the Edina Tower.
7.4.2 (c)	<i>Site lines that link open spaces are to be created and framed through the site.</i>	YES	A number of key site links are proposed to be created throughout the Subject Site and framed appropriately with landscaping and built form.
7.4.2 (d)	<i>Should demolition or excavation works involve areas of potential archaeological deposits, plan for proper investigation and interpretation of those deposits</i>	N/A	No potential archaeological deposits have been identified at the Subject Site.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part E7 Edina Estate - 7.4 Heritage			
7.4.2 (e)	<i>Fabric of new buildings must be sympathetic to the palette and colour of historic materials used in the original estate</i>	YES	The proposed new buildings have employed a sympathetic palette of colours and materials.
7.4.3 (a)	<i>The place is to be interpreted as the whole estate developed by the Vickery Family as a residence, and then as the War Memorial Hospital.</i>	YES	The Estate has been interpreted accordingly.
7.4.3 (b)	<i>The original carriageway on the corner of Bronte/Birrell St is to be interpreted via the site layout and wayfinding throughout the site.</i>	YES	The carriageway has been re-interpreted and implemented accordingly via the pathway at the Corner Gates and the pathway on the East-West link.
7.4.3 (c)	<i>Any additions to heritage buildings are to present as distinguishable, at least on close inspection, in accordance with Burra Charter principles. Their design should also be sympathetic and not detract from the appreciation of the heritage buildings and their significance.</i>	YES	No external additions, with the exception of façade restoration, is proposed. The masterplan proposes to remove later additions of facades and restore the original facades.
7.4.3 (d)	<i>Creatively interpreting aspects of the history of the place should be considered as opportunities arise, including:</i> <i>i. Develop the site with an appreciation of its identity as a single planned estate;</i> <i>ii. Develop the site with an appreciation of the spatial order of the estate, which is contiguous over the course of its history as an estate and hospital.</i> <i>iii. Develop and creatively interpret Aboriginal connection to place in combination with European heritage, through an understanding of native landscapes and planting of Sydney's Eastern Beaches.</i>	YES	The Subject Site has been developed with an appreciation of its history, spatial order, Aboriginal connection and native landscape.
7.4.3 (e)	<i>The reconstructions, removals and plantings should be considered in accordance with the policies set out in the</i>	ACCEPTABLE	The reconstructions, removals and plantings have been considered in accordance with the Conservation Management Plan provided in Appendix 13 which is based on more current research and understanding of the history of the Subject Site.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part E7 Edina Estate – 7.4 Heritage			
	<i>Conservation Management Plan 2017 provided in Annexure E7-1.</i>		
7.4.4 (a)	<i>A minimum of 40% of the site is to be provided as landscaped area.</i>	YES	52.7% of the Subject Site is to be provided as landscaped area.
7.4.4 (b)	<i>Notwithstanding the principal deep soil zones displayed in Figure 4, a minimum of 30% of the site is to be provided as deep soil area, as specified in the WLEP.</i>	YES	35.5% of the Subject Site is to be provide as deep soil.
7.4.4 (c)	<i>Retain, replace or reinstate trees and other species to support the habitat corridor which affects the entire site.</i>	YES	Substantial planting is proposed to support the habitat corridor. 201 new trees will be planted to replace the 95 trees removed. The increase in canopy cover will encourage habitat corridor.
7.4.4 (d)	<i>Provide a Landscaping Plan that identifies the trees and plants that contribute to the habitat corridor, including a Succession Plan that identifies how these plants will be managed over time.</i>	YES	A Landscape Plan is provided in Appendix 26 which includes all relevant details.
7.4.4 (e)	<i>Provide indigenous species throughout the site with sensitivity to European landscaping.</i>	YES	Indigenous species are provided where appropriate. Refer to the Landscape Plans provided in Appendix 26 .
7.4.5 (a)	<i>A public art and heritage interpretation plan is required to be submitted with any Development Application to demonstrate how the heritage of the site has been interpreted through landscape design, species choice, wayfinding and digital interpretation on the site.</i>	YES	This has been explored through a number of consulting disciplines in support of the proposal. Refer to the Designing for Country Report included in Appendix 15 for indigenous heritage interpretations. For wayfinding, signage and access to the site refer to the Wayfinding and Signage Report in Appendix 33 . Finally, for the incorporation of all elements including proposed locations of European heritage elements and planting design, refer to the Landscape Reports and Plans provided in Appendices 26 and 27 .
7.4.5 (b)	<i>The public art and heritage interpretation plan is to provide clear and engaging interpretation that acknowledges the periods of ownership: indigenous custodianship, 50 years with the Vickery family, and 100 years as a hospital.</i>	YES	The masterplan acknowledges and provides a clear interpretation of the history of the land through the various heritage documents provided. The physical interpretation of the specific elements to be incorporated into the landscape design will be provided during design development of the project and included into plans prior to issuance of the relevant Construction Certificate.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part E7 Edina Estate - 7.4 Heritage			
7.4.5 (c)	<i>Public artwork is to be provided in accordance with Part B11 Public Art of this DCP.</i>	YES	An assessment of B11 is undertaken above, noting that this section does not relate to the Subject Site as it is not zoned accordingly.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part E7 Edina Estate - 7.5 Public Domain and Open Space			
7.5 (a)	<i>Invited publicly accessible open space is to be provided as identified in Figure 4.</i>	YES	Invited open space is provided accordingly.
7.5 (b)	<i>Where open space is to be publicly accessible, these spaces should be open to the public at a minimum of 9 daylight hours. Where fences or gates are to be included, these are to be arranged in an 'open' fashion between open hours to encourage movement through the site.</i>	ACCEPTABLE	<p>It is proposed to open such spaces for a maximum of seven (7) daylight hours per day (not including Public Holidays).</p> <p>Ongoing communication has been undertaken with Council on this matter since 2022.</p> <p>The significance of the Corner Gates has always been recognised and their renewal is proposed as part of this development. However, these gates have not been operable for many decades and their function was never to provide public throughfare. In their original form, the gates and gate house permitted entry to invited visitors only. The Estate was designed to provide privacy for its inhabitants, not as a public park.</p> <p>The east-west link does not represent the dominant pedestrian desire line across the Subject Site. Pedestrian and traffic studies confirm the Church Street to Birrell Street crossing to be the clear throughfare and this is reinforced by the north-south link featured in the proposed development.</p> <p>The Subject Site is privately owned and will be occupied by vulnerable older residents. Significant public benefit will be</p>



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part E7 Edina Estate – 7.5 Public Domain and Open Space			
			gained from the level of access offered and it is unreasonable to require private spaces to remain open for an extended period, given the needs of the older residents and their right to feel safe and secure. By comparison, public access to Council’s own heritage estate, Bronte House, was limited to four (4) daylight hours, two (2) days a year.
7.5 (c)	<i>The management around the operation of any fences or gates surrounding publicly accessibility, including any exceptional circumstances in which opening hours may need to be altered, should be included in a Plan of Management for the site.</i>	YES	A Plan of Management may be provided prior to occupation of the proposed development to include exceptional events in which in opening hours may need to be altered.
7.5 (d)	<i>Provide primary and secondary through site links for pedestrians to increase permeability across the site, as identified in Figure 5.</i>	YES	Appropriate site links have been provided.
7.5 (e)	<i>The invited publicly accessible outdoor areas are to be accessible and designed with a mix of shade and direct sun throughout the year.</i>	YES	The outdoor areas have been appropriately designed.
7.5 (f)	<i>Consider the provision of accessible vegetable garden beds and facilities (e.g. tools, composting) for collective activities.</i>	YES	Communal vegetable gardens are proposed in the Resident Courtyard.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part E7 Edina Estate – 7.6 Urban Ecology			
7.6 (a)	<i>Canopy coverage is to be provided at a minimum of 30% of the site area. This is to be demonstrated on the Landscape Plan and inclusive of landscape on slab</i>	YES	Canopy cover of 35.45% of the Subject Site is proposed.
7.6 (b)	<i>Canopy coverage is to provide an appropriate cover that respects the heritage values of the place while providing a recognised habitat corridor through the site. Details of how the canopy, particularly the habitat corridor, will be maintained</i>	YES	The canopy cover will respect the heritage values of the Subject Site and habitat corridor and will be managed accordingly.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part E7 Edina Estate – 7.6 Urban Ecology			
	<i>and managed over time is to be provided (via a Canopy Succession Plan).</i>		
7.6 (c)	<i>Preserve and maintain the existing mature trees on the site. Where a tree cannot be maintained due to the location of a new building, this tree is to be relocated or replaced with a comparable size and species in a more suitable location on the site to support the habitat corridor.</i>	ACCEPTABLE	Refer to above discussion under Control 7.4.1(e) . The removal of the fig tree (near the tennis court) will be replaced by a large ex ground fig. The removal of the magnolia tree will have already been replaced by the planting of another magnolia as part of the War Memorial Hospital’s Centenary Event in 2023. Refer to the Landscape Plans and Arboricultural Impact Assessment provided in Appendices 6 and 26 .
7.6 (d)	<i>Protection of trees on site that are to be retained is to be conducted in accordance with the provisions in Part B3.4 Protecting Trees on Development Sites in the WDCP.</i>	YES	Assessment of B3.4 is undertaken above.
7.6 (e)	<i>Buildings are to be located to support the Habitat Corridor which runs through the site. The Habitat Corridor is to be clearly marked on the Landscape Plan with details of the proposed species and the arrangement and structure of the habitat</i>	YES	All proposed buildings have been positioned so as to support the Habitat Corridor. All such details are provided in the Landscape Plans provided in Appendix 26 .
7.6 (f)	<i>In addition to the Habitat Corridor through the site, habitat species are to be planted along the periphery of the site, in the setbacks from the street frontage. This habitat is also to be clearly marked on the Landscape Plan.</i>	YES	Habitat species are proposed along the periphery of the Subject Site.
7.6 (g)	<i>At-grade car parking and roads are to be minimised within the habitat corridor to encourage a safe environment for fauna within the limitations of the site and heritage values.</i>	YES	At-grade parking and roads are minimised with car parking moved to the basement levels.
7.6 (h)	<i>A diversity of plant species is to be provided across the site.</i>	YES	A wide diversity of plant species is proposed.
7.6 (i)	<i>Landscaping is to be designed and completed in a way that provides adequate fauna habitat, i.e. taking vertical space into consideration as well as horizontal space, and providing several</i>	YES	The proposed planting will provide adequate fauna habitat.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part E7 Edina Estate – 7.6 Urban Ecology			
	<i>layers of plantings. It is expected that a shrub layer 0.5 to 2.0 m will be included in at least some sections of the habitat corridor, and that some shrubs and grasses are planted in thickets to provide safe habitat for smaller fauna species. In addition, new trees are to be provided at 200L to provide for increased habitat to the periphery of the site.</i>		
7.6 (j)	<i>Refer to the species outlined in Table 1 that are encouraged or discouraged for this site. The planting palette should include a range of species. Additional or alternate species to this list can be discussed with Council's Urban Ecology Team. Proposed species are to be detailed in the Landscaping Plan.</i>	YES	A range of plant species is proposed.
7.6 (k)	<i>Where appropriate, deciduous trees such as Melia azedarach var. australis are to be planted near windows, particularly on the north and west aspects, to provide shading in summer and filtered sunlight in winter.</i>	YES	Appropriate planting is proposed.
7.6 (l)	<i>Wildlife-friendly lighting is to be provided across the site to enable fauna movements, particularly at nighttime. Design responses that include soft (lower wattage), low-placed lights facing downwards with a warm colour temperature (less than 2500K), are preferable to up-lighting, lighting from high on poles (even if facing downwards), bright lighting (higher wattage) or lighting with a cool or blue cast</i>	YES	All lighting will be designed to comply.
7.6 (m)	<i>Pollinator-friendly species are to be provided on-site with details in the Landscaping Plan. Pollinator species typically have small, white cream, yellow, blue, or purple flowers.</i>	YES	Appropriate planting is proposed.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part E7 Edina Estate – 7.7 High Performance Buildings and Site Resilience			
7.7.1 (a)	<i>Building location and façade design is to maximise access to direct sunlight to reduce reliance on mechanical heating.</i>	YES	The development and buildings are designed to comply. Refer to the Architectural Plans for solar studies in Appendix 2 .
7.7.1 (b)	<i>Adequate external shading or performance glass is to be provided on the western and north-western building facades to minimise the cooling load required in mid-summer.</i>	YES	The buildings and materials are designed to comply. Refer to the ESD Concept Strategy Report provided in Appendix 19 .
7.7.1 (c)	<i>Any on-site renewable energy sources are to be coupled with battery storage</i>	ACCEPTABLE	The development proposes a full-geothermal heating and cooling system as part of the renewal energy strategy. PV-energy systems will be coupled with suitable power storage as required for the operational phase of the project.
7.7.1 (d)	<i>The residential component of a building is expected to exceed BASIX Energy, Water and Thermal Comfort targets as specified in the WLEP.</i>	YES	The development complies with BASIX Energy, Water and Thermal Comfort targets. Refer to the ESD Concept Strategy Report provided in Appendix 19 .
7.7.1 (e)	<i>Commercial buildings shall achieve a Green Star Certified Rating of six (6) stars; and/or a NABERS 5.5-star energy rating and 4.5-star water rating as specified in the WLEP</i>	N/A	There are no commercial buildings as part of the development proposal.
7.7.2 (a)	<i>To mitigate the accumulation of urban heat, buildings are to utilise light coloured and reflective materials, and where possible provide vegetative surfaces such as green roofs.</i>	YES	The buildings and materials are designed to comply. Refer to the Materials Palette provided in the Architectural Plans in Appendices 2 .
7.7.2 (b)	<i>Buildings and roof materials are to be a light coloured material to reduce solar absorption.</i>	YES	The buildings and materials are designed to comply. Refer to the Materials Palette section of the Design Report provided in Appendix 7 .
7.7.2 (c)	<i>Pavements are to mitigate heat accumulation where possible through materials which consider end users and that maximize permeability and/or reflectivity.</i>	YES	The buildings and materials are designed to comply. Refer to the Landscape Plans provided in Appendix 26 .
7.7.2 (d)	<i>Provide one building in the precinct able to function as an accessible refuge for on-site residents from the heat in the case</i>	YES	Building A is designed to comply.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part E7 Edina Estate – 7.7 High Performance Buildings and Site Resilience			
	<i>of emergency, with access to a back-up power supply available on the site.</i>		
7.7.3 (a)	<i>Principles of Water Sensitive Urban Design (WSUD) are to be applied across all aspects of the development to minimise stormwater discharged from the site and ensure any stormwater has minimal impact on local waterways and drainage infrastructure.</i>	YES	WSUD and water quality measures have been incorporated into the sites stormwater design network. Refer to the Civil Design Report in Appendix 11 .
7.7.3 (b)	<i>Provide fit for purpose water harvesting, re-use, and on-site storage.</i>	YES	Water harvesting and irrigation tanks have been included within the design and also shown in the Civil Design Report.
7.7.3 (c)	<i>Maximise indoor and outdoor water efficiency in order to reduce potable water consumption.</i>	YES	The entire proposal has been designed with water efficiency and use minimisation in mind, from endemic and hardy plant choices requiring less water, to 6-star tap fittings within apartments. Refer to the ESD Concept Strategy Report provided in Appendix 19 .
7.7.3 (d)	<i>Design to increase resilience to flooding and drought and integrate with stormwater quality, quantity and urban canopy/greening requirements.</i>	YES	As discussed above, resilient buildings and landscaping has been included into the entire project through building and stormwater infrastructure. Further, the site's green canopy cover is 35.45% of the Subject Site Site. This contributes to link the urban green canopy areas of Queens Park to the south, Centennial Park to the west, and through to Waverley Park in the north-east. Full details can be seen in the referred Landscape Report and Plans provided in Appendices 26 and 27 .
7.7.3 (e)	<i>Maximise permeable areas and materials across the site to reduce runoff and better manage stormwater capacity.</i>	YES	Permeable areas are maximised where possible in communal and public outdoor areas. Expansive planting and deep soils zones also increase the opportunity for ground water recharge and reduce the burden on the stormwater network. These details are also shown on the Landscape Plans attached.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part E7 Edina Estate – 7.7 High Performance Buildings and Site Resilience			
7.7.3 (f)	<i>Minimise infrastructure and utility conflicts to prevent damage in storms.</i>	YES	All underground infrastructure will be highly coordinated for this master-planned site and will be appropriately separated.

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part E7 Edina Estate – 7.8 Transport and Access			
7.8.1 (a)	<i>Loading for RAC, commercial and hospital facilities should be accessed from Bronte Road.</i>	YES	Loading facilities will be accessed from Bronte Road. Refer to the Architectural Plans provided in Appendix 2 .
7.8.1 (b)	<i>Loading for residential facilities should be located to ensure easy access for residents, removalists and waste collection services while ensuring adequate amenity and safety for surrounding uses.</i>	YES	Residential loading facilities have been appropriately located at basement level at the core of each building.
7.8.1 (c)	<i>Loading facilities should be visually concealed where possible within building envelopes.</i>	YES	Loading facilities are proposed within the basement and will not be visually concealed.
7.8.2 (a)	<i>Vehicle access to the site is to be provided in accordance with Figure 6.</i>	YES	Vehicle access has been provided accordingly and complies
7.8.2 (b)	<i>Vehicle access through the site is to be designed to ensure the safety of visitors and residents, whilst encouraging pedestrian movements across the site.</i>	YES	The proposed vehicle access has been designed to maximise pedestrian safety and movement across the Subject Site. The introduction of the north-south link and shared zone for the Central Avenue encourages safe and accessible pedestrian movements across the site.
7.8.2 (c)	<i>Any vehicle access that may be provided via Bronte Road, must be designed to minimise vehicle, cyclist and pedestrian conflicts, and must not create unreasonable service disruption to the intersections surrounding the site.</i>	YES	As detailed in Section 6.1.10 of the EIS, the proposed access will not result in any unreasonable impacts to the traffic network or result in any pedestrian, cyclist or vehicle conflicts.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part E7 Edina Estate – 7.8 Transport and Access			
7.8.2 (d)	<i>Traffic modelling is to take into account busy traffic periods during school zone times.</i>	YES	Busy (peak) traffic periods have been considered in the traffic modelling provided in Appendix 40 .
7.8.2 (e)	<i>Service vehicle movements across the site should be managed to minimise vehicle and pedestrian conflicts, and to maximise pedestrian amenity.</i>	YES	All such vehicle movements may be completed without conflict with pedestrians and other vehicles. Refer to above discussion under Control 7.8.2 (b) .
7.8.3 (a)	<i>On-site staff car parking is to be minimised to the extent that it does not affect the operation of the site and its facilities.</i>	YES	On-site staff car parking is minimised where possible.
7.8.3 (b)	<i>Car parking must not be sub-leased out to external users.</i>	YES	Car parking will not be sub-leased to external users.
7.8.3 (c)	<i>Car parking is predominantly to be provided in basements underneath the buildings on site</i>	YES	The car parking is predominantly provided in the basement.
7.8.3 (d)	<i>Consolidated basements between buildings are to be designed to maximise deep soil across the site.</i>	YES	The basements have been consolidated between buildings. Refer to the Architectural Plans provided in Appendix 2 .
7.8.3 (e)	<i>The car parking rate for independent living units and residential aged care is to be in accordance with the provisions of any relevant Environmental Planning Instrument that governs the provision of Seniors Housing.</i>	YES	Compliant car parking has been provided.
7.8.3 (f)	<i>Bicycle parking, lockers and changerooms are to be provided at the rates specified in Part B General Provisions of this DCP. These facilities should be accessible and attractive. Where provided in a basement the facilities are not to contribute to the calculation of gross floor area.</i>	YES	Assessment of Part B7 has been undertaken above.
7.8.4 (a)	<i>Provision for electric vehicle charging stations is to be provided in accordance with Part B7.8 Electric Vehicle Charging Points of the WDCP</i>	YES	Assessment of Part B7 has been undertaken above.



WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part E7 Edina Estate – 7.8 Transport and Access			
7.8.4 (b)	<i>A dedicated space and charging point for electric bicycles and mobility scooters to be charged must be provided</i>	YES	Dedicated spaces have been provided. Refer to the Architectural Plans provided in Appendix 2 .
7.8.4 (c)	<i>Car share is to be provided at the rates specified in Part B7.7 Car Share of the WDCP.</i>	YES	Assessment of Part B7 has been undertaken above. Refer to the Traffic Impact Assessment provided in Appendix 40 .

WAVERLEY DEVELOPMENT CONTROL PLAN 2022

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Part E7 Edina Estate – 7.9 Waste			
7.9 (a)	<i>Development is to comply with the requirements of B1 Waste of this DCP.</i>	YES	Assessment of Part B1 has been undertaken above. Refer to the Site Waste and Recycling Management Plan provided in Appendix 37 .
7.9 (b)	<i>Bins are not to be presented on street for collection.</i>	YES	Bins of the new buildings will not be presented on the street for collection.
7.9 (c)	<i>On-site collection is to be provided for, and where possible to be collected from within a building footprint.</i>	YES	On-site collection for the new buildings is proposed with collection being undertaken within the building footprint.
7.9 (d)	<i>Residential waste and recycling are to be clearly separated from RAC, hospital and commercial waste and recycling.</i>	YES	Residential waste will be clearly separated.

