

**APPENDIX 44 - Ku-ring-gai Development Control Plan**

Residential Flat Building with Infill Affordable Housing

12-16 Bent Street, Lindfield

(Lot 3 DP1226294, Lot 1 DP935936, Lot 1 DP960015, Lot 1 DP318518 &amp; Lot 1 DP960014)

SSD-78156462

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| Control  | Compliance | Comment   |
| <b>Part 2 Site Analysis</b>  |            |   |
| <b>2.1 Site Analysis</b>   |            |   |
| <p>1. <i>Development applications are to contain a site analysis that includes:</i></p> <ul style="list-style-type: none"> <li><i>i) a sketch/diagrammatic plan with a legend; and</i></li> <li><i>ii) a written component.</i></li> </ul> <p><i>The amount of information in a site analysis will depend on the size and scale of the proposal, the site locality, complexity, nature and context.</i></p>  | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4.</b>                             |
| <p>2. <i>The site plan and statement of environmental effects for the development application is to show how the proposed development responds to the site analysis.</i></p>   | <b>Yes</b> | The Site Plan and SEE show how the development responds to the site analysis. |
| <p>3. <i>The site analysis is to contain information on the subject site and surrounding areas as follows:</i></p> <ul style="list-style-type: none"> <li><i>i) Site Description - Written description of streetscape and its predominant elements.</i></li> <li><i>ii) Standard of Documentation - All information required in Council's DA Guide, Appendix 1 - Standard of Documentation.</i></li> </ul> <p><b>Note:</b> <i>Photos may be required</i></p> <ul style="list-style-type: none"> <li><i>iii) Additional information - Any other information that may affect the proposed development or that identifies effects that the development might have on the site and surrounds.</i></li> <li><i>iv) A plan of the site showing dimensions, streets and adjoining sites is required to an appropriate scale (usually either 1:100 or 1:200). A simple example is</i></li> </ul> | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4.</b>                             |



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| <p><i>provided at Figure 2.1-1. For more complex developments, the site analysis will require a series of plans or sketches and photographic analysis. A sample of some elements is provided at Figure 2.1-2.</i></p>  |                   |  |
| <p><b>Site characteristics within the subject site</b></p> <p>4. <i>The site analysis plan is to include, but not be limited to, the following characteristics as appropriate:</i></p> <ul style="list-style-type: none"> <li>i) <b>Orientation &amp; Climate</b> – Scale, north point (magnetic north and true north), and prevailing wind direction(s) shown by arrows.</li> <li>ii) <b>Topography &amp; Drainage</b> – Contours of 0.5m intervals, spot levels if available, slope gradients, runoff (upstream and downstream), piped drainage, open channels, overland flow-paths, flood levels, location of any features that may impact on surface and subsurface flows, location of any riparian lands.</li> <li>iii) <b>Site Access</b> – Existing access to and from the site of the proposed development including easements and/or rights-of-carriageway.</li> <li>iv) <b>Open Space</b> – All open space and other recreation areas, including private, commercial and communal open space, on the site and adjoining land.</li> <li>v) <b>Existing Vegetation and Natural Features</b> – Location and spread of all trees on the site and adjoining lands as identified on the survey plan including proximity to surrounding bushland. Location of rock outcrops.</li> <li>vi) <b>Biodiversity and Riparian</b> – Tree species or ecological communities are to be identified.</li> <li>vii) <b>Bush fire prone land</b> – An indication of whether the site is identified on Council's Bush fire Prone Lands</li> </ul> | <p><b>Yes</b></p> | <p>See the Architectural Plans at <b>Appendix 4.</b></p> |



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| <p>viii) <i>Map or Bush fire Risk Evacuation Map. If the site is Bush fire prone, the direction of fire and "Effective Slope" as defined in Planning for Bush fire Protection 2019.</i></p> <p>ix) <b>Other risks</b> - Any other risks that apply to the site, such as flood, contamination, rail noise and vibration.</p> <p>x) <b>Views</b> - Direction of any views to surrounding areas and important public or private views to the site.</p> <p>x) <b>Existing development</b> - Location of existing structures and natural features on the subject site.</p>  |                   |  |
| <p><b>Characteristics of surrounding/adjoining sites</b></p> <p>5. The site analysis plan is to include, but not be limited to, the following characteristics as appropriate:</p> <p>i) <b>Existing development</b> - Location of existing structures and natural features adjoining the subject site.</p> <p>ii) <b>Key features of adjoining sites</b> - Overshadowing/ solar access, overlooking windows, view lines, building bulk, prevailing street setback, and landscaping/ screening, topography, inter-allotment drainage easement available to the subject site, riparian lands and private and public open space.</p> <p>iii) <b>Services &amp; facilities</b> - Location of site in relation to community facilities such as local shopping centres, bike paths, utilities, and public transport.</p> <p>iv) <b>Zone interface</b> - Adjoining zoning (including any proposed zoning in a draft LEP).</p> <p>v) <b>Heritage</b> - Heritage Items and Heritage Conservation Areas in the surrounding locality and landscape.</p> | <p><b>Yes</b></p> | <p>See the Architectural Plans at <b>Appendix 4.</b></p> |



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| vi)  | <b>Noise &amp; Safety</b> – Noise sources at and external to the site (including railway lines, arterial roads, etc). |   |
| <b>Part 7 Residential Flat Buildings</b>   |   |   |
| <b>7A Site Design</b>  |   |   |
| <b>7A.1 Local Character and Streetscape</b>  |   |   |
|  | <b>Yes</b>  | See the Design Verification Statement at <b>Appendix 7</b> .  |
| 1. All Residential Flat Buildings are to be designed by an architect registered with the NSW Architects Registration Board.  |   |   |
| 2. All residential flat buildings are to demonstrate how they provide a garden setting with buildings surrounded by landscaped gardens, including tall trees, on all sides.  | <b>Yes</b>  | See the Architectural Plans at <b>Appendix 4</b> and the ADG and Design Verification Statement at <b>Appendix 7</b> .                               |
| 3. Design components of new development are to be based on the existing predominant and high quality characteristics of the local neighbourhood.   | <b>Yes</b>  | See the Architectural Plans at <b>Appendix 4</b> , Architectural Design Report at <b>Appendix 6</b> and Urban Design Report at <b>Appendix 10</b> . |
| 4. The appearance of the development is to maintain the local visual character by considering the following elements:<br>i) visibility of on-site development when viewed from the street, public reserves and adjacent properties; and<br>ii) relationship to the scale, layout and character of the tree dominated streetscape of Ku-ring-gai            | <b>Yes</b>  | See the Architectural Plans at <b>Appendix 4</b> , Architectural Design Report at <b>Appendix 6</b> .   |
| 5. The predominant and high quality characteristics of the local neighbourhood are to be identified and considered as part of the site analysis at Part 2 of the DCP.  | <b>Yes</b>  | See Architectural Plans at <b>Appendix 4</b> .  |
| 6. Development is to integrate with surrounding sites by:<br>i) being of an appropriate scale retaining consistency with the surrounds when viewed from the street, public domain or adjoining development;<br>ii) minimising overshadowing; and<br>iii) integrating built form and soft landscaping (gardens and trees) within the tree canopy that links | <b>Yes</b>  | See the Architectural Plans at <b>Appendix 4</b> , Architectural Design Report at <b>Appendix 6</b> and Urban Design Report at <b>Appendix 10</b> . |



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| <i>the public and private domain throughout Ku-ring-gai.</i>   |                   |   |
| <p>7. <i>Development on visually prominent sites is to:</i></p> <ul style="list-style-type: none"><li><i>i) be of high architectural and aesthetic quality;</i></li><li><i>ii) be integrated into the existing landscape through the site planning process and avoid tall and bulky structures;</i></li><li><i>iii) have a selection of external colours and finishes that are sensitive to the site and locality;</i></li><li><i>iv) retain significant landscape and vegetation elements;</i></li><li><i>v) consider views to the site as well as those from the site; and soften visual impact by extensive landscaping including tall and medium trees and shrubs.</i></li></ul> | <p><b>Yes</b></p> | <p>See the Architectural Plans at <b>Appendix 4</b>, Architectural Design Report at <b>Appendix 6</b> and Urban Design Report at <b>Appendix 10</b>.</p> <p>The built form has been designed to have greater massing positioned to the east and step the building down from 10 storeys to six storeys at the northwestern corner of the Site, where it adjoins lower density zone. The articulation and proposed colour palette combined with extensive landscaping result in an acceptable design solution without adverse impact.</p> |
| <p>8. <i>Colours of materials used in sites adjoining or in close proximity to bushland areas and Heritage Conservation Areas are to be in harmony with the built and natural landscape elements of the area.</i></p>  | <p><b>Yes</b></p> | <p>See the Material Board within the Architectural Drawings at <b>Appendix 4</b>. The materials and finishes incorporate Connecting with Country (CWC) principles.</p>  |



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| <p><b>7A.2 Site Layout</b></p> <p>1. <i>The site layout is to demonstrate a clear and appropriate design strategy and arrangement of building mass in response to the Site Analysis in Part 2 Site Analysis of this DCP. Demonstration of design strategies to address opportunities and constraints based on Site Analysis are to include:</i></p> <p style="margin-left: 20px;">i) <i>building location and orientation on the site optimising northern aspect; relationship with neighbouring developments; building setbacks; geographical aspect; views; access etc;</i></p> <p style="margin-left: 20px;">ii) <i>response of building development in maintaining site characteristics within the subject site, such as topography, vegetation, significant trees, any special features, etc.</i></p> <p style="margin-left: 20px;">iii) <i>building separation and internal layouts of buildings that respond to (i) above and be consistent with the requirements of the DCP.</i></p> <p style="margin-left: 20px;">iv) <i>limited apartments with no direct sunlight.</i></p> | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> , Architectural Design Report at <b>Appendix 7</b> . See also the Urban Design Report at <b>Appendix 10</b> . |
| <p>2. <i>A drawing and supporting written information is to demonstrate how the building and its layout has applied and responded to the site analysis conducted in Part 2 of this DCP.</i></p>   | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> Architectural Design Report at <b>Appendix 6</b> and Urban Design Report at <b>Appendix 10</b> .              |
| <p>3. <i>For requirements on development near noise sources refer to Section B Part 20 Development Near Rail Corridors and Busy Roads in this DCP.</i></p>  | <b>N/A</b> |  |
| <p>4. <i>Any building with a frontage to the street is to address that street.</i></p>  | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> Urban Design Report at <b>Appendix 10</b> .   |
| <p>5. <i>Where a site has two or more frontages, the buildings are to address and provide building entry points from all street frontages.</i></p>  | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> Urban Design Report at <b>Appendix 10</b> . Entries provided on both Bent Street and future Drovers Way.      |
| <p>6. <i>Soft landscaping, including tall trees, is to be provided between onsite buildings, fences and courtyard walls.</i></p>  | <b>Yes</b> | See the Landscape Plans at <b>Appendix 25</b> .  |



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| 7. <i>Hard landscaping is to be minimised and to maximise opportunities for landscape planting.</i>  | <b>Yes</b>               | See the Landscape Plans at <b>Appendix 25</b> .  |
| 8. <i>Long straight driveways are not permitted, except where necessary for battle-axe sites. Driveways are to be designed to be of minimal visual impact.</i>   | <b>Yes</b>               | See the Architectural Plans at <b>Appendix 4</b> . Driveway will provide access to basement from Bent Street.  |
| 9. <i>Provide a single pedestrian entry point into the development from the street. Other entries may be permitted where several buildings address the street along an extended street or where there are dual frontage sites.</i>   | <b>Yes</b>               | See the Architectural Plans at <b>Appendix 4</b> . Building entry provided along both Bent Street and future Drivers Way. Individual entry to all ground level units along future Drivers Way.   |
| 10. <i>Three hours of direct sunlight between 9am and 3pm on 21st June is to be maintained to the living rooms, primary private open spaces and any communal open spaces within:</i><br>i) <i>existing residential flat buildings and multi-dwelling housing on adjoining lots;</i><br>ii) <i>residential development in adjoining lower density zones.</i>                | <b>Complies with ADG</b> | See the solar access drawings within the Architectural Plans at <b>Appendix 4</b> .<br>Majority of adjoining properties comply with the ADG and will continue to receive at least 2 hours of solar access on 21 June. It is noted that the southeastern terrace at the rear of 18-20 Bent Street will see a reduction in sunlight below 3 hours but will still received in excess of the 2 hours required under the ADG, refer to <b>Section 7.1.7.1</b> for further discussion. |
| 11. <i>Overshadowing should not compromise the development potential of the adjoining yet to be redeveloped sites.</i>   | <b>Yes</b>               | See the Architectural Plans at <b>Appendix 4</b> . Due to the Site orientation and building position, the development will not impact on the potential on any adjoining Site.  |
| 12. <i>Developments are to allow the retention of a minimum of 4 hours direct sunlight between 9am to 3pm on 21st June to all existing solar collectors and solar hot water services on neighbouring buildings.</i>  | <b>Yes</b>               | A visual desktop analysis does not identify any rooftop solar collectors and solar hot water systems.  |
| <b>7A.3 Building Setbacks</b><br><b>Street setbacks</b><br>1. <i>Residential flat buildings are to meet the following street setback requirements (see Figure 7A.3-1):</i><br>i) <i>10.0m from the street boundary;</i><br>ii) <i>on corner sites, or sites with multiple street frontages, the street boundary setback in 1(i) above applies on all street frontages.</i> | <b>See Section 14E</b>   | Refer to Section 14E below, front setbacks reduce for Precinct 7 to minimum of 6m.   |



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| <p>2. Residential flat buildings on the sites identified in Part 14 Urban Precincts and Sites of this DCP are to meet the following street setback requirements:</p> <ul style="list-style-type: none"> <li>i) on corner sites, or sites with multiple street frontages, the street boundary setback in 1(i) above applies on all street frontages.</li> <li>ii) a minimum of 8.0m from the street boundary to the fourth storey and above;</li> <li>iii) on corner sites, or sites with multiple street frontages, the street boundary setback in 2(ii) above applies on all street frontages.</li> </ul> | <b>N/A</b>   |   |
| <p>3. Residential flat buildings are to provide a 2.0m articulation zone behind the street setback, and no more than 40% of this zone (in plan) is to be occupied by the building (see Figure 7A.3-1)</p>  | <b>Noted</b> | The building articulation zone is provided to the Burgoyne Street frontage, the setbacks to Pearson Avenue and Burgoyne Lane are discussed above with setbacks achieving the objectives of this control.  |
| <p>4. The building line to any street is to be parallel to the prevailing building line in the streetscape. For angled sites, a stepped façade may be appropriate (see Figure 7A.3-2).</p>   | <b>Noted</b> | <p><u>Bent Street</u></p> <p>The Bent Street building setback will sit within the future 3m setback of the Lindfield Village Hub (LVH) positioned to the east of the Site and the 9m setback the townhouses located at 18-20 Bent Street to the east, this is discussed in detail and justified in the <b>Section 7.1.5.2</b> of the EIS.</p> <p><u>Drovers Way</u></p> <p>The setbacks along Drovers Way will vary between 3m and 6m, this variation is discussed in and justified in detail in <b>Section 7.1.5.2</b> of the EIS.</p> |
| <p><i>Side and Rear Setbacks</i></p> <p>5. Residential flat buildings are to meet the following side and rear setback requirements to ensure deep soil, landscaping and tall trees are accommodated to all sides of the building:</p> <ul style="list-style-type: none"> <li>i) a minimum of 6m from the side boundary for all levels up to the fourth storey (see Figure 7A.3-3);</li> </ul>  | <b>No</b>    | <p>Detailed consideration of the side and rear setbacks is provided in the Architectural Report at <b>Appendix 6</b>.</p> <p>The controls mandate a 6m setback to side and rear boundaries for the first four storeys, increasing to 9m for higher levels. The proposal seeks a variation to setbacks in part</p>   |



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| ii) <i>a minimum of 9m to the fifth storey and above (see Figure 7A.3- 3).</i>  |              | across levels 6 to Level 9/10. High level windows, blank walls, privacy louvres and setback and height of adjoining on the adjoining western and southern sites ensures that the privacy is suitably maintained as intended by the ADG. Refer to <b>Section 7.1.7.3</b> of the EIS for more detailed discussion. |
| 6. <i>For buildings of 3 storeys or less on sites less than 1800m2, a minimum of 3m from the side boundary may be provided, however Building Separation requirements are to be met as stated in Part 7A.4.</i>  | <b>N/A</b>   |  |
| 7. <i>Side setback areas behind the building line are not to be used for driveways or for vehicular access into the building (see Figure 7A.3- 1)</i>   | <b>Yes</b>   | See the Architectural Plans at <b>Appendix 4.</b>  |
| 8. <i>Driveways are to be set back a minimum of 6m from the side boundary within the street setback to allow for deep soil planting (see Figure 7A.3-1).</i>  | <b>Yes</b>   | Driveway is setback in excess of 16m, see the Architectural Plans at <b>Appendix 4.</b>  |
| <b>Side and rear setbacks and at a zone interface</b><br>9. <i>Setbacks are to respond to the attributes identified in the site analysis, conducted as required by Section A Part 2 Site Analysis of this DCP, including consideration of the location of adjoining buildings and views of the site.</i>  | <b>Yes</b>   | See the Architectural Plans at <b>Appendix 4.</b> Refer to discussion at <b>Section 7.1.7.4</b> of the report.   |
| 10. <i>Residential flat buildings are to provide the following side and rear setbacks to land which is zoned differently for lower density residential development:</i><br>i) <i>a minimum of 9m from the side and rear boundary up to the fourth storey (see Figure 7A.3-4);</i><br>ii) <i>a minimum of 12m from the side and rear boundary for the fifth storey and above (see Figure 7A.3-4);</i><br>iii) <i>greater setbacks may be required where the residential flat building is located upslope from a lower density zone (see Figure 7A.3-5)</i> | <b>Noted</b> | Refer to discussion at <b>Section 7.1.7.4</b> of the EIS.  |
| <b>Encroachments</b><br>11. <i>Basements are not to encroach into the street, side and rear setbacks.</i>   | <b>Yes</b>   | The proposed basement levels generally align with the building above, complying with required setbacks to all boundaries, this provides significant tracts of deep soil areas  |



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|   |              | for planting in these areas., allowing for proper water filtration and ideal growing conditions for the tall trees planned along these interfaces.  |
| 12. <i>Ground floor private terraces/courtyards may encroach into the setback areas (see Figure 7A.3-6) provided there is a minimum setback to the terrace edge/courtyard wall of:</i><br>i) <i>8m from the street boundary;</i><br>ii) <i>4m from the side and rear boundaries;</i><br>iii) <i>7m from the side and rear boundaries where adjoining land is zoned differently for lower density residential development.</i> | <b>Noted</b> | See the Architectural Plans at <b>Appendix 4</b> .<br><br><u>Street Boundary Setbacks (min 8m)</u><br><ul style="list-style-type: none"> <li>▪ Bent Street - 6m</li> <li>▪ Drovers Way - 1.8m to 6.1m</li> </ul> <u>Western Side Boundary Setback (min 7m)</u><br><ul style="list-style-type: none"> <li>▪ 3m - matches setback of townhouse to west</li> </ul> <u>Southern Boundary Setbacks (min 4m)</u><br><ul style="list-style-type: none"> <li>▪ 6m</li> </ul> Refer discussion in <b>Section 7.1.7.4</b> of the EIS. |
| 13. <i>On sites less than 1800m<sup>2</sup> no encroachments into the setback areas is permitted.</i>   | <b>N/A</b>   |   |
| 14. <i>No encroachments are permitted where minimum setbacks have not been achieved.</i>  | <b>Noted</b> | Refer to discussion in <b>Section 7.1.7.4</b> of the EIS. Encroachments have been justified in the EIS.   |
| 15. <i>No more than 15% of the total area of the street setback area is to be occupied by private terraces/courtyards (see Figure 7A.2-6).</i>  | <b>Yes</b>   | See the Architectural Plans at <b>Appendix 4</b> .  |
| 16. <i>In addition to the above encroachments, the following elements may encroach into the setback areas where they do not increase the apparent bulk of the building or create visual clutter:</i><br>i) <i>eaves;</i><br>ii) <i>open pergolas;</i><br>iii) <i>blades, fins, columns</i>  | <b>Yes</b>   | See the Architectural Plans at <b>Appendix 4</b> .  |



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| <p><b>7A.4 Building Separation</b></p> <p>1. Residential buildings on the same development site are to include areas of deep soil in between the buildings that are capable of housing substantial vegetation and tall trees.</p>  | <b>NA</b>  | Only one building proposed. Due to the 'L' shape of the building overlooking will be managed by careful window placement and use of privacy louvres.  |
| <p>2. The minimum separation between residential buildings on the development site is to comply with the following controls:</p> <p><b>Up to 4<sup>th</sup> Storey</b></p> <p>i) 12.0m between habitable rooms/balconies;</p> <p>ii) 9.0m between habitable rooms/balconies and non-habitable rooms;</p> <p>iii) 6.0m between non-habitable rooms.</p> <p><b>5<sup>th</sup> Storey and above</b></p> <p>iv) 18.0m between habitable rooms/balconies;</p> <p>v) 13.5m between habitable rooms/balconies and non-habitable rooms;</p> <p>vi) 9.0m between non-habitable rooms.</p> | <b>Yes</b> | Due to 'L' shape nature of the site there is the potential to overlook, however, the internal separation is 31.9m. Any units which have potential to overlook have been treated with privacy louvres to windows and/or balconies to direct views away from other adjoining units.   |
| <p>3. Buildings are to be located so that apartments benefit from views into and through on-site landscaped gardens.</p>   | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> . Units will benefit overlooking ground level open space in the southwestern corner.   |
| <p><b>7A.5 Site Coverage</b></p> <p>1. The site coverage may be up to a maximum of 30% of the site area, provided that the deep soil landscaping requirements in Section A Part 7A.6 Deep Soil Landscaping can be met.</p>   | <b>No*</b> | <p>The proposal exceeds the KDCP maximum site coverage requirement of 30%, with an actual coverage of 42.3%. Despite this increase, the design incorporates extensive communal open space and outdoor support areas alongside and between Buildings A and B.</p> <p>The building footprints and layouts are effectively balanced by preserving important contributory landscape features and providing densely vegetated setbacks. The development includes substantial deep soil areas and limits impervious surfaces within the setbacks, ensuring effective water filtration. This approach satisfies the core objectives of the</p> |



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|---|-------------------------------|---|------------------------------|-----------------|----------------------------|-----------------|--|---|
|   |                               | controls while delivering the increased density intended by the Housing SEPP.   |                              |                 |                            |                 |  |   |
| 2. <i>Where a site incorporates an access handle/s, the site coverage is not to exceed 30% of the total site area less 30% of the access handle/s (refer to Figure 7A.5-1).</i>   | <b>N/A</b>                    |   |                              |                 |                            |                 |  |   |
| <p><b>7A.6 Deep Soil Landscaping</b></p> <p>1. <i>Residential flat development is to have a minimum deep soil landscaping area as follows:</i></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Site Area</th> <th style="text-align: left;">Minimum Deep Soil Landscaping</th> </tr> </thead> <tbody> <tr> <td>Less than 1800m<sup>2</sup></td> <td>40% of the Site</td> </tr> <tr> <td>1800m<sup>2</sup> or more</td> <td>50% of the Site</td> </tr> </tbody> </table> | Site Area                     | Minimum Deep Soil Landscaping   | Less than 1800m <sup>2</sup> | 40% of the Site | 1800m <sup>2</sup> or more | 50% of the Site | <p><b>Complies with ADG and Housing SEPP (CI.19(2)(c))</b></p> | <p>The proposed development will have deep soil landscaping area of 1225.80m<sup>2</sup> (28.35%). While this is below Council's 50% requirement the proposal will achieve the objectives of this control by enhancing Ku-ring-gai's garden character and canopy through quality landscape areas, establishing substantial deep soil zones through thoughtful design, creating appropriately scaled landscape areas, preserving native habitats to maintain biodiversity, developing high-quality landscaped spaces by retaining and planting tall and medium trees, locating deep soil landscaping within common areas, ensuring building separations contain deep soil areas supporting large trees that contribute to the local garden character, and providing sufficient deep soil to facilitate rainwater infiltration and reduce stormwater runoff.</p> <p>In addition, it will comply with both the ADG requirement of a minimum 7% (min 6m dimension) and the Housing SEPP infill affordable housing non-discretionary standard of 15% (min dimension of 3m). On this basis, the development provides adequate deep soil, and both streetscapes will be suitably landscaped create a garden setting.</p> |
| Site Area   | Minimum Deep Soil Landscaping |   |                              |                 |                            |                 |  |   |
| Less than 1800m <sup>2</sup>  | 40% of the Site               |   |                              |                 |                            |                 |  |   |
| 1800m <sup>2</sup> or more  | 50% of the Site               |   |                              |                 |                            |                 |  |   |
| 2. <i>Deep soil zones are to be configured to retain healthy and significant trees on the site and adjoining sites, where possible.</i>   | <b>Yes</b>                    | See the Landscape Plan at <b>Appendix 25</b> . Deep soil zones will foster growth of plants and trees.                    |                              |                 |                            |                 |  |   |
| 3. <i>Deep soil zones are to be configured to allow for required tree planting including tall tree planting and garden and screen planting at front, side and rear boundaries.</i>  | <b>Yes</b>                    | See the Landscape Plan at <b>Appendix 25</b> . Adequate widths and depths will sustain growth of trees to mature heights. |                              |                 |                            |                 |  |   |



**APPENDIX 44 - Ku-ring-gai Development Control Plan**

Residential Flat Building with Infill Affordable Housing

12-16 Bent Street, Lindfield

(Lot 3 DP1226294, Lot 1 DP935936, Lot 1 DP960015, Lot 1 DP318518 & Lot 1 DP960014)

SSD-78156462

| Ku-ring-gai Development Control Plan 2024  |  |   |                              |  |   |  |                      |  |            |  |
|--|--|---|------------------------------|--|---|--|----------------------|--|------------|--|
| 4. <i>Deep soil landscaping is to be provided in the common areas as a buffer between buildings that softens the bulk and scale of the buildings.</i>  | <b>Yes</b>   | See the Landscape Plan at <b>Appendix 25</b> .  |                              |  |   |  |                      |  |            |  |
| 5. <i>Driveways are not to dominate the street setback area. Deep soil landscaping areas in the street setback are to be maximised.</i>  | <b>Yes</b>   | See the Landscape Plan at <b>Appendix 25</b> and Urban Design Report at <b>Appendix 10</b> .  |                              |  |   |  |                      |  |            |  |
| 6. <i>Where the site has an access handle, deep soil calculation is to exclude that access handle.</i>   | <b>N/A</b>   |   |                              |  |   |  |                      |  |            |  |
| <p><b>Tree Replenishment and Planting</b></p> <p>7. <i>Lots with the following sizes are to support a minimum number of tall trees capable of attaining a mature height of at least 18m on shale, transitional soils and 15m on sandstone derived soils.</i></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Lot Size</th> <th style="text-align: left;">Number of Tall Trees</th> </tr> </thead> <tbody> <tr> <td>1200m<sup>2</sup> (or less)</td> <td>1 per 400m<sup>2</sup> of site area or part thereof</td> </tr> <tr> <td>1201m<sup>2</sup> - 1800m<sup>2</sup></td> <td>1 per 350m<sup>2</sup> of site area or part thereof</td> </tr> <tr> <td>1801m<sup>2</sup> +</td> <td>1 per 300m<sup>2</sup> of site area or part thereof</td> </tr> </tbody> </table> | Lot Size   | Number of Tall Trees  | 1200m <sup>2</sup> (or less) | 1 per 400m <sup>2</sup> of site area or part thereof | 1201m <sup>2</sup> - 1800m <sup>2</sup> | 1 per 350m <sup>2</sup> of site area or part thereof | 1801m <sup>2</sup> + | 1 per 300m <sup>2</sup> of site area or part thereof | <b>Yes</b> | <p>See the Landscape Plan at <b>Appendix 25</b> and Landscaped Report at <b>Appendix 26</b>.</p> <p>A total of 38 trees will be removed and 62 trees will be replanted. Based on the Site area of 4,324m<sup>2</sup> a minimum of 14 trees are required, in this instance 24 trees will be planted, significantly exceeding the minimum requirements.</p> <p>A total of four (4) large trees will be planted along Bent Street while Willow Bottle Brush and Cheese trees will be planted within the front yards of the ground level units. At this stage planting within the public domain cannot be confirmed until Council discussions are undertaken. There is adequate room to plant further tall trees in this location. Development complies.</p> |
| Lot Size   | Number of Tall Trees                                 |   |                              |  |   |  |                      |  |            |  |
| 1200m <sup>2</sup> (or less)   | 1 per 400m <sup>2</sup> of site area or part thereof |   |                              |  |   |  |                      |  |            |  |
| 1201m <sup>2</sup> - 1800m <sup>2</sup>  | 1 per 350m <sup>2</sup> of site area or part thereof |   |                              |  |   |  |                      |  |            |  |
| 1801m <sup>2</sup> +   | 1 per 300m <sup>2</sup> of site area or part thereof |   |                              |  |   |  |                      |  |            |  |
| 8. <i>In addition to the tall trees, a range of medium trees, small trees and shrubs are to be selected to ensure that vegetation softens the building form and creates a garden setting. At least 50% of all tree plantings are to be locally occurring trees and spread around the site.</i>   | <b>Yes</b>   | See the Landscape Plan at <b>Appendix 25</b> and Landscape Report at <b>Appendix 26</b> . A variety of plants and trees of varying heights will be planted.   |                              |  |   |  |                      |  |            |  |
| 9. <i>Trees are to be planted within all setback areas. At least 30% of the required number of tall trees are to be planted within the front setback.</i>  | <b>Yes</b>   | See the Landscape Plan at <b>Appendix 25</b> and Landscape Report at <b>Appendix 26</b> , at least four (4) tall trees are planted within the Bent Street setback, being 30% of the numbers of tall trees required. |                              |  |   |  |                      |  |            |  |



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Residential Flat Building with Infill Affordable Housing

12-16 Bent Street, Lindfield

(Lot 3 DP1226294, Lot 1 DP935936, Lot 1 DP960015, Lot 1 DP318518 & Lot 1 DP960014)

SSD-78156462

| Ku-ring-gai Development Control Plan 2024   |                           |  |
|---|---------------------------|--|
| <b>7B Access and Parking</b>  |                           |  |
| <p><i>7B.1 Car Parking Provision</i></p> <p><i>Car Parking Design</i></p> <p>1. <i>All residential flat developments are to provide on-site car parking within basements.</i></p>                                       | <b>Yes</b>                | See the Architectural Plans at <b>Appendix 4</b> and the Transport Assessment at <b>Appendix 13</b> .  |
| <p>2. <i>Basement car park areas are to be consolidated under building footprints.</i></p>  | <b>Yes</b>                | See the Architectural Plans at <b>Appendix 4</b> , the basement has been positioned under the building with generous deep soil setbacks provided.  |
| <p>3. <i>The use of single lane tunnels and single lane spiral ramps is not permitted. Double lane spiral ramps may be allowed where there are no other options, but can only link a maximum of 2 floor levels.</i></p> | <b>Yes</b>                | See the Architectural Plans at <b>Appendix 4</b> and the Transport Assessment at <b>Appendix 13</b> .  |
| <p>4. <i>The basement car park is not to project more than 1.0m above existing ground level.</i></p>  | <b>Generally Complies</b> | See the Architectural Plans at <b>Appendix 4</b> . At the midpoint of the Bent Street the building there will be an exceedance of the 1m requirement, this results from the steep slope of the land and accommodates the servicing area underneath the Site. Majority of the basement remains below ground. Significant planting will be undertaken along Bent Street and this will lessen the impact of the wall. |
| <p>5. <i>Single lane aisles, straight ramps and tunnels are to be a maximum of 12.0m in length.</i></p>   | <b>Yes</b>                | See the Architectural Plans at <b>Appendix 4</b> and the Transport Assessment at <b>Appendix 13</b> .  |
| <p>6. <i>Direct and continuous internal pedestrian access from basement car parks is to be provided to each level of the building</i></p>   | <b>Yes</b>                | See the Architectural Plans at <b>Appendix 4</b> and the Transport Assessment at <b>Appendix 13</b> .  |
| <p>7. <i>Car park entry is to be integrated within the building and located behind the building line.</i></p>   | <b>Yes</b>                | See the Architectural Plans at <b>Appendix 4</b> and the Transport Assessment at <b>Appendix 13</b> .  |
| <p>8. <i>Every Platinum Level unit requires an accessible car space designed to Australian Standard 2890.6.</i></p>   | <b>Yes</b>                | See the Architectural Plans at <b>Appendix 4</b> , Transport Assessment at <b>Appendix 13</b> and Access Report at Appendix <b>42</b> .  |
| <b>Car Parking</b>  | <b>Yes</b>                | The following car spaces are required: <ul style="list-style-type: none"> <li>▪ 13 x 1 bed = 7.8 to 13 spaces</li> </ul>   |



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| Ku-ring-gai Development Control Plan 2024   |   |   |                       |   |   |        |          |            |             |            |         |              |           |             |                        |            |          |  |
|---|---|---|-----------------------|---|---|--------|----------|------------|-------------|------------|---------|--------------|-----------|-------------|------------------------|------------|----------|--|
| <p>9. The following parking ranges apply to residential flat developments on sites within 800m walking distance of a railway station entry:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #cccccc;">Apartment Size</th> <th style="background-color: #cccccc;">Minimum number of parking spaces per dwelling</th> <th style="background-color: #cccccc;">Maximum number of parking spaces per dwelling</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>0 spaces</td> <td>0.5 spaces</td> </tr> <tr> <td>One bedroom</td> <td>0.6 spaces</td> <td>1 space</td> </tr> <tr> <td>Two bedrooms</td> <td>1.0 space</td> <td>1.25 spaces</td> </tr> <tr> <td>Three or more bedrooms</td> <td>1.4 spaces</td> <td>2 spaces</td> </tr> </tbody> </table> |   |   | Apartment Size        | Minimum number of parking spaces per dwelling | Maximum number of parking spaces per dwelling | Studio | 0 spaces | 0.5 spaces | One bedroom | 0.6 spaces | 1 space | Two bedrooms | 1.0 space | 1.25 spaces | Three or more bedrooms | 1.4 spaces | 2 spaces | <ul style="list-style-type: none"> <li>▪ 34 x 2 bed = 34 to 42.5 spaces</li> <li>▪ 54 x 3 bed = 75.6 to 108 spaces</li> <li>▪ 14 x 4 bed = 19.6 to 28 spaces</li> <li>▪ <b>Total = 109.8 to 191.5 spaces</b></li> </ul> <p>A total of 156 residential car spaces are provided.</p> |
| Apartment Size  | Minimum number of parking spaces per dwelling | Maximum number of parking spaces per dwelling |                       |   |   |        |          |            |             |            |         |              |           |             |                        |            |          |  |
| Studio  | 0 spaces                                      | 0.5 spaces                                    |                       |   |   |        |          |            |             |            |         |              |           |             |                        |            |          |  |
| One bedroom   | 0.6 spaces                                    | 1 space                                       |                       |   |   |        |          |            |             |            |         |              |           |             |                        |            |          |  |
| Two bedrooms  | 1.0 space                                     | 1.25 spaces                                   |                       |   |   |        |          |            |             |            |         |              |           |             |                        |            |          |  |
| Three or more bedrooms  | 1.4 spaces                                    | 2 spaces                                      |                       |   |   |        |          |            |             |            |         |              |           |             |                        |            |          |  |
| <p>10. For all other locations, car parking is to be provided in accordance with the parking rates in Section C Part 22R.1</p>  |   |   | <b>N/A</b>            |   |   |        |          |            |             |            |         |              |           |             |                        |            |          |  |
| <p>11. At least one visitor car space is to be accessible and be provided within the site for every 6 apartments or part thereof, and is to comply with the dimensional and locational requirements of AS2890.6.</p>  |   |   | <b>Yes</b>            |   |   |        |          |            |             |            |         |              |           |             |                        |            |          |  |
| <p>12. One visitor parking bay is to be provided with a tap, to make provision for on-site car washing.</p>   |   |   | <b>Yes</b>            |   |   |        |          |            |             |            |         |              |           |             |                        |            |          |  |
| <p>13. A clearly signposted parking bay for temporary parking of service and removalist vehicles is to be provided.</p>   |   |   | <b>Able to comply</b> |   |   |        |          |            |             |            |         |              |           |             |                        |            |          |  |
| <p>14. At least one car share space is to be provided in the basement per 90 dwellings, or part thereof.</p>  |   |   | <b>Able to comply</b> |   |   |        |          |            |             |            |         |              |           |             |                        |            |          |  |
| <p>15. All parking bays are to be EV ready with design and construction (provision for conduits, switchboards, electrical capacity etc) to enable installation of electric vehicle charging points that are linked to each individual dwelling electricity meter.</p>   |   |   | <b>Able to comply</b> |   |   |        |          |            |             |            |         |              |           |             |                        |            |          |  |
| <p><b>7B.2 Bicycle Parking</b></p>  |   |   | <b>Yes</b>            |   |   |        |          |            |             |            |         |              |           |             |                        |            |          |  |



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12-16 Bent Street, Lindfield

(Lot 3 DP1226294, Lot 1 DP935936, Lot 1 DP960015, Lot 1 DP318518 & Lot 1 DP960014)

SSD-78156462

| Ku-ring-gai Development Control Plan 2024   |  |   |   |  |  |   |
|---|--|---|---|--|--|---|
| <p>1. Onsite secure bicycle parking spaces and storage within basements is to be provided at the following rates:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%; text-align: left;">Residents</th> <th style="width: 50%; text-align: left;">Visitors</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">1 bicycle parking space per dwelling within the residential car park area - in the form of an individual locker or secure room as per AS2890.3.</td> <td style="padding: 5px;">1 bicycle parking space per 10 units or part thereof within the visitor car park area - in the form of a bicycle parking device or rack as per AS2890.3.</td> </tr> </tbody> </table> | Residents  | Visitors  | 1 bicycle parking space per dwelling within the residential car park area - in the form of an individual locker or secure room as per AS2890.3. | 1 bicycle parking space per 10 units or part thereof within the visitor car park area - in the form of a bicycle parking device or rack as per AS2890.3. |  | <p>115 resident and 12 visitor bicycle spaces are provided, complying with the minimum requirements. The visitor spaces are accessed via the ground floor external of the building and the resident spaces are accessed both internally and externally, being secure.</p> |
| Residents   | Visitors   |   |   |  |  |   |
| 1 bicycle parking space per dwelling within the residential car park area - in the form of an individual locker or secure room as per AS2890.3.   | 1 bicycle parking space per 10 units or part thereof within the visitor car park area - in the form of a bicycle parking device or rack as per AS2890.3. |   |   |  |  |   |
| <b>7C Building Design and Sustainability</b>  |  |   |   |  |  |   |
| <p><b>7C.1 SEPP (Housing) 2021 and Apartment Design Guide Requirements</b></p> <p>1. All residential flat buildings are to comply with the objectives, Design Criteria and Design Guidance of the following Apartment Design Guide sections:</p> <ul style="list-style-type: none"> <li>▪ 3F Visual Privacy</li> <li>▪ 4A Solar and Daylight Access</li> <li>▪ 4B Natural Ventilation</li> <li>▪ 4C Ceiling Heights</li> <li>▪ 4D Apartment Size and Layout</li> <li>▪ 4E Private Open Space and Balconies</li> <li>▪ 4F Common Circulation and Spaces</li> <li>▪ 4G Storage</li> </ul>   | <b>Yes</b>   | <p>See Architectural Design Report at <b>Appendix 6</b> and <b>Section 7.1.6.7</b> of the EIS.</p> <p>The development complies with the intent of the Housing SEPP and ADG.</p> |   |  |  |   |
| <p><b>7C.2 Communal Open Space</b></p> <p>1. At least 10% of the site area is to be provided as communal open space. Each parcel of communal open space is to have a minimum dimension of 5m.</p>   | <b>Yes</b>   | <p><b>33% (1433m<sup>2</sup>)</b> of the site will be for communal open space, significantly above the minimum requirement.</p>   |   |  |  |   |
| <p>2. At least one single parcel of Primary communal open space is to be provided with the following requirements:</p> <ul style="list-style-type: none"> <li>i) a minimum area of 80m<sup>2</sup>; and</li> <li>ii) a minimum dimension of 8m.</li> </ul>  | <b>Yes</b>   | <p>See the Landscape Plans at <b>Appendix 25</b> and Landscape Report at <b>Appendix 26</b>. In excess of 80m<sup>2</sup> is provided at ground and rooftop level.</p>          |   |  |  |   |



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|---|------------|---|
| 3. <i>The Primary communal open space is to be directly accessible from the internal common circulation areas.</i>  | <b>Yes</b> | See the Architectural Plans at Appendix 4, Landscape Plan at <b>Appendix 25</b> and Landscape Report at <b>Appendix 26</b> . All areas are accessible from circulation areas.   |
| 4. <i>The Primary communal open space is to be located at or above finished ground level behind the building line. Roof top Primary communal open space may be provided where the ground level cannot meet performance requirements or is undesirable</i>   | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> , Landscape Plan at <b>Appendix 25</b> and Landscape Report at <b>Appendix 26</b> .  |
| 5. <i>Secondary communal open spaces are to have a minimum dimension of 5.0m and may be provided on roof tops.</i>  | <b>Yes</b> | The roof communal open spaces will be 414m <sup>2</sup> and has dimension in excess of 5m. Refer to Architectural Drawings at <b>Appendix 4</b> .   |
| 6. <i>Access to and within the Primary communal open space is to be provided for people with a disability Part 2 Section 7 of AS1428.</i>   | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> and the Access Report at <b>Appendix 39</b> .  |
| 7. <i>The location and design of the Primary communal open space is to optimise opportunities for active and passive social and recreation activities, solar access and orientation, summer shade, outlook, and maintain the privacy of residents on adjoining sites zoned differently for lower density residential development sites.</i> | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> , Landscape Plans at <b>Appendix 25</b> and Landscape Report at <b>Appendix 26</b> .<br><br>Active and passive areas are provided within the communal open space areas.                        |
| 8. <i>At least 50% of the area of the Primary communal open space and any Secondary communal open space are to receive direct sunlight for at least two hours between 9am and 3pm on 21st June.</i>   | <b>Yes</b> | See the Solar Access Drawings within the Architectural Plans at <b>Appendix 4</b> , solar access is provided to the rooftop area year round.  |
| 9. <i>Communal open space is to be integrated with any significant natural feature(s) of the site and soft landscaping areas.</i>   | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> , Landscape Plans at <b>Appendix 25</b> and Landscape Report at <b>Appendix 26</b> .<br><br>A tree has been retained in the southwestern corner and incorporated into the communal open space. |
| 10. <i>The communal open space is to have surveillance from at least two onsite apartments for safety reasons.</i>  | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> , units will overlook the area.  |
| 11. <i>Communal open space design is to avoid creation of concealment or entrapment areas.</i>  | <b>Yes</b> | See the Architectural Plans at Appendix 4 and the Landscape Plans at Appendix 25.   |



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| Ku-ring-gai Development Control Plan 2024  |                       |  |
|--|-----------------------|--|
| 12. Shared facilities such as barbecue facilities, shade structures, play equipment and seating, are to be provided within the Primary communal open space.  | <b>Yes</b>            | See the Architectural Plans at <b>Appendix 4</b> , Landscape Plans at <b>Appendix 25</b> and Landscape Report at <b>Appendix 26</b> .<br>Cooking facilities provide at and above ground level.   |
| 13. Garden maintenance storage areas, drainage and connections to water taps are to be provided with the Primary communal open space. Secondary communal open spaces are to have adequate connections to water for maintenance purposes.   | <b>Able to comply</b> | Adequate area to provide these features.   |
| <b>7C.3 Ground Floor Apartments Relationship to Ground Line</b>  | <b>Yes</b>            | See the Architectural Plans at <b>Appendix 4</b> , Landscape Plans at <b>Appendix 25</b> and Landscape Report at <b>Appendix 26</b> .<br><br>Landscaped pathways will provided adequate separation.  |
| 1. Ground floor apartments are to be separated from noise sources such as common areas, communal open space and the public domain.   | <b>Yes</b>            | Controls that regulate 'private open space' and have no effect because of section 149 of the Housing SEPP and section 3.43(5) of the EP&A Act.<br><br>Notwithstanding, garden beds will provide adequate privacy between the communal open space. Along the street frontages units will be above the ground level or have planting to provide privacy. |
| 2. Ground and podium level apartments are to have private outdoor areas differentiated from communal areas by at least one of the following:<br>i) a change in level;<br>ii) walls to deflect noise;<br>iii) planting, such as hedges and low shrubs;<br>iv) a fence/wall to a maximum height of 1.8m. Any solid wall component is to be a maximum height of 1.2m with at least 30% transparent component above. | <b>Yes</b>            | Controls that regulate 'private open space' and have no effect because of section 149 of the Housing SEPP and section 3.43(5) of the EP&A Act.   |
| 3. A gate is to be provided from each ground floor apartment private open space into common areas where practical.   | <b>Yes</b>            | Controls that regulate 'private open space' and have no effect because of section 149 of the Housing SEPP and section 3.43(5) of the EP&A Act.   |
| 4. Subterranean rooms are not permitted to any part of any apartment.  | <b>Yes</b>            | See the Architectural Plans at <b>Appendix 4</b> , no subterranean apartments provided.  |
| 5. No ground floor apartments are to be accommodated as a result of excessive excavation.  | <b>Yes</b>            | See the Architectural Plans at <b>Appendix 4</b> . The building form has been stepped where possible to follow slope of the Site.  |
| 6. No part of any wall used to accommodate any residential apartment uses, including storage areas outside the apartment, is to be in direct contact with soil or rely on any form of tanking including spaces that act as tanking.  | <b>Yes</b>            | See the Architectural Plans at <b>Appendix 4</b> .   |



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|--|------------|--|
| 7. Tanking may only be provided to basement parking levels. Where basement storage is located adjacent to external walls, they are to be separated from the tanked wall by an accessible maintenance passage.  | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> .   |
| 8. The internal finished floor level of any part of a ground floor apartment and/or private open space is not to be more than 0.9m below existing ground level at the building line.   | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> .   |
| 9. Where the internal finished floor level of a ground floor apartment and/or private open space is not more than 0.9m below the existing ground level at the building line, the ground level adjacent to the building is to be levelled to the finished floor level for a distance of 3.0m from the building line | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> .   |
| 10. All obstructions, such as retaining walls or fences, are to be located below a 45° control plane, drawn from the finished ground level at the building line. Landscaping plants may project beyond the 45° control plane (see Figure 7C.3-2).  | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> . A retaining wall will be installed along the southern boundary, however, the ground level units will be positioned above the retaining wall.  |
| <p><b>7C.4 Apartment Mix and Accessibility</b></p> <p>1. A range of apartment sizes (one, two, three bedroom) and a mix of types are to be included within the development.</p>  | <b>Yes</b> | <p>See the Architectural Plans at <b>Appendix 4</b>. The proposed unit mix is:</p> <ul style="list-style-type: none"> <li>▪ 1 bed = 13 (11.3%)</li> <li>▪ 2 bed = 34 (29.6%)</li> <li>▪ 3 bed = 54 (47%)</li> <li>▪ 4 bed = 14 (12.2%)</li> </ul> <p>Total = 115 units</p> |
| 2. A mix of one, two and three-bedroom apartments are to be located on the ground level.   | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> .   |
| <p><b>Accessible Housing</b></p> <p>3. All units in the residential flat building development are to be of Silver Level, and 15% of those are to be of Platinum Level as indicated in the Livable Housing Design Guideline</p>   | <b>Yes</b> | <p>See the Access Report at <b>Appendix 39</b>.</p> <p><b>84.3%</b> are silver level<br/><b>15.7%</b> are platinum level</p>   |
| 4. All developments are required to meet the KDCP Liveable Housing Design Guideline provisions and National  | <b>Yes</b> | See the Access Report at <b>Appendix 39</b> .  |



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| <i>Construction Code accessibility requirements regardless of steepness of site.</i>   |                       |  |
| <p>5. All development is to provide an accessible path of travel:</p> <ul style="list-style-type: none"> <li>i) from the street entry to the front door of each dwelling; and</li> <li>ii) from the basement carparking to the dwelling entry; and</li> <li>iii) from the dwelling to the primary communal open space and each type of room or space for use in common by the residents.</li> </ul>            | <b>Able to comply</b> | See the Access Report at <b>Appendix 39</b> .  |
| 6. Where the internal finished floor level of a ground floor dwelling and/or private open space is not more than 0.9m below the existing ground level at the building line, the ground level adjacent to the building is to be levelled to the finished floor level for a distance of 3.0m from the building line.   | <b>Yes</b>            | See the Architectural Drawings at <b>Appendix 4</b> and Access Report at <b>Appendix 39</b> .    |
| 7. For Platinum level units with more than one level, an internal lift is to be provided to allow access to all levels.  | <b>N/A</b>            |  |
| 8. Chair lifts, platform lifts and the like are not permitted on internal and external communal/shared paths and circulation areas. Where lifts are required they are to be constructed within lift shafts with full weather protection for users.   | <b>Yes</b>            | See the Access Report at <b>Appendix 39</b> .  |
| <p><b>7C.5 Building Entries</b></p> <p>1. The residential flat building entry is to be clearly expressed using appropriate architectural elements.</p>   | <b>Yes</b>            | See the Architectural Plans at <b>Appendix 4</b> . Building is recessed at the northeast corner. |
| <p>2. Buildings are to address the street by providing visible entry points with the following:</p> <ul style="list-style-type: none"> <li>i) main building entrances that are level and directly accessible from the street; or,</li> <li>ii) where site configuration is conducive to having a side entry, the path to the building entrance is readily visible from the street, and the building</li> </ul> | <b>Yes</b>            | See the Architectural Plans at <b>Appendix 4</b> .   |



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| <i>entrance is signalled with appropriate architectural elements.</i>   |            |  |
| 3. <i>Entry foyers are to be no more than 1m above ground level. Any ramped access required is to be integrated into the design of the building or landscape. Mechanical chairlifts and the like will not be accepted.</i>                                      | <b>Yes</b> | As this control seeks to regulate 'common circulation and spaces' it has no effect because of section 149 of the Housing SEPP and section 3.43(5) of the EP&A Act. |
| 4. <i>Buildings are to have a clearly visible building entry for each vertical circulation core with clear way-finding signs integrated into the external circulation pathway system.</i>   | <b>Yes</b> | As this control seeks to regulate 'common circulation and spaces' it has no effect because of section 149 of the Housing SEPP and section 3.43(5) of the EP&A Act. |
| 5. <i>The building entry is to be legible and integrated with horizontal and vertical building facade architectural elements. At street level, the entry is to be articulated with awnings, porticos, recesses or projecting bays for clear identification.</i> | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> and Architectural Design Report at <b>Appendix 6</b> .  |
| 6. <i>All entry areas are to be well lit and designed to avoid any concealment or entrapment areas and avoid dog leg entry foyers. All light spill is prohibited.</i>   | <b>Yes</b> | As this control seeks to regulate 'common circulation and spaces' it has no effect because of section 149 of the Housing SEPP and section 3.43(5) of the EP&A Act. |
| 7. <i>Lifts are to be directly visible from the building entry doorway.</i>   | <b>Yes</b> | As this control seeks to regulate 'common circulation and spaces' it has no effect because of section 149 of the Housing SEPP and section 3.43(5) of the EP&A Act. |
| 8. <i>Lockable mail boxes are to be:</i><br>i) <i>provided close to the street; and</i><br>ii) <i>be at 90 degrees to the street and to Australia Post standards; and</i><br>iii) <i>integrated with front fences or building entries.</i>                      | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> , a mail room is provided adjacent to the lobby entry,  |
| 9. <i>On large development sites comprising multiple separate buildings, each building is to have its own clear entry with good sightlines. Way-finding signs are to be provided.</i>   | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> . A communal entry is provided off both streets and individual entries to units directly off Drovers Way.         |
| 10. <i>All entries are to be integrated into the external circulation pattern of the development.</i>   | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> .   |



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| 11. Buildings on corner sites are to address both street frontages and provide entry points and direct level access from both street frontages.  | Yes | See the Architectural Plans at <b>Appendix 4</b> Architectural Design Report at <b>Appendix 6</b> and Urban Design Report at <b>Appendix 10</b> .  |
| 12. Building entry paths are to be minimum 1.2m wide and located within the common area with a minimum dimension of 1.2m on either side for landscape planting. Paths are to provide extra width at building entries to allow easy passing between pedestrians and to allow effective turning. | Yes | See the Architectural Plans at <b>Appendix 4</b> , all entries will be 3m wide.  |
| 13. All common circulation corridors are to be at least 1.5m wide, and the area outside lifts is to be at least 1.8m wide.   | Yes | As this control seeks to regulate 'common circulation and spaces' it has no effect because of section 149 of the Housing SEPP and section 3.43(5) of the EP&A Act.   |
| <b>7C.6 Building Form and Facades</b>  | Yes | See the Architectural Plans at <b>Appendix 4</b> and CPTED report at <b>Appendix 43</b>  |
| 1. All building facades at ground level are to be designed to avoid the creation of entrapment areas.  | Yes | See the Architectural Plans at <b>Appendix 4</b> Architectural Design Report at <b>Appendix 6</b> and Urban Design Report at <b>Appendix 10</b> . The façade has been highly articulated and broken into bays to successfully minimise bulk and scale. |
| 2. No single wall plane is to exceed 81m <sup>2</sup> in area.   | Yes | See the Architectural Plans at <b>Appendix 4</b> Architectural Design Report at <b>Appendix 6</b> and Urban Design Report at <b>Appendix 10</b> . This has been successfully achieved.   |
| 3. The following are to be avoided on all building elevations:<br>i) large flat walls;<br>ii) undifferentiated window openings;<br>iii) applied treatments;<br>iv) one single predominant finish or material.  | Yes | See the Architectural Plans at <b>Appendix 4</b> Architectural Design Report at <b>Appendix 6</b> and Urban Design Report at <b>Appendix 10</b> . This has been successfully achieved.   |
| 4. All facades are to place entries, habitable room windows, and balconies so that they maximise outlook and passive surveillance of the street and to common areas surrounding the building.  | Yes | See the Architectural Plans at <b>Appendix 4</b> , this has been incorporated into the design.   |
| 5. All building elements including shading devices, signage, drainage pipes awnings/colonnades and communication devices are to be coordinated and integrated into the overall facade design.  | Yes | See the Architectural Plans at <b>Appendix 4</b> , this has been incorporated into the design.   |



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| 6. Telecommunication structures are to be located within roof structures or basements and not be visible from any road or public domain area.  | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> .  |
| 7. Screening between adjacent apartments is to be integrated into the overall building design.   | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> . Privacy louvre screens have been utilised.   |
| 8. Notches, slots or indentations in the perimeter of the building are to be at least as wide as they are deep.  | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> .  |
| 9. Facade elements that result in poor architectural design outcomes for internal spaces, such as snorkel windows, are not permitted.  | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> , no snorkel windows proposed.   |
| 10. All facades are to be designed to minimise on-going maintenance and weathering through measures such as:<br>i) selecting appropriate robust materials/finishes; and<br>ii) including appropriate building edge, balcony edge, sill, head and parapet detailing that demonstrates protection from prevailing weather and harsh solar aspects.   | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> and Architectural Design Report at <b>Appendix 6</b> .   |
| <b>Façade Articulation</b><br>11. All building facades are to be articulated with wall planes varying in depth by not less than 0.6m, and supplemented with architectural elements.  | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> Architectural Design Report at <b>Appendix 6</b> and Urban Design Report at <b>Appendix 10</b> . |
| 12. Facade articulation is to be well composed with attractive proportions and coherent rhythms and integrated into the building form and structure. Methods of achieving articulated facades include:<br>i) defining a base, middle and top relating to the overall proportion of the building;<br>ii) expressing the internal building layout or structure, such as vertical bays or party walls;<br>iii) using a variety of window types to create rhythm or express the building uses;<br>iv) using recessed balconies and deep windows to add visual depth; | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> Architectural Design Report at <b>Appendix 6</b> and Urban Design Report at <b>Appendix 10</b> . |



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| <p>v) use of eaves, louvres and sun shading devices to openings.</p> <p>vi) using elements that cast shadow and accentuate the appearance of depth;</p> <p>vii) using changes of material, texture and colour integrated with the building articulation to break down large or repetitive facades and reduce the bulk and scale of the building.</p>  |            |  |
| <p>13. Blade walls are not to be the sole element used to provide articulation.</p>   | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> , Architectural Design Report at <b>Appendix 6</b> and Urban Design Report at <b>Appendix 10</b> .  |
| <p>14. All developments are to utilise shading/glare control devices to articulate the facade and contribute to the streetscape. Design solutions can include:</p> <p>i) providing external horizontal shading to north-facing windows, such as eaves, overhangs, pergolas, awnings, colonnades, upper floor balconies, and/or deciduous vegetation;</p> <p>ii) providing vertical shading to east and west windows, such as sliding screens, adjustable louvres, blinds and/or shutters;</p> <p>iii) providing shading to glazed and transparent roofs;</p> <p>iv) integration of shading devices with solar energy collection technology.</p> | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> , Architectural Design Report at <b>Appendix 6</b> and Urban Design Report at <b>Appendix 10</b> .<br><br>The ESD report at <b>Appendix 29</b> outlines how the building will achieve the sustainability targets. |
| <p><b>Building Length</b></p> <p>15. The continuous length of a single building on any elevation is not to exceed 36m.</p>  | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> , all facades have been broken into bays and are less than 22m in length.   |
| <p>16. The length of a single building elevation facing the side or rear boundary may exceed 36m provided that:</p> <p>i) the façade is recessed in depth and width to appear as distinctive and separate building bays or wings; and</p>   | <b>Yes</b> |  |



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| <p>ii) <i>the recess is retained as common area with landscaping which includes at least one medium tree (at least 8m canopy diameter at maturity).</i></p>  |            |  |
| <p><b>Balconies</b></p> <p>17. <i>Balcony or terrace design may incorporate building elements such as pergolas, sun screens, shutters, operable walls and the like to respond to the street context, building orientation and residential amenity. The use of such building elements are not to enable the balcony or terrace to be used as a habitable room.</i></p>  | <b>Yes</b> | Controls 17-20 regulate balconies. We consider that they have no effect because of section 149 of the Housing SEPP and section 3.43(5) of the EP&A Act.  |
| <p>18. <i>Balconies that run the full length of the building facade are not permitted.</i></p>   | <b>Yes</b> | Controls 17-20 regulate balconies. We consider that they have no effect because of section 149 of the Housing SEPP and section 3.43(5) of the EP&A Act.  |
| <p>19. <i>Continuous transparent or translucent balustrades are not permitted to balconies or terraces.</i></p>  | <b>Yes</b> | Controls 17-20 regulate balconies. We consider that they have no effect because of section 149 of the Housing SEPP and section 3.43(5) of the EP&A Act.  |
| <p>20. <i>Balconies are not to project more than 1.5m from the outermost wall of the building facade.</i></p>  | <b>Yes</b> | Controls 17-20 regulate balconies. We consider that they have no effect because of section 149 of the Housing SEPP and section 3.43(5) of the EP&A Act.  |
| <p><b>Corner Sites</b></p> <p>21. <i>Street corners are to be emphasised architecturally by accentuating parts of the building facade. This may be through:</i></p> <ul style="list-style-type: none"> <li>i) <i>changes in height, colour or facade materials;</i></li> <li>ii) <i>changes at the corner;</i></li> <li>iii) <i>change in building articulation;</i></li> <li>iv) <i>facade orientation;</i></li> <li>v) <i>change in roof expression;</i></li> <li>vi) <i>splayed setbacks or curves;</i></li> <li>vii) <i>providing corner building entries</i></li> </ul> | <b>Yes</b> | <p>See the Architectural Plans at <b>Appendix 4</b>, Architectural Design Report at <b>Appendix 6</b> and Urban Design Report at <b>Appendix 10</b>.</p> <p>The corner of Bent Street and Drivers Way has been successfully recessed to make an architectural statement and direct pedestrians towards the main entry.</p> |



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|--|-----------------------------|--|------|---|------|---|------|---|------|---|------|---|-------------------|--|
| <p><b>7C.7 Building Storeys</b></p> <p>1. Sites with the following maximum building heights under the KLEP are to have a maximum number of storeys above the basement as in the table below and illustrated in Figure 7C.7-1:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Maximum building height (m)</th> <th style="text-align: center;">Maximum number of storeys</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">11.5</td> <td style="text-align: center;">3</td> </tr> <tr> <td style="text-align: center;">14.5</td> <td style="text-align: center;">4</td> </tr> <tr> <td style="text-align: center;">17.5</td> <td style="text-align: center;">5</td> </tr> <tr> <td style="text-align: center;">20.5</td> <td style="text-align: center;">6</td> </tr> <tr> <td style="text-align: center;">23.5</td> <td style="text-align: center;">7</td> </tr> </tbody> </table> | Maximum building height (m) | Maximum number of storeys  | 11.5 | 3 | 14.5 | 4 | 17.5 | 5 | 20.5 | 6 | 23.5 | 7 | <p><b>N/A</b></p> | <p>The maximum building height arises from Part 2 and Part 5 of the Housing SEPP. Accordingly, control 1 is not relevant to the development.</p> |
| Maximum building height (m)  | Maximum number of storeys   |  |      |   |      |   |      |   |      |   |      |   |                   |  |
| 11.5   | 3                           |  |      |   |      |   |      |   |      |   |      |   |                   |  |
| 14.5   | 4                           |  |      |   |      |   |      |   |      |   |      |   |                   |  |
| 17.5   | 5                           |  |      |   |      |   |      |   |      |   |      |   |                   |  |
| 20.5   | 6                           |  |      |   |      |   |      |   |      |   |      |   |                   |  |
| 23.5   | 7                           |  |      |   |      |   |      |   |      |   |      |   |                   |  |
| <p>2. On steep sites, the size of the floor plate is to reflect the topographic constraints.</p>   | <p><b>N/A</b></p>           | <p>Control 2 is ancillary to control 1 and is therefore not relevant.</p>  |      |   |      |   |      |   |      |   |      |   |                   |  |
| <p><b>7C.8 Top Storey Design and Roof Forms</b></p> <p>1. The top storey of a building is to be designed so that:</p> <ul style="list-style-type: none"> <li>i) the GFA of the top storey of a residential flat building does not exceed 60% of the GFA of the storey immediately below it (see Figure 7C.8-1); and</li> <li>ii) for the purposes of this section, the top storey applies to the building as a whole and does not apply to the top level of each part of a stepped building (see Figure 7C.8-2).</li> </ul>  | <p><b>No*</b></p>           | <p>See the Architectural Plans at <b>Appendix 4</b>.</p> <p>The top floor reduces to 74%, however, this has result from relocating GFA to the top part of the building away from the western boundary, to reduce scale and overshadowing impacts to lower density properties to the west.</p>                                    |      |   |      |   |      |   |      |   |      |   |                   |  |
| <p>2. The top storey of a building is to be set back a minimum of 2.4m from the outer face of the floors below on all sides (roof projection is allowed beyond the outer face of the top storey).</p>  | <p><b>No*</b></p>           | <p>Notwithstanding, the buildings are highly articulated with multiple architectural features providing visual interest and breaking up the built form. The proposal is considered to achieve the objectives of this control and floor space has been repositioned to reduce impact to lower density properties to the west.</p> |      |   |      |   |      |   |      |   |      |   |                   |  |
| <p>3. The upper storeys of residential buildings are to be articulated with differentiated roof forms, maisonettes or mezzanine penthouses and the like.</p>   | <p><b>Yes</b></p>           | <p>The buildings are highly articulated with multiple architectural features providing visual interest and breaking up the built form</p>  |      |   |      |   |      |   |      |   |      |   |                   |  |



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| 4. <i>Service elements are to be integrated into the overall design of the roof and not be visible from the public domain or any surrounding development. These elements include lift overruns, plant equipment, air conditioning units, chimneys, vent stacks, water storage, communication devices and signage.</i> | <b>Yes</b>            | See the Architectural Plans at <b>Appendix 4</b> . Rooftop elements have been setback from the edge of the building.   |
| 5. <i>Roof design is to respond to solar access and prevailing weather with the use of eaves, skillion roofs, awnings and the like with a minimum overhang of 0.6m.</i>   | <b>Yes</b>            | To the extent that control 5 regulates for solar access it has no effect under section 149 of the Housing SEPP and section 3.43(5) of the EP&A Act.  |
| 6. <i>Where solar panels are provided they are to be integrated into the roof line or elevation.</i>  | <b>Yes</b>            | Solar panels will be integrated to the roof line.  |
| 7. <i>Lightweight pergolas, sun screens, privacy screens and planters are permitted on the roof or podium, provided they are integrated with the building and facade design and do not increase the bulk of the building, create visual clutter or impact on significant views from adjoining properties.</i>         | <b>Yes</b>            | See the Architectural Plans at <b>Appendix 4</b> and Architectural Design Report at <b>Appendix 6</b> .  |
| 8. <i>Roof top gardens for private or communal use are encouraged.</i>  | <b>N/A</b>            | To the extent that control 8 regulates private open space it has no effect under section 149 of the Housing SEPP and section 3.43(5) of the EP&A Act.<br><br>Notwithstanding, a 414m <sup>2</sup> rooftop terrace has been provided. |
| <b>7C.9 Laundry and Air Clothes Drying Facilities</b><br>1. <i>Each apartment is required to have access to an external air clothes drying area, such as a screened balcony, a terrace or clothes lines within the common area (see Figure 7C.9-1).</i>   | <b>Able to comply</b> | Generous balconies have been provided.   |
| 2. <i>All external air clothes drying areas are to be screened and not be visible from any public domain area.</i>  | <b>Able to comply</b> | Clothes drying areas to be installed out of sight of the public domain.  |
| 3. <i>Storage volume calculation within laundries is to exclude the space required to accommodate a washing tub, washing machine and dryer.</i>   | <b>Yes</b>            | See the Architectural Plans at <b>Appendix 4</b> and Architectural Design Report at <b>Appendix 6</b> .  |



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| 4. <i>Where clothes drying is provided within private open space within a communal open space, its area is to be additional to that required for the private open space or communal open space.</i>  | <b>Noted</b> | Able to comply.   |
| <b>7C.10 Fencing</b>   | <b>N/A</b>   | See the Architectural Plans at <b>Appendix 4</b> .  |
| 1. <i>Where clothes drying is provided within private open space within a communal open space, its area is to be additional to that required for the private open space or communal open space.</i>  |              |   |
| 2. <i>Closed front fences with a maximum height of 1.8m may be considered where the site fronts a busy road or other sources of undesirable noise. These fences are to be set back at least 2m from the front boundary and screened by landscaping.</i>                      | <b>N/A</b>   |   |
| 3. <i>Fences and walls are to step down and follow the natural contours of the site.</i>   | <b>Yes</b>   | See the Architectural Plans at <b>Appendix 4</b> .  |
| 4. <i>Hedges and shrub planting are preferred to the street frontage, but no higher than 1.2m along the entire front boundary, or 1.8m on a site fronting a busy road.</i>   | <b>Yes</b>   | See the Architectural Plans at <b>Appendix 4</b> and Landscape Report at Appendix 26.   |
| 5. <i>All fencing is to be designed to highlight entrances, and be compatible with buildings and letterbox areas.</i>  | <b>Yes</b>   | See the Architectural Plans at <b>Appendix 4</b> .  |
| 6. <i>External finishes for fencing are to be robust and graffiti resistant.</i>   | <b>Yes</b>   | See the Architectural Plans at <b>Appendix 4</b> and Urban Design Report at <b>Appendix 10</b> .                                |
| 7. <i>Ground floor private open space, courtyard and terrace wall and fence heights are not to exceed</i><br>i) 1.2m to any street frontage<br>ii) 1.8m to any side or rear boundary with a maximum 1.2m high solid component and a minimum 30% transparent component above. | <b>Yes</b>   | All front fences are permeable and will have landscaping behind for privacy. See the Architectural Plans at <b>Appendix 4</b> . |
| <b>7C.11 Acoustic Privacy</b>  | <b>Yes</b>   | See the Noise and Vibration Impact Assessment at <b>Appendix 16</b> .   |
| 1. <i>For requirements on noise levels associated with air conditioning, kitchen, bathroom, laundry ventilation, or</i>  |              |   |



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12-16 Bent Street, Lindfield

(Lot 3 DP1226294, Lot 1 DP935936, Lot 1 DP960015, Lot 1 DP318518 & Lot 1 DP960014)

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| <i>other mechanical ventilation systems and other plant refer to Part 23.8 of this DCP.</i>  |              |   |
| <p><b>7C.12 Services</b></p> <p>1. All developments are to make provision for waste and recycling storage and collection within the building basement.</p>   | <b>Yes</b>   | See the Architectural Plans at <b>Appendix 4</b> and Waste Management Plan at <b>Appendix 32</b> , waste facilities provided in basement. |
| <p>2. Building services, including within basements and on rooftops, are not to be visible from the public.</p>  | <b>Yes</b>   | See the Architectural Plans at <b>Appendix 4</b> , rooftop services have been centralised and setback form the edge of the building.      |
| <b>Part 13 Tree and Vegetation Preservation</b>  |              |   |
| <p><b>13.1 Tree and Vegetation Works</b></p> <p><b>Prescribed Trees and Vegetation</b></p> <p>1. The prescribed tree and vegetation that are protected by Part 3 of State Environmental Planning Policy (Biodiversity and Conservation) 2021, Chapter 2, Vegetation in Non-Rural Areas, Part 2.3 and this section of the DCP include</p> <ul style="list-style-type: none"> <li>- tree</li> <li>- other vegetation</li> <li>- native vegetation</li> </ul> | <b>Noted</b> |   |
| <p><b>Actions that cause injury</b></p> <p>2. The injury of any tree(s) or other vegetation protected under this DCP is prohibited without the written consent of Council. Except in accordance with the exemptions prescribed in Part 13.2.</p>   | <b>Noted</b> |   |
| <p>3. Actions that cause injury to tree(s) or other vegetation include:</p> <ul style="list-style-type: none"> <li>i) removing including cut down, take away, clearing or transplant a tree(s) or other vegetation from its place of origin;</li> <li>ii) pruning, damaging / tearing live branches and roots;</li> <li>iii) lopping (height reduction) a tree;</li> </ul>   | <b>Noted</b> |   |



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| <p>iv) <i>drilling or poisoning a tree or vegetation, including but not limited to:</i></p> <ul style="list-style-type: none"> <li>- <i>the application of substances damaging to trees and other vegetation such as herbicides, other toxic chemicals; or</i></li> <li>- <i>spilling and or directing contaminants such as oil, petroleum, paint, cement and similar to the root zone;</i></li> </ul> <p>v) <i>ringbarking, or otherwise damaging the bark, which may result in a detrimental impact on the tree health including but not limited to:</i></p> <ul style="list-style-type: none"> <li>- <i>the attachment of objects using invasive fastenings, tree climbing spikes;</i></li> <li>- <i>the fastening of materials around the trunk of trees.</i></li> </ul> <p>vi) <i>exotic vines growing to the trunk and branches of trees which is, or will result in, a detrimental impact on tree or vegetation health;</i></p> <p>vii) <i>damaging the root zone of a tree or other vegetation by way of compaction, including storage and stockpiling of materials;</i></p> <p>viii) <i>changing of ground levels within the root zone of a tree or other vegetation by way of excavation, trenching, filling or stockpiling;</i></p> <p>ix) <i>severing tree or other vegetation roots with a diameter of 50mm or greater.</i></p> |              |  |
| <p><b>13.2 Exemptions For Tree and Vegetation Works</b></p> <p><b>Exemptions</b></p> <p>The following are exempt works:</p> <p>Tree branches directly over roof lines</p> <p>i) <i>removal of tree branches which directly overhang the roof of a residence or commercial building, if pruned back to the nearest branch junction or collar to remove from the roofline;</i></p>   | <b>Noted</b> |  |



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| <p>ii) detached garages, carports and ancillary buildings are not included in this exemption.</p> <p><b>Note:</b> Pruning is to be consistent with the Australian Standard for Pruning of Amenity Trees (AS4373-2007), and is not to result in a detrimental impact to the future health or stability of the tree or compromise the form of the tree. For example, removal of all branches from one side of a tree over a roof line would not be exempt</p>  |              |  |
| <p>1. Trees and other vegetation within 3m of an existing dwelling</p> <p>i) trees and other vegetation within 3m of any existing dwelling on the same property are exempt. The 3m distance is measured from the centre of the trunk of the tree / base of the plant at ground level to the external wall of the dwelling.</p> <p>- provided the owner of the land on which the trunk of the tree is located is in agreement and gives consent prior to the tree works.</p> <p><b>Note:</b> Trees (Disputes between Neighbours) Act 2006 may apply</p> <p>ii) trees and other vegetation within 3m of verandahs, carports, detached garages, and ancillary buildings, cantilevered and pier supported structures such as balconies and decks are excluded from this exemption.</p> | <b>Noted</b> |  |
| <p>2. Removal of tree branches near electrical wires</p> <p>i) removal of branches within 0.5m of electrical service lines to properties. This exemption applies to tree branches only, not tree trunks.</p>   | <b>Noted</b> |  |
| <p>3. Minor pruning</p> <p>i) pruning of trees and other vegetation provided</p> <p>- branches pruned, are not more than 50mm in diameter; and</p>   | <b>Noted</b> |  |



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| <p>- roots pruned are not more than 50mm in diameter.</p> <p><b>Note:</b> pruning is consistent with the Australian Standard for Pruning of Amenity Trees (AS 4373-2007).</p>  |              |  |
| <p>4. Removal of dead wood</p> <p>i) completely dead branches attached to tree(s) and other vegetation within the property may be removed.</p> <p><b>Note:</b> pruning is consistent with the Australian Standard for Pruning of Amenity Trees (AS 4373-2007).</p>   | <b>Noted</b> |  |
| <p>5. Removal of dead or dying trees and other vegetation</p> <p>i) removal of completely dead or dying trees and other vegetation provided that prior to any work being carried out:</p> <ul style="list-style-type: none"><li>- Council has advised the applicant of its satisfaction that the subject tree(s) or other vegetation is dead or are dying and is not required as the habitat of native fauna.</li></ul>  | <b>Noted</b> |  |
| <p>6. Removal of risk to human life or property</p> <p>i) the removal of tree(s) which is structurally unsound and or unstable, which displays a high degree of hazard, provided that prior to any work being carried out:</p> <ul style="list-style-type: none"><li>- Council has advised the applicant, of its satisfaction that the subject tree(s) is posing an imminent risk to human life or property.</li></ul> <p><b>Note:</b> an arborist's report and testing may be required for significant trees.</p> | <b>Noted</b> |  |
| <p>7. Trees and other vegetation on Council owned and managed land</p> <p>i) tree and other vegetation works may be undertaken by Council or Council's authorised agents, on Council owned or managed land, providing these</p>  | <b>Noted</b> |  |



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|---|--|----------------|--------------------------|------------------------------|----------------------|-----------------------|-----------|---------------------|----------------|----------------------------|-----------------|--------------------------|------------|------------------------------|-------------|--------------------|-------------|-------------------------|--------|----------------------------|-------------------|-------------------------------|-------------------|-------------------------|------------|----------------------------|-------------|-----------------------|-------------|--|---------------|---|----------------|---------------------------------|-----------------|------------------------------|-----------|------------------------|--------------|-----------------------------|----------------|--------------------------------------|---------------|--------------------------------|------------------------|--------------------------------|------|----------------------------------|--------|----------------------|--------------|--|
| <i>works are consistent with Council's policies and internal guidelines</i>   |  |                |                          |                              |                      |                       |           |                     |                |                            |                 |                          |            |                              |             |                    |             |                         |        |                            |                   |                               |                   |                         |            |                            |             |                       |             |  |               |   |                |                                 |                 |                              |           |                        |              |                             |                |                                      |               |                                |                        |                                |      |                                  |        |                      |              |  |
| <p>8. Exempt tree and other vegetation species:</p> <p>i) removal of species listed on the NSW State Priority Weeds list.</p> <p><b>Note:</b> Refer to the Greater Sydney Regional Strategic Weed Management Plan 2023-2027.</p> <p>ii) within table below:</p> <p><b>Note:</b> This table does not apply for Heritage Items or in Heritage Conservation Areas</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #cccccc;">Common Name</th> <th style="background-color: #cccccc;">Botanical Name</th> </tr> </thead> <tbody> <tr><td>Queensland Silver Wattle</td><td><i>Acacia podalyriifolia</i></td></tr> <tr><td>Golden Wreath Wattle</td><td><i>Acacia saligna</i></td></tr> <tr><td>Box Elder</td><td><i>Acer negundo</i></td></tr> <tr><td>Tree of Heaven</td><td><i>Ailanthus altissima</i></td></tr> <tr><td>Evergreen Alder</td><td><i>Alnus jorullensis</i></td></tr> <tr><td>Cocos Palm</td><td><i>Syagrus romanzoffiana</i></td></tr> <tr><td>Nettle tree</td><td><i>Celtis</i> spp.</td></tr> <tr><td>Cotoneaster</td><td><i>Cotoneaster</i> spp.</td></tr> <tr><td>Loquat</td><td><i>Eriobotrya japonica</i></td></tr> <tr><td>Common Coral Tree</td><td><i>Erythrina crista-galli</i></td></tr> <tr><td>Indian Coral Tree</td><td><i>Erythrina indica</i></td></tr> <tr><td>Coral Tree</td><td><i>Erythrina x sykesii</i></td></tr> <tr><td>Rubber Tree</td><td><i>Ficus elastica</i></td></tr> <tr><td>Liquidambar</td><td><i>Liquidambar styraciflua</i> (only if less than 12m in height)</td></tr> <tr><td>African Olive</td><td><i>Olea europaea</i> subsp. <i>Africana</i></td></tr> <tr><td>Crested Wattle</td><td><i>Paraserianthes lophantha</i></td></tr> <tr><td>Lombardy Poplar</td><td><i>Populus nigra italica</i></td></tr> <tr><td>Firethorn</td><td><i>Pyracantha</i> spp.</td></tr> <tr><td>Black Locust</td><td><i>Robinia pseudoacacia</i></td></tr> <tr><td>Golden Robinia</td><td><i>Robinia pseudoacacia</i> "Frisia"</td></tr> <tr><td>Umbrella Tree</td><td><i>Schefflera actinophylla</i></td></tr> <tr><td>Broad-leaf pepper tree</td><td><i>Schinus terbinthifolius</i></td></tr> <tr><td>Rhus</td><td><i>Toxicodendron succedaneum</i></td></tr> <tr><td>Privet</td><td><i>Ligustrum</i> sp.</td></tr> </tbody> </table> | Common Name  | Botanical Name | Queensland Silver Wattle | <i>Acacia podalyriifolia</i> | Golden Wreath Wattle | <i>Acacia saligna</i> | Box Elder | <i>Acer negundo</i> | Tree of Heaven | <i>Ailanthus altissima</i> | Evergreen Alder | <i>Alnus jorullensis</i> | Cocos Palm | <i>Syagrus romanzoffiana</i> | Nettle tree | <i>Celtis</i> spp. | Cotoneaster | <i>Cotoneaster</i> spp. | Loquat | <i>Eriobotrya japonica</i> | Common Coral Tree | <i>Erythrina crista-galli</i> | Indian Coral Tree | <i>Erythrina indica</i> | Coral Tree | <i>Erythrina x sykesii</i> | Rubber Tree | <i>Ficus elastica</i> | Liquidambar | <i>Liquidambar styraciflua</i> (only if less than 12m in height) | African Olive | <i>Olea europaea</i> subsp. <i>Africana</i> | Crested Wattle | <i>Paraserianthes lophantha</i> | Lombardy Poplar | <i>Populus nigra italica</i> | Firethorn | <i>Pyracantha</i> spp. | Black Locust | <i>Robinia pseudoacacia</i> | Golden Robinia | <i>Robinia pseudoacacia</i> "Frisia" | Umbrella Tree | <i>Schefflera actinophylla</i> | Broad-leaf pepper tree | <i>Schinus terbinthifolius</i> | Rhus | <i>Toxicodendron succedaneum</i> | Privet | <i>Ligustrum</i> sp. | <b>Noted</b> |  |
| Common Name   | Botanical Name   |                |                          |                              |                      |                       |           |                     |                |                            |                 |                          |            |                              |             |                    |             |                         |        |                            |                   |                               |                   |                         |            |                            |             |                       |             |  |               |   |                |                                 |                 |                              |           |                        |              |                             |                |                                      |               |                                |                        |                                |      |                                  |        |                      |              |  |
| Queensland Silver Wattle  | <i>Acacia podalyriifolia</i>                                     |                |                          |                              |                      |                       |           |                     |                |                            |                 |                          |            |                              |             |                    |             |                         |        |                            |                   |                               |                   |                         |            |                            |             |                       |             |  |               |   |                |                                 |                 |                              |           |                        |              |                             |                |                                      |               |                                |                        |                                |      |                                  |        |                      |              |  |
| Golden Wreath Wattle  | <i>Acacia saligna</i>  |                |                          |                              |                      |                       |           |                     |                |                            |                 |                          |            |                              |             |                    |             |                         |        |                            |                   |                               |                   |                         |            |                            |             |                       |             |  |               |   |                |                                 |                 |                              |           |                        |              |                             |                |                                      |               |                                |                        |                                |      |                                  |        |                      |              |  |
| Box Elder   | <i>Acer negundo</i>  |                |                          |                              |                      |                       |           |                     |                |                            |                 |                          |            |                              |             |                    |             |                         |        |                            |                   |                               |                   |                         |            |                            |             |                       |             |  |               |   |                |                                 |                 |                              |           |                        |              |                             |                |                                      |               |                                |                        |                                |      |                                  |        |                      |              |  |
| Tree of Heaven  | <i>Ailanthus altissima</i>                                       |                |                          |                              |                      |                       |           |                     |                |                            |                 |                          |            |                              |             |                    |             |                         |        |                            |                   |                               |                   |                         |            |                            |             |                       |             |  |               |   |                |                                 |                 |                              |           |                        |              |                             |                |                                      |               |                                |                        |                                |      |                                  |        |                      |              |  |
| Evergreen Alder   | <i>Alnus jorullensis</i>   |                |                          |                              |                      |                       |           |                     |                |                            |                 |                          |            |                              |             |                    |             |                         |        |                            |                   |                               |                   |                         |            |                            |             |                       |             |  |               |   |                |                                 |                 |                              |           |                        |              |                             |                |                                      |               |                                |                        |                                |      |                                  |        |                      |              |  |
| Cocos Palm  | <i>Syagrus romanzoffiana</i>                                     |                |                          |                              |                      |                       |           |                     |                |                            |                 |                          |            |                              |             |                    |             |                         |        |                            |                   |                               |                   |                         |            |                            |             |                       |             |  |               |   |                |                                 |                 |                              |           |                        |              |                             |                |                                      |               |                                |                        |                                |      |                                  |        |                      |              |  |
| Nettle tree   | <i>Celtis</i> spp.   |                |                          |                              |                      |                       |           |                     |                |                            |                 |                          |            |                              |             |                    |             |                         |        |                            |                   |                               |                   |                         |            |                            |             |                       |             |  |               |   |                |                                 |                 |                              |           |                        |              |                             |                |                                      |               |                                |                        |                                |      |                                  |        |                      |              |  |
| Cotoneaster   | <i>Cotoneaster</i> spp.  |                |                          |                              |                      |                       |           |                     |                |                            |                 |                          |            |                              |             |                    |             |                         |        |                            |                   |                               |                   |                         |            |                            |             |                       |             |  |               |   |                |                                 |                 |                              |           |                        |              |                             |                |                                      |               |                                |                        |                                |      |                                  |        |                      |              |  |
| Loquat  | <i>Eriobotrya japonica</i>                                       |                |                          |                              |                      |                       |           |                     |                |                            |                 |                          |            |                              |             |                    |             |                         |        |                            |                   |                               |                   |                         |            |                            |             |                       |             |  |               |   |                |                                 |                 |                              |           |                        |              |                             |                |                                      |               |                                |                        |                                |      |                                  |        |                      |              |  |
| Common Coral Tree   | <i>Erythrina crista-galli</i>                                    |                |                          |                              |                      |                       |           |                     |                |                            |                 |                          |            |                              |             |                    |             |                         |        |                            |                   |                               |                   |                         |            |                            |             |                       |             |  |               |   |                |                                 |                 |                              |           |                        |              |                             |                |                                      |               |                                |                        |                                |      |                                  |        |                      |              |  |
| Indian Coral Tree   | <i>Erythrina indica</i>  |                |                          |                              |                      |                       |           |                     |                |                            |                 |                          |            |                              |             |                    |             |                         |        |                            |                   |                               |                   |                         |            |                            |             |                       |             |  |               |   |                |                                 |                 |                              |           |                        |              |                             |                |                                      |               |                                |                        |                                |      |                                  |        |                      |              |  |
| Coral Tree  | <i>Erythrina x sykesii</i>                                       |                |                          |                              |                      |                       |           |                     |                |                            |                 |                          |            |                              |             |                    |             |                         |        |                            |                   |                               |                   |                         |            |                            |             |                       |             |  |               |   |                |                                 |                 |                              |           |                        |              |                             |                |                                      |               |                                |                        |                                |      |                                  |        |                      |              |  |
| Rubber Tree   | <i>Ficus elastica</i>  |                |                          |                              |                      |                       |           |                     |                |                            |                 |                          |            |                              |             |                    |             |                         |        |                            |                   |                               |                   |                         |            |                            |             |                       |             |  |               |   |                |                                 |                 |                              |           |                        |              |                             |                |                                      |               |                                |                        |                                |      |                                  |        |                      |              |  |
| Liquidambar   | <i>Liquidambar styraciflua</i> (only if less than 12m in height) |                |                          |                              |                      |                       |           |                     |                |                            |                 |                          |            |                              |             |                    |             |                         |        |                            |                   |                               |                   |                         |            |                            |             |                       |             |  |               |   |                |                                 |                 |                              |           |                        |              |                             |                |                                      |               |                                |                        |                                |      |                                  |        |                      |              |  |
| African Olive   | <i>Olea europaea</i> subsp. <i>Africana</i>                      |                |                          |                              |                      |                       |           |                     |                |                            |                 |                          |            |                              |             |                    |             |                         |        |                            |                   |                               |                   |                         |            |                            |             |                       |             |  |               |   |                |                                 |                 |                              |           |                        |              |                             |                |                                      |               |                                |                        |                                |      |                                  |        |                      |              |  |
| Crested Wattle  | <i>Paraserianthes lophantha</i>                                  |                |                          |                              |                      |                       |           |                     |                |                            |                 |                          |            |                              |             |                    |             |                         |        |                            |                   |                               |                   |                         |            |                            |             |                       |             |  |               |   |                |                                 |                 |                              |           |                        |              |                             |                |                                      |               |                                |                        |                                |      |                                  |        |                      |              |  |
| Lombardy Poplar   | <i>Populus nigra italica</i>                                     |                |                          |                              |                      |                       |           |                     |                |                            |                 |                          |            |                              |             |                    |             |                         |        |                            |                   |                               |                   |                         |            |                            |             |                       |             |  |               |   |                |                                 |                 |                              |           |                        |              |                             |                |                                      |               |                                |                        |                                |      |                                  |        |                      |              |  |
| Firethorn   | <i>Pyracantha</i> spp.   |                |                          |                              |                      |                       |           |                     |                |                            |                 |                          |            |                              |             |                    |             |                         |        |                            |                   |                               |                   |                         |            |                            |             |                       |             |  |               |   |                |                                 |                 |                              |           |                        |              |                             |                |                                      |               |                                |                        |                                |      |                                  |        |                      |              |  |
| Black Locust  | <i>Robinia pseudoacacia</i>                                      |                |                          |                              |                      |                       |           |                     |                |                            |                 |                          |            |                              |             |                    |             |                         |        |                            |                   |                               |                   |                         |            |                            |             |                       |             |  |               |   |                |                                 |                 |                              |           |                        |              |                             |                |                                      |               |                                |                        |                                |      |                                  |        |                      |              |  |
| Golden Robinia  | <i>Robinia pseudoacacia</i> "Frisia"                             |                |                          |                              |                      |                       |           |                     |                |                            |                 |                          |            |                              |             |                    |             |                         |        |                            |                   |                               |                   |                         |            |                            |             |                       |             |  |               |   |                |                                 |                 |                              |           |                        |              |                             |                |                                      |               |                                |                        |                                |      |                                  |        |                      |              |  |
| Umbrella Tree   | <i>Schefflera actinophylla</i>                                   |                |                          |                              |                      |                       |           |                     |                |                            |                 |                          |            |                              |             |                    |             |                         |        |                            |                   |                               |                   |                         |            |                            |             |                       |             |  |               |   |                |                                 |                 |                              |           |                        |              |                             |                |                                      |               |                                |                        |                                |      |                                  |        |                      |              |  |
| Broad-leaf pepper tree  | <i>Schinus terbinthifolius</i>                                   |                |                          |                              |                      |                       |           |                     |                |                            |                 |                          |            |                              |             |                    |             |                         |        |                            |                   |                               |                   |                         |            |                            |             |                       |             |  |               |   |                |                                 |                 |                              |           |                        |              |                             |                |                                      |               |                                |                        |                                |      |                                  |        |                      |              |  |
| Rhus  | <i>Toxicodendron succedaneum</i>                                 |                |                          |                              |                      |                       |           |                     |                |                            |                 |                          |            |                              |             |                    |             |                         |        |                            |                   |                               |                   |                         |            |                            |             |                       |             |  |               |   |                |                                 |                 |                              |           |                        |              |                             |                |                                      |               |                                |                        |                                |      |                                  |        |                      |              |  |
| Privet  | <i>Ligustrum</i> sp.   |                |                          |                              |                      |                       |           |                     |                |                            |                 |                          |            |                              |             |                    |             |                         |        |                            |                   |                               |                   |                         |            |                            |             |                       |             |  |               |   |                |                                 |                 |                              |           |                        |              |                             |                |                                      |               |                                |                        |                                |      |                                  |        |                      |              |  |



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| <p><b>13.3 Heritage Items Or Heritage Conservation Areas</b></p> <p>1. Works in relation to a tree or other vegetation may be carried out with the written consent of Council where Council is satisfied that:</p> <ul style="list-style-type: none"> <li>i) the proposed works is of a minor nature,</li> <li>ii) is for the maintenance of the Heritage Item or place within the Heritage Conservation Area; and</li> <li>iii) would not adversely affect the heritage significance of the Heritage Item or Heritage Conservation Area.</li> </ul>  | <p><b>N/A</b></p> |  |
| <p>2. For the purpose of 1i) above, the following tree works in relation to a tree or other vegetation that is or forms part of a Heritage Item or is within a Heritage Conservation Area may be regarded by Council as being of a minor nature:</p> <ul style="list-style-type: none"> <li>i) Tree branches directly over roof lines                             <ul style="list-style-type: none"> <li>- removal of tree branches which directly overhang the roof of a residence or commercial building, if pruned back to the nearest branch junction or collar to remove from the roofline. Detached garages, carports and ancillary buildings are not included.</li> </ul> </li> </ul> <p><b>Note:</b> Pruning is to be consistent with the Australian Standard for Pruning of Amenity Trees (AS4373-2007) and is not to result in a detrimental impact to the future health or stability of the tree or compromise the form of the tree.</p> <ul style="list-style-type: none"> <li>ii) Minor pruning                             <ul style="list-style-type: none"> <li>- pruning of trees and other vegetation provided:                                     <ul style="list-style-type: none"> <li>• branches pruned, are not more than 50mm in diameter, and</li> <li>• roots pruned are not more than 50mm in diameter.</li> </ul> </li> </ul> </li> </ul> <p><b>Note:</b> Pruning is consistent with the Australian Standard for Pruning of Amenity Trees (AS4373-2007).</p> <ul style="list-style-type: none"> <li>iii) Removal of dead wood</li> </ul> | <p><b>N/A</b></p> |  |



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| <ul style="list-style-type: none"> <li>- removal of completely dead branches attached to a tree(s) and other vegetation within the property.</li> </ul> <p><b>Note:</b> Pruning is consistent with the Australian Standard for Pruning Amenity Trees (AS4373-2007)</p> <ul style="list-style-type: none"> <li>iv) Dead or dying trees and other vegetation                             <ul style="list-style-type: none"> <li>- removal of completely dead or dying trees and other vegetation.</li> </ul> </li> </ul>   |              |  |
| <p>3. The removal of a tree(s) which is structurally unsound and or unstable, which displays a high degree of hazard, provided that prior to any work being carried out, Council has advised the applicant of its satisfaction that the subject tree(s) is posing an imminent risk to human life or property</p> <p><b>Note:</b> an arborist's report and testing may be required for significant trees</p> <p><b>Note:</b> Removal of branches within 0.5m of electrical service lines to properties under Work permitted under section 48 of the Electricity Supply Act 1995 do not require written consent from Council. However, this exemption does not apply to a property subject to an interim heritage order, or a listing on the State Heritage Register, under the Heritage Act 1977.</p> | <b>Noted</b> |  |
| <p><b>13.4 Application For Tree and Other Vegetation Work</b></p> <p>1. An application is required to be completed and forwarded to Council for all works on trees or other vegetation where an exemption under Section 13.2 does not apply.</p> <p><b>Note:</b> A permit cannot be granted for the clearing of:</p> <ul style="list-style-type: none"> <li>i) native vegetation on land included on the Biodiversity Values Map except where the tree is assessed to be a risk;</li> <li>ii) vegetation that is or forms part of an Aboriginal object or that is within an Aboriginal place of heritage significance.</li> </ul>  | <b>Noted</b> | See the Arborist Report at <b>Appendix 27.</b> |



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| <i>In these instances a Development Application or approval of Native Vegetation Panel is required.</i>  |              |   |
| 2. Further information on types of applications, fees, assessment time frames and criteria for approvals, can be found on Council's web site <a href="http://www.krg.nsw.gov.au">www.krg.nsw.gov.au</a>  | <b>Noted</b> |   |
| 3. The applications are only to be made by the owner of the site on which the vegetation or the trunk of the tree is located or their authorised agent (Council will require proof of authority to be submitted),  | <b>Noted</b> |   |
| 4. A Development Application is required where the proposed works: <ul style="list-style-type: none"> <li>i) are within the core riparian zone of Category 1 or 2 Riparian Lands and the works will disturb soil within 2m of the channel or within the channel itself;</li> <li>ii) will affect large stands of trees or other vegetation; or</li> <li>iii) are in relation to a tree or other vegetation that forms part of a heritage item or within a heritage conservation area.</li> </ul> | <b>Noted</b> | See the Arborist Report at <b>Appendix 27</b>   |
| <b>Replacement trees and vegetation</b><br>5. Council will require the planting of replacement trees and/or vegetation and may specify the number, species, provenance, location and stock size of the replacement trees and vegetation.   | <b>Noted</b> | A BDAR waiver has been granted, see <b>Appendix 28</b> . Refer to Landscape Report at <b>Appendix 26</b> , adequate trees will be replanted from shrubs to tall tree species. |
| 6. In a mapped biodiversity area, trees and vegetation are to be replaced with suitable species from the ecological community.<br><b>Note:</b> Refer to the Ku-ring-gai Council Tree Replacement Planting List. Note: Check the Ku-ring-gai Local Environmental Plan 2015 Biodiversity Mapping on Council's website Map Viewer.  | <b>Noted</b> | The Site is not identified as being mapped for biodiversity. A BDAR waiver has been granted, refer <b>Appendix 28</b> .   |
| <b>Part 14 Urban Precincts and Sites</b>   |              |   |



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| <b>Part 14E Lindfield Local Centre</b>  |                            |  |
| <p><b>14.E1 Lindfield Local Centre Context</b><br/><i>Urban Precincts</i></p> <p>1. All development within the Lindfield local centre, as outlined in Figure 14E.1-1, is to be designed to support and enhance the planned future character of the centre. This is to be done through compliance with the general requirements and precinct specific requirements as stipulated in this DCP.</p> <p>Note: Refer to Ku-ring-gai's Public Domain Plan 2010, Open Space Acquisition Strategy 2007 and the Ku-ring-gai Contributions Plan 2010 on Councils website: <a href="http://www.krg.nsw.gov.au/Home">http://www.krg.nsw.gov.au/Home</a></p> | <b>Noted</b>               | <p>The development across the Site responds to the transitioning nature of the area and will ensure that residential amenity is maintained to adjoining properties and for future residents.</p>   |
| <p><b>14.E2 Public Domain and Pedestrian Access</b><br/><i>Controls</i></p> <p>1. All development within the Lindfield local centre, as outlined in Figure 14E.2-1, is to be designed to support and enhance the planned future character of the centre. This is to be done through compliance with the Public Domain and Pedestrian Access requirements for each Precinct as stipulated in this DCP.</p> <p>2. Havilah Road and Havilah Lane: provide a new pedestrian walkway between Havilah Lane and Milray Street.</p>   | <b>Yes</b>                 | <p>See the Architectural Plans at <b>Appendix 4</b>, Architectural Design Report at <b>Appendix 6</b> and Urban Design Report at <b>Appendix 10</b>.</p> <p>The development has provided indicative details of the future Drivers Way which include part road width and pedestrian footpath, the proponent seeks to dedicate at 7.5m strip of land along the full width of the eastern boundary and is willing to provide a public benefit offer, subject to Council's requirements.</p> |
| <p><b>14.E3 Proposed Community Infrastructure</b></p> <p>1. All development within the Lindfield local centre is to be designed to support the planned future character of the centre through the provision of Key Community Infrastructure as stated in the Ku-ring-gai Contributions Plan 2010 and outlined in Figure 14E.3-1. This is to be done through the Proposed Community Infrastructure requirements for each Precinct as stipulated in this DCP.</p>   | <b>Yes, able to comply</b> | <p>The DCP requires footpath embellishment along Bent Street and new realigned road to the east, being Drivers Road. The proponent is seeking to dedicate the land for Drivers Way and the footpath embellishment can form part of the Section 7.11 contributions or alternative could form part of a voluntary planning agreement.</p>  |




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| <p>2. Key Community Infrastructure provision is to be in accordance with Figure 14E.3-1, the Ku-ring-gai Contributions Plan 2010 and Masterplans at Part 14R. It is to be delivered through a Voluntary Planning Agreement (VPA) or other delivery mechanism, and include the following:</p> <p>.....</p> <p>3. A community park on Bent Street of minimum 3,000m<sup>2</sup> in size. It is to include a large open space with deep soil planting on the northeastern corner of the site fronting Bent Street and Woodford Lane, play space and flexible open space.</p> <p>4. A new multi-purpose community building including a library, childcare centre, and community facility.</p> <p>5. Realignment of Drovers Way to create a new 15.0m wide two way street providing a link from Bent Street to Beaconsfield Parade and including on-street parking and access to basement parking.</p> | <p><b>Yes</b></p> | <p>The proponent will need to enter into an agreement as they seek to dedicate 7.5m towards the construction of Drovers Way (see No. 5 on map). A Public Benefit offer will need to be entered into with Council.</p> <p>It is noted that a 3,000m<sup>2</sup> will be provided to east along Bent Street (see No. 3 on map) and A new multi-purpose community building including a library, child care centre, and community facility (see No.4 on map).</p>  |
| <p><b>14E4 Setbacks</b></p>   |                   |  |
| <p>1. All development within the Lindfield local centre, as outlined in Figure 14E.4-1, is to be designed to support and enhance the planned future character of the centre. This is to be done through the Setback requirements for each Precinct as stipulated in this DCP.</p> <p><b>Note:</b> In all cases, where land dedication is required for a public purpose, such as a road or walkway, the affected land is to be excluded from deep soil calculations and included in setback requirements.</p>  | <p><b>No*</b></p> | <p>A setback of between 6m and 9m is provided along Bent Street, however, a varied setback between 3m and 6m is proposed along the future Drovers Way. Refer discussion in <b>Section 7.1.5.1</b> of the EIS.</p>  |



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| <p>2. All properties within the R4 High Density Residential zone are to have a 10-12 metre front setback (refer to Part 7 of this DCP) with the following exceptions and requirements:</p> <ul style="list-style-type: none"> <li>i) 17-21 and 9-15 Bent Street are to provide 6 metre setbacks to Bent Street and Balfour Street.</li> <li>ii) 10-14 Milray Street and 4 Havilah Road and 51, 55, 55A Lindfield Avenue are to provide a reduced setback to Havilah Lane consistent with that established on properties nos.2-6 and 8 Milray Street (indicatively 3-5 metres).</li> <li>iii) 51, 55, 55A and 57 Lindfield Avenue are to provide 6 metre setbacks to Lindfield Avenue.</li> <li>iv) Setbacks to accommodate property boundary realignment affecting 51, 55, 55A Lindfield Avenue, 10, 12, 14 Milray and 3 Havilah Road to widen Havilah Lane to achieve a continuous 12 metre right-of-way (width varies indicatively between 4-5 metres). The affected land is to be excluded from deep soil calculations and included in setback requirements and the land is to be dedicated to Council at no cost.</li> <li>v) A site coverage of 40% and deep soil requirement of 30% applies to 51, 55 and 55A Lindfield Avenue to accommodate boundary realignment.</li> <li>vi) 4 and 8 Beaconsfield Parade and A2, 2, 4, 6, 8, 8A and 10 Drovers Way are to provide a 6m setback to Drovers Way.</li> </ul> |                     |  |
| <p><b>14E5 Built Form</b></p> <p>1. All development within the Lindfield local centre, as outlined in Figure 14E.5-1, is to be designed to support and enhance the planned future character of the centre. This is to be done through the Built Form requirements for each Precinct as stipulated in this DCP.</p>  | <p><b>Noted</b></p> | <p>The Site is positioned to the south of the Lindfield local centre. The plan applies to the LVH to the east, which will be required to provide a landmark building on the corner of Bent Street and Drovers Way, refer Figure below:</p> |




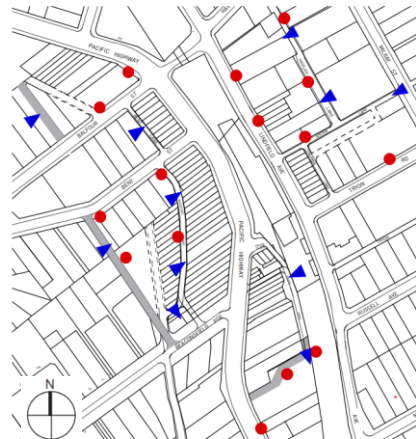
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|  |                     |  <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>- Principal active frontage</li> <li>- Supporting active frontage</li> <li>- 3 storey street wall</li> <li>- 4m upper level setback above street wall height</li> <li>* - Landmark building</li> <li>- Heritage affected site</li> <li>- Public open space</li> <li>- New/realigned road</li> </ul>   |
| <p><b>14E9 Building Entries, Car Parking and Service Access</b></p> <p>1. All development within the Lindfield local centre, as outlined in Figure 14E.6-1, is to be designed to support and enhance the planned future character of the centre. This is to be done through the Building Entries, Car Parking and Service Access requirements for each Precinct as stipulated in this DCP.</p> | <p><b>Noted</b></p> | <p>The Site is positioned to the south of the Lindfield town centre boundary. The following plan outlines the planning requirements for the LVH. It demonstrates that Dovers Way will have two (2) pedestrianised points and vehicular access. The development responds appropriately to the future development of the LVH.</p>  <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>- Vehicular access to site</li> <li>- Pedestrian access to site</li> <li>- New/realigned road</li> </ul> |



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| <p>2. Havilah Road and Havilah Lane: residential and commercial lobbies and foyers are to be located off Lindfield Ave and Havilah Lane.</p>   | <b>NA</b>  |   |
| <p><b>14E13 Precinct L7: Buildings in R4 Zones</b></p> <p>1. This precinct consists of R4 High Density Residential zones within close proximity to the commercial zones. The location of Precinct L7 is illustrated in Figure 14E.13-1.</p> <p><i>Development is to be designed to support and enhance the planned future character for the precinct as follows:</i></p> <p><i>i) The precinct will be designed to provide a transition from the core urban areas to the surrounding high and medium density residential areas.</i></p> <p><i>ii) Schedule 1 of the KLEP allows mixed use buildings within this precinct.</i></p> <p><i>iii) All properties will provide reduced front setbacks to enhance the urban character</i></p> | <b>Yes</b> | <p>The development will provide appropriate transition from the LVH in the east to the lower density residential properties to the west of the Site., refer to See the Architectural Plans at <b>Appendix 4</b>, Architectural Design Report at <b>Appendix 6</b> and Urban Design Report at <b>Appendix 10</b>.</p> <p>The development has reduced setbacks as discussed above and discussed in detail in <b>Section 7.1.5.1</b> of the EIS.</p> |
| <p>2. The following are applicable for buildings in R4 zones, where mixed use buildings are permitted:</p> <p><i>i) Properties 3-32 Beaconsfield Parade and 12-16 Bent Street are to provide a 6 metre setback to the proposed new street, Bent Street and Beaconsfield Parade.</i></p>  | <b>No</b>  | <p>The following setbacks are proposed:</p> <ul style="list-style-type: none"> <li>▪ Bent Street – 6m to 9m</li> <li>▪ Drovers Way – 3m to 6m</li> </ul> <p>This variation is discussed in detail in <b>Section 7.1.5.1</b> of the EIS.</p>   |
| <b>Part 15</b>   |            |   |
| <b>15.1 Land Contamination</b>   |            |   |
| <p>Refer to Council's Contaminated Land Policy 2016 for a list of activities that may cause a site to be considered 'potentially contaminated land', and for requirements for development applications, rezoning and remediation works on contaminated land.</p>   | <b>Yes</b> | <p>See Preliminary Site Investigation at <b>Appendix 24</b>.</p>  |
| <b>Part 18 - Biodiversity</b>  |            |   |



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| <b>18.1 All Greenweb Categories</b>   |                   |   |
| <p>1. <i>Development must be designed and sited to minimise impact on any distinctive environmental features and to conserve the areas of vegetation and/or habitat of the highest ecological value on and adjacent to the site, and to minimise fragmentation and edge effects.</i></p> <p><i>The development design should also integrate consideration of bushfire, ecological impacts and management and include:</i></p> <ul style="list-style-type: none"> <li><i>i) consideration of buildings, access, stormwater and utilities;</i></li> <li><i>ii) choosing parts of the site to develop where features are not present;</i></li> <li><i>iii) modifying the size, layout or construction methods to minimise on and off site disturbance and impacts;</i></li> <li><i>iv) locating built structures to reduce fragmentation of open space areas and vegetation (including canopy);</i></li> <li><i>v) locating buildings to take advantage of environmental features;</i></li> <li><i>vi) implementing a soil and water management plan to limit impact;</i></li> <li><i>vii) avoiding importing soil from outside the site</i></li> <li><i>viii) selecting native plant species that are present on site, preferably seeded from species on the site;</i></li> <li><i>ix) selecting plant species that enhance local fauna habitat.</i></li> </ul> <p><b>Note:</b> <i>Habitat and distinctive environmental features may include:</i></p> <ul style="list-style-type: none"> <li><i>- cliffs and rock outcrops;</i></li> <li><i>- remnant bushland and trees;</i></li> </ul> | <p><b>Yes</b></p> | <p>See the BDAR waiver at <b>Appendix 28.</b></p> |



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| <p>- tree hollows; and<br/>- natural watercourses.</p> <p><b>Note:</b> Council may require, as a condition of consent, that a restriction on use be placed over key areas of the site. Council may require suitable replacements for trees or vegetation removed.</p> |              |  |
| <p>2. Subdivision must not be permitted unless each proposed site contains a building envelope that allows compliance with this Part.</p>   | <b>N/A</b>   |  |
| <p>3. Trees adjacent to threatened ecological communities are to be retained as a buffer. This does not apply to trees listed in Council's Weed Management Policy.</p>  | <b>Yes</b>   | See the BDAR waiver at <b>Appendix 28</b> .  |
| <p>4. The development must retain existing site drainage patterns and minimise excavation and fill within 3m of Greenweb lands.</p>   | <b>Yes</b>   | See the BDAR waiver at <b>Appendix 28</b> . An overland flow path is retained along the southern boundary see Stormwater Drainage Report at <b>Appendix 18</b> .   |
| <p>5. Where the slope over the building footprint area is greater than 12.5%, site responsive methods such as stepping the building down the site, split level construction or pier and beam construction must be used.</p>   | <b>Yes</b>   | See the Architectural Plans at <b>Appendix 4</b> and Architectural Design Report at <b>Appendix 6</b> . The building has successfully been designed to respond to the land slope and allows for bicycle parking, gymnasium and saunas to be positioned partly underground along the eastern boundary and also the basement car park. |
| <p>6. The planting of species listed in Council's Weed Management Policy will not be permitted.</p>   | <b>Noted</b> | Refer to Landscape Report at <b>Appendix 26</b> .  |
| <p>7. Species used for planting in or directly adjacent to Greenweb areas should be of local provenance.</p>  | <b>Yes</b>   | See Landscape Report at <b>Appendix 25</b> .   |
| <p>8. A flora and fauna assessment will be required where development within Greenweb lands impacts on connectivity, existing indigenous vegetation, fauna or habitat.</p>  | <b>Yes</b>   | See the BDAR waiver at <b>Appendix 28</b> .  |



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| <p><b>Note:</b> This may be waived where an assessment has already been undertaken as part of a Biodiversity Development Assessment Report (BDAR) in accordance with Part 7 of the NSW Biodiversity Conservation Act 2016.</p> <p><b>Note:</b> Flora and fauna assessments must be undertaken by an appropriately qualified and experienced person. Council assessment provisions are available on Council's website (<a href="http://www.krg.nsw.gov.au">www.krg.nsw.gov.au</a>).</p> <p>Survey and assessments should be undertaken in accordance with guidelines from the NSW Environment, Energy and Science Group</p> |              |   |
| <p>9. The introduction of imported soils and disturbance of local seed banks are to be avoided wherever possible.</p>  | <b>Noted</b> |   |
| <p>10. Vegetation retention is to consider mature trees and hollow-bearing trees within biodiversity areas as a priority for retention.</p>  | <b>Yes</b>   | <p>See the Landscape Report at <b>Appendix 26</b> and Arborist Report at <b>Appendix 27</b>, trees are retained where possible across the Site, in particular a significant tree will be retained in the southwestern corner and incorporated into the landscaped area.</p> |
| <p><b>18.2 Category - Core Biodiversity Lands</b></p>  | <b>N/A</b>   | <p>Site not identified as 'core biodiversity lands'.</p>  |
| <p><b>18.3 Category - Support For Core Biodiversity Lands</b></p>  | <b>N/A</b>   | <p>Site not identified as 'support for core biodiversity lands'</p>   |
| <p><b>18.4 Category - Landscape Remnant</b></p>  | <b>N/A</b>   | <p>Site not identified as 'landscape remnant'.</p>  |
| <p><b>18.5 Category - Biodiversity Corridors and Buffer Areas</b></p>  | <b>N/A</b>   | <p>Site not identified as 'biodiversity corridors and buffer areas'.</p>  |
| <p><b>18.6 Category - Canopy Remnant</b></p>   | <b>N/A</b>   | <p>Site not identified as 'canopy remnant'.</p>   |
| <p><b>18.7 No Net Loss of Biodiversity</b></p>   |              |   |
| <p>1. Development proposals must seek to achieve no net loss of significant vegetation or habitat. Retention of vegetation and habitat in situ is the preferred method of biodiversity conservation. In the event that loss of vegetation is unavoidable, the loss must be mitigated and/or offset.</p>  | <b>Yes</b>   | <p>See the BDAR waiver at <b>Appendix 28</b>. The development will provide 62 trees, which will offset the 28 trees required to be removed, refer to Arborist Report at <b>Appendix 27</b> and Landscape Report at <b>Appendix 26</b>.</p>                                  |



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| <p><b>Note:</b> Both informal compensatory measures and formal offsetting include a number of ecological, administrative and financial risks. The inclusion of such measures within a proposal does not preclude Council requiring redesign of, or refusing consent to, a proposal on grounds of biodiversity loss.</p>  |            |   |
| <p>2. Any application for works within the Greenweb, must be accompanied by a proposal to protect, enhance or create habitat on or off site, where it:</p> <ul style="list-style-type: none"> <li>i) requires the removal of native vegetation; or</li> <li>ii) will negatively affect actual or potential habitat of fauna or flora; or</li> <li>iii) is likely to cause degradation to vegetation or habitat.</li> </ul>   | <b>Yes</b> | <p>See the BDAR waiver at <b>Appendix 28</b>, Landscape Report at <b>Appendix 26</b> and Arborist Report at <b>Appendix 27</b>.</p> |
| <p>3. No net loss of significant vegetation or habitat may be achieved by:</p> <ul style="list-style-type: none"> <li>i) retention and protection of existing significant vegetation and habitat; or</li> <li>ii) informal compensatory measures:                             <ul style="list-style-type: none"> <li>- planting and habitat creation, especially where it improves connectivity;</li> <li>- rehabilitation of degraded areas; or</li> <li>- translocation of plants or soils;</li> </ul> </li> </ul> <p><b>Note:</b> Where disturbance to intact, resilient natural soil profiles (that are likely to contain a healthy native seedbank) is to occur, translocation to and establishment within a viable recipient site is a key action towards no net loss of significant vegetation or habitat.</p> <p><b>Note:</b> In certain circumstances Council may request that native flora, fauna, natural features (e.g. rocks, logs) or viable soil profiles are translocated. This material may be used by the proponent, Council or other relevant authority to aid either in the offsetting site or other restoration program.</p> <ul style="list-style-type: none"> <li>iii) formal offsetting measures:</li> </ul> | <b>Yes</b> | <p>See the BDAR waiver at <b>Appendix 28</b>, Landscape Report at <b>Appendix 26</b> and Arborist Report at <b>Appendix 27</b>.</p> |



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| <p>- application of the Biodiversity Offsets Scheme in accordance with Part 6 of the NSW Biodiversity Conservation Act 2016.</p> <p><b>Note:</b> Conditions will apply to how and where offset actions are applied, and these will be determined by Council.</p>   |                   |   |
| <p>4. In determining the appropriate measures a number of factors must be considered:</p> <ul style="list-style-type: none"> <li>i) size and condition of the vegetation or habitat;</li> <li>ii) vegetation or habitat significance, including its legislative status, and its Greenweb category;</li> <li>iii) scale and duration of the impact;</li> <li>iv) current and future landscape context;</li> <li>v) level of uncertainty; and</li> <li>vi) any other mitigation measures proposed as part of the development.</li> </ul> <p><b>Note:</b> It is strongly recommended that for developments considering offsetting that pre-lodgement discussions are held with Council.</p>   | <p><b>Yes</b></p> | <p>See the BDAR waiver at <b>Appendix 28</b>, Landscape Report at <b>Appendix 26</b> and Arborist Report at <b>Appendix 27</b>.</p> |
| <p>5. Any proposal involving an offsetting mechanism, on or off site, must be in accordance with the following principles:</p> <ul style="list-style-type: none"> <li>i) Principle 1: Avoid, Minimise and Mitigate <ul style="list-style-type: none"> <li>- Offsetting will only be considered once all efforts to avoid, minimise or mitigate any negative impacts have been exhausted.</li> </ul> </li> <li>ii) Principle 2: Improve or Maintain Overall Biodiversity <ul style="list-style-type: none"> <li>- In order to achieve no net loss, offsetting must seek to improve or maintain overall biodiversity</li> <li>- Offsetting must not be used as a justification for granting approval to developments, where the cumulative impacts are greater than the benefit to be obtained from the offset action.</li> <li>- Offset sites are to be identified and selected in accordance with regional and local conservation</li> </ul> </li> </ul> | <p><b>Yes</b></p> | <p>See the BDAR waiver at <b>Appendix 28</b>, Landscape Report at <b>Appendix 26</b> and Arborist Report at <b>Appendix 27</b>.</p> |



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| <p>iii)</p>                               | <p><i>priorities. Offset sites and actions must be assessed according to their long-term viability.</i></p> <p><i>Principle 3: Like for Like</i></p> <ul style="list-style-type: none"> <li>- <i>The area which receives offset actions (the offset site) must contain or restore the same ecological community or threatened species/population habitat as the area which is being adversely impact by the development or activity (the impact site).</i></li> <li>- <i>Within areas where one vegetation community grades into another (ecotone areas) flexibility will be permitted. Similarly, Council will consider offsetting to adjoining vegetation communities where a benefit to the relevant community is demonstrated.</i></li> <li>- <i>Where a proposal will impact an area of known breeding or key habitat for threatened species, the offset site must include known habitat for that species (i.e. the species is known to be present).</i></li> <li>- <i>Offsets that are not like for like will only be considered where no suitable 'like for like' offset is available or the alternate offset will provide a net biodiversity benefit of equal or greater ecological significance within the bioregion.</i></li> </ul> |  |
| <p>iv)</p>                                | <p><i>Principle 4: Supplement Existing Protection and Management</i></p> <ul style="list-style-type: none"> <li>- <i>Offsets must be supplementary and provide for increased extent, improved condition and/or protection.</i></li> </ul>   |  |
| <p>v)</p>                                 | <p><i>Principle 5: Enforceability</i></p> <ul style="list-style-type: none"> <li>- <i>Offsets and their actions must be enforceable and include monitoring and reporting to ensure that the actions have been carried out, and are leading to positive biodiversity outcomes.</i></li> </ul>  |  |
| <p>vi)</p>                                | <p><i>Principle 6: The Precautionary Principle</i></p>  |  |



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| <p>- <i>In conducting an offsetting action the precautionary principle must be applied. This principle requires that a conservation approach be taken, where there is uncertainty or lack of scientific confidence in an action and there are threats of serious or irreversible environmental damage.</i></p>   |            |   |
| <p>6. <i>An offsetting action will not be appropriate if:</i></p> <p>i) <i>the applicant fails to adequately demonstrate to Council's satisfaction that all measures to address the offsetting principals in Clause 4 have been taken.</i></p> <p>ii) <i>the proposed development is an inappropriate use of the land subject to the proposal, as assessed under the NSW Environmental Planning &amp; Assessment Act 1979 and any local plans, policies or strategies.</i></p> <p>iii) <i>the applicant has failed to adequately demonstrate to Council the need for the offsetting action.</i></p> <p>iv) <i>the environmental impact in the development site is unacceptable. An example of how this may arise is where there is a likelihood of irreplaceable loss of biodiversity values that will not be adequately compensated by the proposed offsetting actions.</i></p> | <b>Yes</b> | <p>See the BDAR waiver at <b>Appendix 28</b>, Landscape Report at <b>Appendix 26</b> and Arborist Report at <b>Appendix 27</b>.</p> |
| <b>Part 19 Heritage Items and Heritage Conservation Area</b>   |            |   |
| <b>19F Development in the Vicinity of Heritage Items or Heritage Conservations Areas (HCAs)</b>  |            |   |
| <b>19F1. Local Character and Streetscape</b>   |            |   |
| <p><b>General</b></p> <p><i>All development in the vicinity of a Heritage Item or HCA is to include a Heritage Impact Statement (HIS). The HIS is to address the effect of the proposed development on a Heritage Item or HCA and demonstrate that the proposed works will not</i></p>   | <b>Yes</b> | <p>See the Statement of Heritage Impact at <b>Appendix 36</b>.</p>  |



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| <i>adversely impact upon significance, including any related heritage features within the identified curtilage and setting.</i>   |            |  |
| <p><b>Built Form</b></p> <p>1. Development on sites that either directly adjoin or are in the vicinity of a Heritage Item or an HCA is to have regard to:</p> <ul style="list-style-type: none"> <li>i) the form of the existing building or buildings including height, roofline, setbacks and building alignment;</li> <li>ii) dominant architectural language such as horizontal lines and vertical segmentation;</li> <li>iii) proportions including door and window openings, bays, floor-to ceiling heights and coursing levels;</li> <li>iv) materials and colours;</li> <li>v) siting and orientation;</li> <li>vi) setting and context;</li> <li>vii) streetscape patterns.</li> </ul> | <b>Yes</b> | See the Statement of Heritage Impact at <b>Appendix 36</b> .   |
| <p><b>Retail/Mixed Use Setting</b></p> <p>2. New development adjacent to or in the vicinity of a Heritage Item or HCA within a retail/mixed use setting such as an existing row of two storey shops, are to:</p> <ul style="list-style-type: none"> <li>i) retain the existing characteristics of the street including the setback, height and rhythm of facades, and is to be sympathetic to the materials and detailing of the earlier facades.</li> <li>ii) retain a pedestrian building scale at the street level and to set back any levels that are higher than the adjacent Heritage Item or HCA.</li> </ul>   | <b>N/A</b> |  |
| <p><b>Views</b></p> <p>3. New development in the vicinity of a Heritage Item or HCA is to demonstrate that it will not reduce or impair important views to and from the Heritage Item from the public domain.</p>   | <b>Yes</b> | <p>See the Statement of Heritage Impact at <b>Appendix 36</b> and Visual Impact Analysis at <b>Appendix 12</b>.</p> <p>The development has been strategically positioned to minimise impacts and significant amount of planting will be provided on the street frontages to soften the built form.</p> |



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| <b>19F.2 Building Setbacks</b>  |            |  |
| <p><b>Setbacks</b></p> <p>1. <i>The front setback of development adjacent to a Heritage Item or buildings within an HCA is to be greater than that of the Heritage Item or building within the HCA. Where variations in setbacks exist, the larger setback will apply.</i></p>  | <b>N/A</b> | <p>Site does not adjoin a heritage item or heritage conservation area.</p> <p>See the Statement of Heritage Impact at <b>Appendix 36</b></p> |
| <p><b>Residential Context</b></p> <p>2. <i>All medium and high density development is to have a stepped facade to any common boundary with a Heritage Item or building within the HCA. The facade is to be stepped back above an 8m height from natural ground level as per Figure 19E.2-1. Facades greater than 8m high will not be permitted adjacent to a Heritage Item or building with an HCA.</i></p>   | <b>N/A</b> |  |
| <p>3. <i>In addition to the side and rear setback controls in Section A of this DCP, new development adjacent to a Heritage Item or building within an HCA, is to comply with the following:</i></p> <ul style="list-style-type: none"> <li><i>i) adjacent developments are to have a minimum 12m building separation to the Heritage Item or building in the HCA (more if setback requirements are not met within the 12m) as per Figure 19D.3-1;</i></li> <li><i>ii) adjacent development is to not exceed a facade height of 8m from existing ground level, including balustrades;</i></li> <li><i>iii) adjacent development with a building mass above 8m high from existing ground level is to be stepped back an additional 6m from the Heritage Item as per Figure 19D.3-1;</i></li> </ul> <p><i>Where variations in setbacks exist the larger setback will apply.</i></p> | <b>N/A</b> |  |



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| <p>4. Any new development is to provide the following building separation to the building eaves or wall, whichever is closest, of:</p> <p>i) a neighbouring Heritage Item building; or</p> <p>ii) a neighbouring building within a Heritage Conservation Area:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #cccccc;">New Development Height</th> <th style="background-color: #cccccc;">New Development Height</th> </tr> </thead> <tbody> <tr> <td>1 or 2 levels</td> <td>Minimum 6m</td> </tr> <tr> <td>3 or more levels</td> <td>Minimum 12m</td> </tr> </tbody> </table> <p style="text-align: center; font-size: small;">Figure 19F.2-1 Building separation of new development adjacent to Heritage Items and HCAs.</p> | New Development Height | New Development Height   | 1 or 2 levels | Minimum 6m | 3 or more levels | Minimum 12m | <p><b>N/A</b></p> |  |
| New Development Height  | New Development Height |  |               |            |                  |             |                   |  |
| 1 or 2 levels   | Minimum 6m             |  |               |            |                  |             |                   |  |
| 3 or more levels  | Minimum 12m            |  |               |            |                  |             |                   |  |
| <p>5. Where the building separation requirements of this Part result in a greater setback requirements than stated in Section A of this DCP, the building separation controls of this Part prevail. Refer to Figure 19F.2-2.</p>  | <p><b>Noted</b></p>    | <p>The Site does not adjoin a heritage item and/or heritage conservation area.</p> |               |            |                  |             |                   |  |
| <p>6. New development adjacent to a Heritage Item or adjacent to the HCA that has more than 2 levels or has a height more than 8m, is to step back the upper levels in accordance with Figure 19F.2-1.</p>  | <p><b>N/A</b></p>      |  |               |            |                  |             |                   |  |



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| <p>Side setback set at whichever distance is greater. This setback applies regardless of the height of the Heritage Item or building in the HCA.</p> <ul style="list-style-type: none"> <li>• setback dimension takes precedent</li> </ul> <p>Side setback set at whichever distance is greater. This setback applies regardless of the height of the Heritage Item or building in the HCA.</p> <ul style="list-style-type: none"> <li>• building separation dimension takes precedent</li> </ul> <p>Figure 19F.2-2:<br/>Building separation and building setback requirements for development greater than 8m high (2 levels) in the vicinity of a Heritage Item or Heritage Conservation Area.</p> |            |   |
| <b>19F.3 Gardens and Landscaping</b>   |            |   |
| <b>Gardens, Setting and Curtilage</b>  | <b>Yes</b> | See the Landscape Plan at <b>Appendix 25</b> and Landscape Report at <b>Appendix 26</b> . Significant deep soil zones are provided around the development and this allows for a large |
| 1. <i>Development in the vicinity of a Heritage Item or an HCA is to:</i>  |            |   |



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| <p>i) <i>retain original or significant landscape features associated with the Heritage Item or HCA, or which contribute to its setting. In particular, garden settings in the vicinity are not to be adversely affected in terms of overshadowing or physical impacts on significant trees;</i></p> <p>ii) <i>retain the established landscape character of the Heritage Item or HCA including height of the tree canopy and density of boundary landscape plantings or otherwise reinstated them in the new development;</i></p> <p>iii) <i>include appropriate screen planting on side and rear boundaries.</i></p> |              | number of trees and shrubs to be planted, ensuring a garden setting is incorporated. |
| <b>19F.4 Fencing</b>   |              |  |
| <b>Original and Early Fences, Gates and Retaining Walls</b>  |              |  |
| 1. <i>Original and early fences, piers, gates and retaining walls are to be retained and conserved. The height of original and early fences is not to be altered.</i>  | <b>N/A</b>   | No significant fences to be retained.  |
| 2. <i>Original face brick or sandstone fences are not to be rendered, coated or painted.</i>   | <b>Noted</b> | Demolition is proposed, the existing dwellings are not heritage listed.              |
| 3. <i>The configuration, finishes and details of original sandstone retaining walls that are located at the street front boundaries (whether identified as contributory properties or not) are to be retained and conserved.</i>   | <b>N/A</b>   |  |
| <b>Missing or Absent Fences</b>  |              |  |
| 4. <i>New front fencing and gates including vehicular access gates are not encouraged in areas where it does not form part of the streetscape. In such areas, the front boundary can be defined by low hob walls, by garden beds or planting to allow private gardens to merge with their neighbours and support the landscape character of the area.</i>  | <b>N/A</b>   |  |



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| <b>New Front Fences and Gates</b>  |            |  |
| 5. Replacement of unsympathetic fences, gates and walls with new elements of appropriate height, style and materials is encouraged.  | <b>Yes</b> | Architectural Plans at <b>Appendix 4</b> , the new fences will be permeable and suitable for the proposed building design. |
| 6. Where historic records and physical evidence exists, new front fencing and gates, including vehicular access gates, are to reinstate the original.  | <b>N/A</b> |  |
| 7. Where no evidence is available to guide reconstruction of missing fences and gates to contributory properties, new front fencing, pedestrian and vehicular access gates are to match the architectural style and period of the house. | <b>N/A</b> |  |
| 8. No metal panel fencing is to be constructed on any boundary to a heritage item.   | <b>N/A</b> |  |
| 9. New vehicular access gates are to promote views to all properties, especially to battle-axe allotments with reduced visual permeability.  | <b>N/A</b> |  |
| 10. Swing gates are preferred to sliding gates. Sliding gates may only be acceptable where the driveway is sloping upward from the street  | <b>N/A</b> |  |
| 11. Sloping driveways to basement parking is not acceptable except if the gradient down begins behind the front building line and is less visible from the street.   | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> .   |
| <b>Note:</b> Refer to Dividing Fences Act 1991.  |            |  |
| <b>Part 21 General Site Design</b>   |            |  |
| <b>21.1 Earthworks and Slope</b>   |            |  |
| 1. Development is to be accommodated within the natural slope of the land. Level changes across the site are to be primarily resolved within the building footprint. This may be achieved by:<br>i) stepping buildings down a site; and  | <b>Yes</b> | The proposed building steps down the site. See the Architectural Plans at <b>Appendix 4</b> .                              |



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| <i>ii) locating the finished ground floor level as close to existing ground level as practicable.</i>   |            |  |
| 2. <i>Development is to minimise earthworks on steeply sloping sites. Sites with a slope in excess of 15% may require certification from a geotechnical engineer as to the stability of the slope in regard to the proposed design.</i>   | <b>Yes</b> | See the Geotechnical Investigation Report at <b>Appendix 20.</b> , Architectural Plans at <b>Appendix 4</b> and Landscape Plans at <b>Appendix 25.</b> |
| 3. <i>Landscape cut or fill should not be more than 600mm above or below natural ground line.</i><br><br><b>Note:</b> <i>Landscape cut or fill means cut or fill not required to accommodate building works such as footprints, driveways, swimming pools and the like.</i>   | <b>Yes</b> |  |
| 4. <i>A minimum 0.6m width is required between retaining walls to provide adequate soil area and depth to ensure that they do not read as a single level change, and for the viability of landscaping.</i><br><br><b>Note:</b> <i>A minimum width of 2m is required between retaining walls for this area to be included in deep soil calculations.</i> | <b>Yes</b> |  |
| 5. <i>Existing ground level is to be maintained for a distance of 2m from any boundary.</i>   | <b>Yes</b> |  |
| 6. <i>Grassed embankments are not to exceed a 1:6 slope. Vegetated embankments, planted with soil stabilising species, may be to a maximum of 1:3.</i>  | <b>Yes</b> |  |
| 7. <i>Fill and excavation is to be avoided within sensitive environments, such as riparian lands, bushland, vegetation or natural rock outcrops.</i><br><br><b>Note:</b> <i>A plan demonstrating the extent of batters or shoring in the vicinity of sensitive environments prepared by a suitably qualified engineer, will be required.</i>            | <b>Yes</b> |  |



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| <p>8. Retaining walls, excavated and filled areas are to be located and constructed to have no adverse impact on:</p> <ul style="list-style-type: none"> <li>i) structures to be retained on the site;</li> <li>ii) structures on adjacent public or private land;</li> <li>iii) trees and vegetation to be retained on site or on adjoining sites.</li> </ul> <p><b>Note:</b> A geotechnical / hydrogeological report may be required to demonstrate this.</p> <p><b>Note:</b> If the ground level is modified within the canopy spread, an arborist's report will be required to assess the impact of the proposed works. Refer to AS4970:2009 Protection of trees on development sites.</p> | <b>Yes</b> | See the Geotechnical Investigation Report at <b>Appendix 20</b> .  |
| <p>9. Excavated and filled areas are to be constructed so as not to redirect or concentrate stormwater or surface water runoff onto adjoining properties.</p>  | <b>Yes</b> | See the Stormwater Management Report at <b>Appendix 18</b> and stormwater drawings at <b>Appendix 19</b> .   |
| <p>10. The design of the proposal is to consider the impacts of altered subsurface/groundwater flows or direction on groundwater dependent ecosystems or species.</p> <p><b>Note:</b> Riparian systems and a number of vegetation communities or species may be fully or partially dependent on subsurface/groundwater flows. A hydrogeological report may be required to address changes to groundwater. Details of measures proposed to mitigate such impacts are required</p>   | <b>Yes</b> | A Groundwater Quality Screening report was prepared and identified groundwater, dewatering of the Site is required in accordance with Geotechnical Investigation Report at <b>Appendix 20</b> and the Stormwater Management Report at <b>Appendix 18</b> . |
| <p>11. For any dwelling house development, excavation within the building footprint is not to exceed 1.0m depth relative to ground level (existing), fill is not to exceed 1m relative to ground level, with a maximum level difference across the building footprint of 2m. See Figure 21.2-1.</p>  | <b>N/A</b> |  |
| <p>12. Retaining walls on low and medium residential density sites are not to exceed 1m in height above existing ground level.</p>   | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> , the retaining wall along the southern boundary will be less than 600mm, this  |



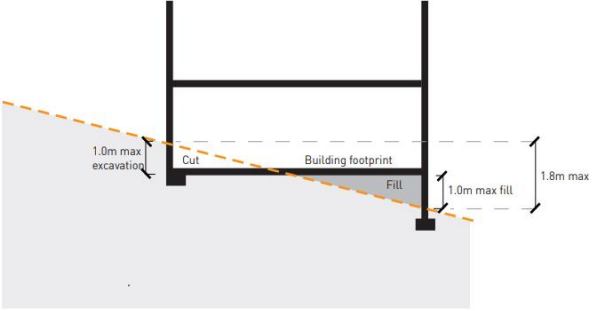
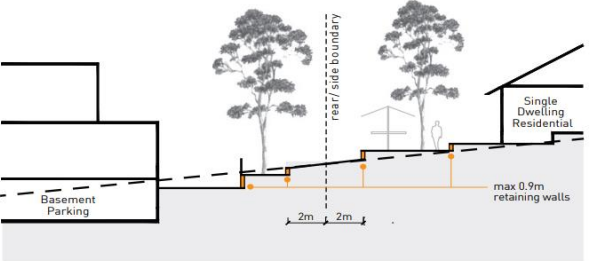
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| <p>Where greater level change over the site is required, the site should be terraced. See Figure 21.2-2.</p>  <p>Figure 21.1-1:<br/>Earthworks within the building footprint.</p>  <p>Figure 21.1-2:<br/>Retaining walls, terraces and ground lines at boundaries.</p> |                   | <p>wall is required to divert water away from the development in adverse events.</p>   |
| <p>13. Excavation for basements and subterranean rooms are not permitted on low density single dwelling sites unless on sloping site where no more than 1m excavation is required.</p>  | <p><b>N/A</b></p> |  |
| <p><b>Landscape Design</b></p>  |                   |  |
| <p><b>Site Planning and Design</b></p> <p>1. The site planning and design of developments is to:</p> <p>i) retain and enhance indigenous vegetation, biodiversity corridors and existing natural features on</p>  | <p><b>Yes</b></p> | <p>See the Landscape Plan at <b>Appendix 25</b> and Landscape Report at <b>Appendix 26</b>. Significant landscaping is proposed across the Site.</p> |



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| <p><i>the site including trees, shrubs and groundcovers, soils, rock outcrops and water features. These provide habitat, breeding sites, food and shelter for a wide variety of life forms and ecological processes that support life and define the character of the locality.</i></p> <p><i>Note: Specific controls for the areas mapped for their biodiversity significance on the Greenweb map in Part 18R.1 are included in Part 6 of this DCP.</i></p> <p><i>ii) retain significant and visually prominent trees and vegetation that contributes to neighbourhood character;</i></p> <p><i>iii) Retain habitat within the site including:</i></p> <ul style="list-style-type: none"> <li>- <i>drainage features and damp areas;</i></li> <li>- <i>rock outcrops</i></li> <li>- <i>hollow-bearing trees;</i></li> <li>- <i>areas of leaf litter;</i></li> </ul> |                   | <p>The Site Is not nominated on the greenweb map.</p>   |
| <p>2. <i>Landscape design is to demonstrate consideration of:</i></p> <p><i>i) the proximity of trees to buildings, walls and other structures on site and on adjoining sites;</i></p> <p><i>ii) the proximity of trees to stormwater, electricity, gas, sewer and other services; and</i></p> <p><i>iii) the potential hazard of planting types and densities on sites prone to bushfire risk (refer to Planning for Bushfire Protection 2019).</i></p>   | <p><b>Yes</b></p> | <p>See the Landscape Plan at <b>Appendix 25</b> and Landscape Report at <b>Appendix 26</b>. Significant landscaping is proposed across the Site.</p> <p>It is noted that a retaining wall will be constructed along the southern boundary to retain vegetation.</p> |
| <p>3. <i>The retention of existing appropriate screen planting is encouraged.</i></p>  | <p><b>Yes</b></p> | <p>See the Landscape Plan at <b>Appendix 25</b> and Landscape Report at <b>Appendix 26</b>.</p>   |
| <p>4. <i>Disturbance of natural soil profiles is to be minimised.</i></p>  | <p><b>Yes</b></p> | <p>See the Landscape Plan at <b>Appendix 25</b> and Landscape Report at <b>Appendix 26</b>.</p>   |



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| <p>5. Structures (including services) are to be located outside the Tree Protection Zone of trees to be retained. This applies to street trees, trees on site and on adjoining sites.</p>  | <b>Yes</b>   | See the Landscape Plan at <b>Appendix 25</b> and Landscape Report at <b>Appendix 26</b> .  |
| <p>6. Existing ground level are to be maintained beneath the Tree Protection Zone of trees to be retained.</p> <p><b>Note:</b> If the ground level is modified by excavation or fill within the canopy spread, an assessment prepared by a suitably qualified arborist in accordance with AS 4970-2009 Protection of Trees on Development Sites, will be required.</p> | <b>Yes</b>   | Structures have been located outside TPZs where possible, where there is an encroachment this will be managed in accordance with the Arborist Report at <b>Appendix 27</b> . |
| <p>7. Vegetation retention is to consider the following:</p> <ul style="list-style-type: none"> <li>i) healthy specimens that have a high Useful Life Expectancy are to be the first priority for retention;</li> <li>ii) trees and vegetation within heritage items or heritage conservation areas are to be assessed in terms of heritage significance.</li> </ul>   | <b>Yes</b>   |  |
| <p><b>Planting</b></p> <p>8. Artificial grass surfaces are to be avoided except in exceptional circumstances.</p>  | <b>Noted</b> | No artificial grass proposed.  |
| <p>9. Continuous rows of monoculture planting (consisting of one species or variety) to boundaries are to be avoided. Planting is to include a diversity of species and heights including trees shrubs and ground covers.</p>  | <b>Yes</b>   | See the Landscape Plan at <b>Appendix 25</b> and Landscape Report at <b>Appendix 26</b> .  |
| <p>10. Planting beds for screen planting is to be of adequate width to allow the plants to flourish.</p> <p><b>Note:</b> Screen planting should not be continuous on bushfire prone land.</p>  | <b>Yes</b>   |  |
| <p>11. The use of vigorous growing and dense species such as Bamboo and Leighton Green are to be avoided.</p>  | <b>Yes</b>   | These species are not proposed.  |



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| 12. <i>The height of planting within the front setback is to allow partial views to and from the dwelling or main building and beyond;</i>  | <b>Yes</b>   | See the Landscape Plan at <b>Appendix 25</b> , Landscape Report at <b>Appendix 26</b> and Urban Design Report at <b>Appendix 10</b> . |
| 13. <i>Where a property boundary is within 300m from bushland at least 55% of the overall number of trees and shrubs are to be locally indigenous vegetation. Species are to reflect the relevant vegetation communities within the area.</i>   | <b>N/A</b>   | Site located more than 300m from bushland.  |
| 14. <i>For development on sites where single residential development is permitted, and all property boundaries are greater than 300m from bushland, at least 25% of the overall number of trees and shrubs are to be locally indigenous vegetation. Species are to reflect the relevant vegetation communities within the area.</i>   | <b>N/A</b>   |   |
| 15. <i>The planting of species listed in Council's Weed Management Policy and the Greater Sydney Regional Strategic Weed Management Plan is not permitted.</i><br><br><b>Note:</b> <i>Council's Weeds Management Policy is available on Council's web site (<a href="http://www.krg.gov.nsw.au">www.krg.gov.nsw.au</a>) and the Greater Sydney Regional Strategic Weed Management Plan is available on the NSW Local Land Services web site (<a href="http://www.lls.nsw.gov.au">www.lls.nsw.gov.au</a>).</i> | <b>Noted</b> |   |
| 16. <i>Species used for planting in or directly adjacent to areas with significant vegetation or habitat should be of local provenance.</i><br><br><b>Note:</b> <i>To enable this, propagation is to be started well before any construction begins. A list of appropriate species for native vegetation communities within Ku-ring-gai is available from Council and on the Council's website (<a href="http://www.krg.gov.nsw.au">www.krg.gov.nsw.au</a>).</i>  | <b>N/A</b>   |   |



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| <p>17. <i>Siting and choice of planting is to consider amenity outcomes on the site such as shading and cooling.</i></p> <p><b>Note:</b> <i>Seasonal temperature control and improved air quality can be achieved through effective landscape design:</i></p> <ul style="list-style-type: none"> <li><i>i) use of vegetation to protect the north, east and west facing windows against the hot summer sun;</i></li> <li><i>ii) use of deciduous vegetation to provide summer shade but allow winter sun to penetrate the building;</i></li> <li><i>iii) trees with dense foliage to create more shade;</i></li> <li><i>iv) vegetated courtyards to reduce temperatures in your courtyard and internal living spaces;</i></li> <li><i>v) vertical shading for east and west walls and windows to protect from hot summer sun at lower angles, for example trees, shrubs and vines supported on a frame;</i></li> <li><i>vi) horizontal shading for north facing windows, for example, deciduous vines grown over a pergola;</i></li> <li><i>vii) tall, evergreen trees should not be planted too close to north-facing windows to avoid overshadowing in winter;</i></li> <li><i>viii) use of ground cover planting, low growing shrubs, lawns and vegetated walls to reduce glare and surface temperature from paving, roofs and walls;</i></li> <li><i>ix) use of large dense shrubs as windbreaks to the south-west to counter cold winter winds and channel cooling summer breezes; and</i></li> <li><i>x) use of medium to large-sized shrubs or trees clipped to form a hedge to provide still air insulation and shading when grown close to a wall;</i></li> <li><i>xi) the positioning of low shrubs, lawn and ponds to the north to help cool hot summer winds.</i></li> </ul> | <p><b>Yes</b></p> | <p>See the Landscape Plan at <b>Appendix 25</b> and Landscape Report at <b>Appendix 26</b>. A variety of planting has been selected to serve the carrying needs.</p> |
| <p><b>Part 22 - General Access and Parking</b></p>   |                   |  |



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| <b>22.1 Equitable Access</b>   |              |   |
| <p>1. For the purpose of this Part “access” is defined as:</p> <ul style="list-style-type: none"> <li>i) an ability to travel from one point to another in a continuous and independent manner, following a reasonable route;</li> <li>ii) an ability to communicate or obtain information or service from any person, display or facility which is intended to communicate or provide that information or service to any person.</li> </ul>   | <b>Noted</b> |   |
| <p>2. Designing for access for all people is encouraged for all development types.</p>   | <b>Noted</b> | See the Landscape Plan at <b>Appendix 25</b> and Landscape Report at <b>Appendix 26</b> . |
| <p>3. Where minor alterations or additions to an existing building are proposed, the alterations is not to reduce the accessibility of the building.</p>   | <b>N/A</b>   |   |
| <p>4. Applications for development, other than single dwellings, are to demonstrate how access to and within developments meets the requirements of the Disability Discrimination Act 1992 (DDA) and the Disability (Access to Premises – Buildings) Standards 2010.</p> <p><b>Note:</b> Section 23 of the Disability Discrimination Act 1992 (DDA) requires non- discriminatory access to premises which the public or a section of the public is entitled or allowed to use. It does not apply to single dwellings.</p> <p>Some of the premises covered by Section 23 include:</p> <ul style="list-style-type: none"> <li>i) public footpaths, walkways, pedestrian malls and public transport facilities</li> <li>ii) educational institutions, child care centres, libraries and other information and advice centres</li> <li>iii) shops, department stores, travel agents, hairdressers, beauty salons, cafes, restaurants and pubs</li> </ul> | <b>Noted</b> | See the Access Report at <b>Appendix 39</b> .   |



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| <p>iv) banks and other financial institutions</p> <p>v) parks, public swimming pools, sporting venues, social clubs and public toilets</p> <p>vi) theatres and other places of entertainment</p> <p>vii) government service offices</p> <p>viii) hospitals and other medical facilities</p> <p>ix) doctors', lawyers, dentists and other professional offices</p> <p>x) other premises the public or a part of the public is entitled or allowed to enter or use.</p> |            |  |
| <p>5. Entry access ramps for people with a disability are to be located within the site and is not to dominate the front façade.</p>  | <b>TBC</b> | See the Access Report at <b>Appendix 39</b> .  |
| <p>6. The provision of access for all to and within heritage items is to:</p> <p>i) have minimal impact on the significant fabric of the item;</p> <p>ii) be, as far as possible, reversible.</p>   | <b>N/A</b> |  |
| <p>7. Where such access is likely to have a major adverse impact on significant fabric, alternative solutions should be considered. However every effort is to be made to provide equitable access through the main entrance to the building.</p> <p><b>Note:</b> Alternative solutions may include a temporary ramp, or access through a side entrance or the like.</p>  | <b>N/A</b> |  |
| <p>8. Building entries are to be clearly visible from the street. Where site configuration is conducive to having a side entry, the path to the entry is to be obvious from the street.</p>   | <b>Yes</b> | Bent Street building entry is visible to the street, along with the secondary entry off the future Drivers Way and pedestrian footpath along the western boundary which connects to Bent Street. |
| <p>9. Ensure pedestrian areas have clear sightlines, are appropriately lit and overlooked by buildings that provide street level activity.</p>  | <b>Yes</b> | See the Access Report at <b>Appendix 39</b> .  |



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| 10. Access ways for pedestrians and for vehicles are to be separated.  | <b>Yes</b>            | See the Architectural Drawings at Appendix Access Report at <b>Appendix 39</b> .  |
| 11. Ensure landmarks, including landmark buildings, are distinctive in form and reinforce the street pattern and topography to enable people to find their way.  | <b>N/A</b>            | The Site is not identified as being or requiring a landmark building.   |
| 12. Buildings are to be sited and designed to avoid obscuring landmark features and views which enable ease of orientation from the street and public open space areas.  | <b>Yes</b>            | Refer to Visual Impact Analysis at <b>Appendix 12</b> . The development will be suitable for the transitioning nature of the surrounding sites. |
| 13. Ensure all users of the site can find their way within the development. This can be achieved by:<br>i) Designing foyers and orienting reception and information desks so that arriving visitors can be seen;<br>ii) Locating reception and information desks near lifts to enable staff to assist visitors with directions;<br>iii) Dividing large-scale sites into distinctive smaller parts, or zones of functional use, while preserving a 'sense of place' and connectivity between spaces;<br>iv) Organising the smaller parts of the development under a simple organisational principle, such as 'use' through a zonation plan with a logical and rational structure;<br>v) Providing frequent directional cues throughout the space, particularly at decision points along routes in both directions;<br>vi) <b>Displaying/using appropriate international symbols for facilities as illustrated in Figure 22.1-1.</b> | <b>Able to comply</b> | See the Access Report at <b>Appendix 39</b> .   |
| <b>Residential Only</b><br>14. All Multi Dwelling Housing, Residential Flat Buildings and Shop Top Housing within Mixed Use developments are to provide access to, and between, dwellings and parking in accordance with the Livable Housing Guidelines as stipulated in Part 6 Multi Dwelling Housing, Part 7   | <b>Able to comply</b> | See the Access Report at <b>Appendix 39</b> .   |



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| <i>Residential Flat Buildings and Part 8 Mixed Use Development.</i>   |            |  |
| <p><b>22.2 General Vehicle Access</b></p> <p>1. <i>Except as provided in Part 14 of this DCP, car park entry and egress, for developments other than low density residential, are to be provided from secondary streets or lanes where these are available.</i></p> <p><b>Note:</b> For service access and loading requirements see relevant development type in Section A.</p> | <b>No*</b> | Access is provided via Bent Street, given the unknown status of Drovers Way, refer to Architectural Plans at <b>Appendix 4.</b>  |
| <p>2. <i>The width and number of vehicle access points are to be limited to minimise potential pedestrian/vehicle conflicts. Wherever practicable, commercial and mixed use buildings are to share, amalgamate or provide a rear lane for vehicle access.</i></p>   | <b>Yes</b> | Having regard for the topography of the Site, access to the basement carpark is most practically located on Bent Street.   |
| <p>3. <i>Vehicle access driveways are to be set back a minimum of 10m from street intersections or as specified in Clause 3.2.3 of AS2890.1 (whichever is the greater). Refer to Figure 22.2-1.</i></p>   | <b>Yes</b> | The number of vehicle access points has been limited to one (1) and it will be positioned more than 10m from the future Drovers Way intersection, refer to Architectural Plans at <b>Appendix 4.</b> |



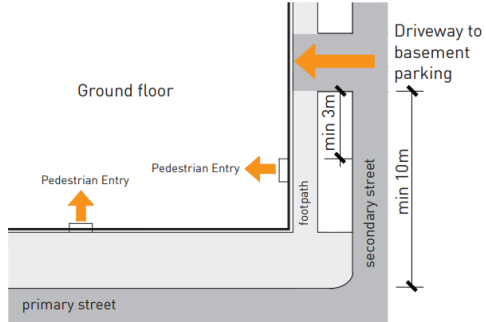
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|  <p>Figure 22.2-1:<br/>Vehicle access controls.</p>   |            |  |
| <p>4. <i>Vehicle and pedestrian access to buildings are to be separated and clearly distinguished. Vehicle access is to be located a minimum of 3m from pedestrian entrances. Refer to Figure 22.2-1.</i></p>  | <b>Yes</b> | The vehicle access point is set back beyond 10 from the nearest intersection.  |
| <p>5. <i>Provide clear sight lines at pedestrian and vehicle crossings.</i></p>  | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> , the vehicular and pedestrian entry points are separate.   |
| <p>6. <i>The width of any driveway for a low density residential development, as measured at the front site boundary, is not to exceed 3.5m.</i></p>   | <b>N/A</b> |  |
| <p>7. <i>For all other development types, driveway width is to comply with the table below. Greater widths will only be considered where it is required by RMS or Australian Standards relating to off-street parking and pedestrian safety.</i></p> | <b>Yes</b> | The driveway has a width of 6.6m at the boundary, refer to Architectural Plans at <b>Appendix 4</b> and Transport Assessment at <b>Appendix 13</b> . |



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| Proposed Number of Car Parking Spaces in Development  | Driveway Clear Width   |  |
| Less than 25 spaces   | 6m max   |  |
| 25-100 spaces   | 6m max (on local roads)<br>6m min - 9m max (on main roads)*  |  |
| 100-300 spaces  | 6m min – 9m max (on local roads)<br>6m for entry, 4-6m for exit,<br>1.3m separation (on main roads)* |  |
| * Subject to TfNSW approval   |  |  |
| 8. Long driveways (greater than 30m) are to be avoided. Where they are unavoidable, driveways over 30m long are to be provided with a passing bay.  | <b>Yes</b>   | See the Architectural Plans at <b>Appendix 4</b> .   |
| 9. Service ducts, pipes and storage facilities located in proximity to vehicular access points are to be concealed and not be visible from the street.                                      | <b>Yes</b>   | See the Architectural Plans at <b>Appendix 4</b> .   |
| 10. External security doors may be provided to access points where necessary. Security doors are to be of high quality material and detail and are to blend into the building facade.       | <b>Yes</b>   | Able to comply.  |
| 11. Vehicles are to be able to enter and leave the site in a forward direction.   | <b>Yes</b>   | See the Architectural Plans at <b>Appendix 4</b> and Transport Assessment at <b>Appendix 13</b> . All vehicles can enter and leave in a forward direction. |
| 12. Vehicle entries and service areas are to be set back or recessed from the main facade line and integrated into the overall facade design, so as not to dominate the building elevation. | <b>Yes</b>   | See the Architectural Plans at <b>Appendix 4</b> and Transport Assessment at <b>Appendix 13</b> .  |
| 13. Vehicle entries, walls and ceilings are to be finished with high quality materials, finishes and detailing, similar to the external facades of the building.                            | <b>Yes</b>   | See the Architectural Plans at <b>Appendix 4</b> .   |
| 14. For driveways on sloping sites, where high retaining walls are required on both sides of the driveway, one wall is to be  | <b>Yes</b>   | See the Architectural Plans at <b>Appendix 4</b> and Transport Assessment at <b>Appendix 13</b> . A basement car park is proposed.                         |



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| <p><i>no higher than 1.2m. Where greater level change is required, the retaining wall should be stepped back and softened by landscaping. High solid walls should be relieved by</i></p> <ul style="list-style-type: none"> <li><i>i) change in colour or finish;</i></li> <li><i>ii) recessing; and/ or</i></li> <li><i>iii) exposed brick or block work.</i></li> </ul>                                |                       |   |
| <p>15. Any new development with 4 or more dwellings, or childcare development, which has its driveway on a road that carries over 2,000 vehicles per day is to make an application to the Ku-ring-gai Traffic committee to provide 'No Parking' restrictions for 6 metres on either side of the driveway. Costs of reporting, processing and installation are to be at the applicant's expense.</p>      | <b>Noted</b>          | <p>See the Transport Assessment at <b>Appendix 13</b>.</p> <p>Application to the Ku-ring-gai Traffic committee may be required.</p>   |
| <b>22.3 Basement Car Parking</b>   |                       |   |
| <p>1. A logical and efficient structural grid is to be provided to the basement car park areas.</p>  | <b>Yes</b>            | <p>See the Architectural Plans at <b>Appendix 4</b>, the layout of the basement is suitable for its intended use.</p>   |
| <p>2. The minimum height between floor level and an overhead obstruction is to be 2.2m, except for the following:</p> <ul style="list-style-type: none"> <li><i>i) 2.5m for parking area for people with a disability;</i></li> <li><i>ii) 2.6m for residential waste collection and manoeuvring area; and 4.5m for commercial waste collection and manoeuvring area.</i></li> </ul>                     | <b>Yes</b>            | <p>See the Architectural Plans at <b>Appendix 4</b> and Transport Assessment at <b>Appendix 13</b>.</p> <p>Adequate clearance of provided for waste collection vehicles to enter the servicing area below ground.</p> |
| <p>3. Where natural ventilation is not possible, a ventilation system for the basement car park is to be provided and designed in accordance with AS1668.2 The use of ventilation and air conditioning in buildings - Ventilation design for indoor air contaminant control. Monitoring of CO2 and variable speed fans are to be provided with any basement car park mechanical ventilation systems.</p> | <b>Able to comply</b> | <p>Will be incorporated in the design development phase.</p>  |
| <p>4. Basements are to be fully tanked to prevent unnecessary subsurface or groundwater extraction.</p>  | <b>Yes</b>            | <p>See the Geotechnical Report at <b>Appendix 20</b>.</p>   |



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| 5. <i>Unimpeded access to visitor parking and waste and recycling rooms located within a secure basement parking is to be maintained.</i>   | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> .  |
| 6. <i>Where ventilation grilles or screening devices are provided they are to be recessed and integrated into the overall facade and landscape design of the development.</i>   | <b>N/A</b> |   |
| 7. <i>Vehicle access ways to basement car parking is not to be located in direct proximity to doors or windows of habitable rooms.</i>  | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> .  |
| 8. <i>Where visitor parking is not separated from residential parking by a barrier, a light colour palette is to be used for the interior of the car park and lines of sight are to be open and avoid concealment and entrapment areas.</i> | <b>N/A</b> | Visitor parking is separate, see the Architectural Plans at <b>Appendix 4</b> .                                   |
| 9. <i>All off-street parking provision is to comply with the design requirements of the current AS 2890 applying to off -street car parking.</i>  | <b>Yes</b> | See Transport Assessment at <b>Appendix 13</b> , all parking spaces are designed to comply.                       |
| <b>22.4 Visitor Parking</b>   | <b>Yes</b> | Able to comply, see the Architectural Plans at <b>Appendix 4</b> and Transport Assessment at <b>Appendix 13</b> . |
| 1. <i>Where visitor parking is required by this DCP, the spaces are to be provided on site and clearly marked.</i>  | <b>N/A</b> | See the Architectural Plans at <b>Appendix 4</b> . A boom gate will be used.                                      |
| 2. <i>Visitor parking located behind a security grille require an intercom system to gain entry.</i>  | <b>Yes</b> | Four (4) visitor spaces will be provided, refer Architectural Drawings at <b>Appendix 4</b> .                     |
| 3. <i>At least one visitor parking space it to be accessible, designed in accordance with AS2890.6.</i>   | <b>Yes</b> |   |
| <b>22.5 Parking for People with a Disability</b>  |            |   |
| 1. <i>Accessible car parking spaces are to be level and have a continuous path of travel to the building's principal entrance or lift.</i>  | <b>Yes</b> | See Architectural Plans at <b>Appendix 4</b> and the Access Report at <b>Appendix 39</b> .                        |
| 2. <i>Accessible car parking spaces are to be identified by a sign incorporating the international symbol specified in AS1428 and be designed in accordance with the provisions of AS2890.6.</i>  | <b>Yes</b> | Able to comply.   |



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|---|---------------------------|---|-------------------|------|-------------------------|------|-------------------------|------|------------------------------------|------|--|----|--------------------------|------|-----------|------|-----------------|----|------------|--|
| 3. <i>Appropriate international symbols for the disabled are to be displayed/used where appropriate to assist in direction to ramps, lifts etc.</i>   | <b>Yes</b>                | Able to comply.   |                   |      |                         |      |                         |      |                                    |      |  |    |                          |      |           |      |                 |    |            |  |
| 4. <i>Car parking spaces for residential development (excluding single dwellings) are to be designed in accordance with the requirements of the Livable Housing Guidelines 2012 as stated within Part 6 Multi-Dwelling Housing, Part 7 Residential Flat Buildings and Part 8 Mixed Development.</i>   | <b>Yes</b>                | See the Access Report at <b>Appendix 39</b> .   |                   |      |                         |      |                         |      |                                    |      |  |    |                          |      |           |      |                 |    |            |  |
| 5. <i>Provision of accessible car parking for non-residential development is to comply with the following minimum rates, rounded up to the nearest whole number:</i><br><table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="background-color: #d3d3d3;">Type of Facility</th> <th style="background-color: #d3d3d3;">Minimum Rate of Provision</th> </tr> </thead> <tbody> <tr> <td>Retail/commercial</td> <td>1-2%</td> </tr> <tr> <td>Civic/community centres</td> <td>2-3%</td> </tr> <tr> <td>Recreational facilities</td> <td>2-3%</td> </tr> <tr> <td>Educational establishment: schools</td> <td>2-3%</td> </tr> <tr> <td>Educational establishment: tertiary institutions</td> <td>2%</td> </tr> <tr> <td>Entertainment facilities</td> <td>3-4%</td> </tr> <tr> <td>Hospitals</td> <td>3-4%</td> </tr> <tr> <td>Medical centres</td> <td>3%</td> </tr> </tbody> </table><br><b>Note:</b> <i>for parking with 50 or more spaces, the minimum provision is one space.</i> | Type of Facility          | Minimum Rate of Provision   | Retail/commercial | 1-2% | Civic/community centres | 2-3% | Recreational facilities | 2-3% | Educational establishment: schools | 2-3% | Educational establishment: tertiary institutions | 2% | Entertainment facilities | 3-4% | Hospitals | 3-4% | Medical centres | 3% | <b>N/A</b> | Only residential development proposed. |
| Type of Facility  | Minimum Rate of Provision |   |                   |      |                         |      |                         |      |                                    |      |  |    |                          |      |           |      |                 |    |            |  |
| Retail/commercial   | 1-2%                      |   |                   |      |                         |      |                         |      |                                    |      |  |    |                          |      |           |      |                 |    |            |  |
| Civic/community centres   | 2-3%                      |   |                   |      |                         |      |                         |      |                                    |      |  |    |                          |      |           |      |                 |    |            |  |
| Recreational facilities   | 2-3%                      |   |                   |      |                         |      |                         |      |                                    |      |  |    |                          |      |           |      |                 |    |            |  |
| Educational establishment: schools  | 2-3%                      |   |                   |      |                         |      |                         |      |                                    |      |  |    |                          |      |           |      |                 |    |            |  |
| Educational establishment: tertiary institutions  | 2%                        |   |                   |      |                         |      |                         |      |                                    |      |  |    |                          |      |           |      |                 |    |            |  |
| Entertainment facilities  | 3-4%                      |   |                   |      |                         |      |                         |      |                                    |      |  |    |                          |      |           |      |                 |    |            |  |
| Hospitals   | 3-4%                      |   |                   |      |                         |      |                         |      |                                    |      |  |    |                          |      |           |      |                 |    |            |  |
| Medical centres   | 3%                        |   |                   |      |                         |      |                         |      |                                    |      |  |    |                          |      |           |      |                 |    |            |  |
| 6. <i>For other land uses/facilities, the minimum number of spaces should be at least 1%, unless supported by a merit assessment.</i>   | <b>N/A</b>                |   |                   |      |                         |      |                         |      |                                    |      |  |    |                          |      |           |      |                 |    |            |  |
| <b>22.6 Pedestrian Movement Within Car Parks</b><br>1. <i>Marked pedestrian pathways, with clear sight lines and appropriate energy efficient lighting are to be provided in all car parks. See Austroads Guide to Traffic Management Part 11 - Parking.</i>  | <b>Yes</b>                | Able to comply.   |                   |      |                         |      |                         |      |                                    |      |  |    |                          |      |           |      |                 |    |            |  |
| 2. <i>Pedestrian pathways, entrances, stairway and lift areas are to be clearly visible, conveniently located, well lit and have minimal conflict with vehicular traffic.</i>   | <b>Yes</b>                | See the Architectural Plans at <b>Appendix 4</b> and Transport Assessment at <b>Appendix 13</b> . |                   |      |                         |      |                         |      |                                    |      |  |    |                          |      |           |      |                 |    |            |  |



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Residential Flat Building with Infill Affordable Housing

12-16 Bent Street, Lindfield

(Lot 3 DP1226294, Lot 1 DP935936, Lot 1 DP960015, Lot 1 DP318518 & Lot 1 DP960014)

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|---|------------|---|
| <p>3. All pathways and ramps within car parks are to conform to the minimum dimensional requirements set out in AS1428.1.</p>   | <b>Yes</b> | See the Access Report at <b>Appendix 39</b> . Able to comply.   |
| <p>4. All pedestrian path surfaces within car parks are to be stable, even and constructed of slip resistant material.</p>  | <b>Yes</b> | See the Access Report at <b>Appendix 39</b> . Able to comply.   |
| <p><b>22.7 Bicycle Parking and Facilities</b></p> <p>1. Bicycle parking and storage facilities are to be designed in accordance with AS2890.3 to ensure:</p> <ul style="list-style-type: none"> <li>i) both wheels and frames can be locked to the device without damaging the bike;</li> <li>ii) easy access from a bicycle lane or roadway with appropriate signage;</li> <li>iii) access paths have a minimum width of 1.5m to accommodate a person pushing a bicycle, and adequate sight lines for safety.</li> </ul> | <b>Yes</b> | See the Transport Report at <b>Appendix 13</b> and Architectural Plans at <b>Appendix 4</b> . Able to comply. |
| <p><b>22.8 Surface Parking</b></p> <p>1. Any surface car parking is to be located behind the building line and screened from view.</p>  | <b>N/A</b> |   |
| <p>2. The landscape design of surface car parks is to provide for adequate watering.</p>  |            |   |
| <p>3. Illuminated areas of surface car parks or driveways is to be screened to minimise light spillage and loss of amenity to adjacent residential areas.</p>   |            |   |
| <p>4. Surface parking areas are to:</p> <ul style="list-style-type: none"> <li>i) have a maximum of 5 parking bays with minimum 2m wide deep soil landscape islands between parking bays and around the perimeter of the area.</li> <li>ii) have broad canopy plant species selected and located in these areas to provide screening and shade, without blocking signs or reducing driver</li> </ul>  |            |   |



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|---|--|--|----------|--------------|------|--------------------|--|--|------------------------|--|--|-------------------------------|---|--|---|--|--|
| <i>visibility or creating entrapment areas. See Figure 22.8-1.</i>  |  |  |          |              |      |                    |  |  |                        |  |  |                               |   |  |   |  |  |
| <p><b>22R Reference</b><br/><b>22R.1 Car Parking Rates</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #cccccc;">LAND USE</th> <th style="background-color: #cccccc;">PARKING RATE</th> <th style="background-color: #cccccc;">NOTE</th> </tr> </thead> <tbody> <tr> <td colspan="3" style="background-color: #e0e0e0;"><i>Residential</i></td> </tr> <tr> <td style="background-color: #e0e0e0;"><b>Dwelling-houses</b></td> <td>2 spaces for single occupancy.<br/><br/>Dual occupancy under 125m<sup>2</sup>: 1 space per dwelling.<br/><br/>Dual occupancy over 125m<sup>2</sup>: 2 spaces per dwelling.</td> <td></td> </tr> <tr> <td style="background-color: #e0e0e0;"><b>Multi-dwelling housing</b></td> <td>1 bedroom unit: 1 space.<br/><br/>2 bedroom unit: minimum multiple of 1.25 spaces per unit.<br/><br/>3 bedroom unit: minimum multiple 1.5 spaces per unit.<br/><br/>Visitor parking: 1 space per 4 units.</td> <td>Spaces are to include a minimum of 1 covered space per unit within the confines of the building for exclusive resident use.<br/><br/>Visitor parking to be clearly signposted, convenient to entry, not obscured and not used by residents.<br/><br/>Access requirements for furniture vans and trucks should be considered.</td> </tr> <tr> <td style="background-color: #e0e0e0;"><b>Residential flat buildings, and residential component of mixed use development</b></td> <td>Resident parking:<br/><br/>Studio unit: 0.5 spaces per unit<br/>1 bedroom unit: 1 space per unit<br/>2 bedroom unit: 1.25 space per unit<br/>3 bedroom unit: 2 spaces per unit<br/>Visitor parking: 1 space per 4 units<br/><br/>The above are minimum requirements unless Council is satisfied on the merit basis there are particular circumstances that warrant reduction of the above rates. Note: Studies or the like will be considered as bedrooms for the purpose of this DCP.</td> <td>Spaces are to include a minimum of 1 covered space per unit within the confines of the building for exclusive resident use.<br/><br/>Visitor parking to be clearly signposted, convenient to entry, not obscured and not used by residents.<br/><br/>Access requirements for furniture vans and trucks should be considered.</td> </tr> </tbody> </table> |  |  | LAND USE | PARKING RATE | NOTE | <i>Residential</i> |  |  | <b>Dwelling-houses</b> | 2 spaces for single occupancy.<br><br>Dual occupancy under 125m <sup>2</sup> : 1 space per dwelling.<br><br>Dual occupancy over 125m <sup>2</sup> : 2 spaces per dwelling. |  | <b>Multi-dwelling housing</b> | 1 bedroom unit: 1 space.<br><br>2 bedroom unit: minimum multiple of 1.25 spaces per unit.<br><br>3 bedroom unit: minimum multiple 1.5 spaces per unit.<br><br>Visitor parking: 1 space per 4 units. | Spaces are to include a minimum of 1 covered space per unit within the confines of the building for exclusive resident use.<br><br>Visitor parking to be clearly signposted, convenient to entry, not obscured and not used by residents.<br><br>Access requirements for furniture vans and trucks should be considered. | <b>Residential flat buildings, and residential component of mixed use development</b> | Resident parking:<br><br>Studio unit: 0.5 spaces per unit<br>1 bedroom unit: 1 space per unit<br>2 bedroom unit: 1.25 space per unit<br>3 bedroom unit: 2 spaces per unit<br>Visitor parking: 1 space per 4 units<br><br>The above are minimum requirements unless Council is satisfied on the merit basis there are particular circumstances that warrant reduction of the above rates. Note: Studies or the like will be considered as bedrooms for the purpose of this DCP. | Spaces are to include a minimum of 1 covered space per unit within the confines of the building for exclusive resident use.<br><br>Visitor parking to be clearly signposted, convenient to entry, not obscured and not used by residents.<br><br>Access requirements for furniture vans and trucks should be considered. |
| LAND USE  | PARKING RATE   | NOTE   |          |              |      |                    |  |  |                        |  |  |                               |   |  |   |  |  |
| <i>Residential</i>  |  |  |          |              |      |                    |  |  |                        |  |  |                               |   |  |   |  |  |
| <b>Dwelling-houses</b>  | 2 spaces for single occupancy.<br><br>Dual occupancy under 125m <sup>2</sup> : 1 space per dwelling.<br><br>Dual occupancy over 125m <sup>2</sup> : 2 spaces per dwelling.   |  |          |              |      |                    |  |  |                        |  |  |                               |   |  |   |  |  |
| <b>Multi-dwelling housing</b>   | 1 bedroom unit: 1 space.<br><br>2 bedroom unit: minimum multiple of 1.25 spaces per unit.<br><br>3 bedroom unit: minimum multiple 1.5 spaces per unit.<br><br>Visitor parking: 1 space per 4 units.  | Spaces are to include a minimum of 1 covered space per unit within the confines of the building for exclusive resident use.<br><br>Visitor parking to be clearly signposted, convenient to entry, not obscured and not used by residents.<br><br>Access requirements for furniture vans and trucks should be considered. |          |              |      |                    |  |  |                        |  |  |                               |   |  |   |  |  |
| <b>Residential flat buildings, and residential component of mixed use development</b>   | Resident parking:<br><br>Studio unit: 0.5 spaces per unit<br>1 bedroom unit: 1 space per unit<br>2 bedroom unit: 1.25 space per unit<br>3 bedroom unit: 2 spaces per unit<br>Visitor parking: 1 space per 4 units<br><br>The above are minimum requirements unless Council is satisfied on the merit basis there are particular circumstances that warrant reduction of the above rates. Note: Studies or the like will be considered as bedrooms for the purpose of this DCP. | Spaces are to include a minimum of 1 covered space per unit within the confines of the building for exclusive resident use.<br><br>Visitor parking to be clearly signposted, convenient to entry, not obscured and not used by residents.<br><br>Access requirements for furniture vans and trucks should be considered. |          |              |      |                    |  |  |                        |  |  |                               |   |  |   |  |  |
|   | <b>Yes</b>   | Refer to rates at Section 7B.1(9) of the DCP, they apply to RFBs within 800m of the station.   |          |              |      |                    |  |  |                        |  |  |                               |   |  |   |  |  |
| <b>Part 23 - General Building Design and Sustainability</b>   |  |  |          |              |      |                    |  |  |                        |  |  |                               |   |  |   |  |  |
| <b>23.1 Social Impact</b>   |  |  |          |              |      |                    |  |  |                        |  |  |                               |   |  |   |  |  |
| <i>Proposals are to consider the impacts of the development on nearby residents and users of the site.</i>  |  |  |          |              |      |                    |  |  |                        |  |  |                               |   |  |   |  |  |



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| <p>2. <i>A Social Impact Statement will be required in the case of proposals which are likely to have a significant social impact because they are likely:</i></p> <ul style="list-style-type: none"> <li><i>i) To contribute to social inequity;</i></li> <li><i>ii) To increase risk to public safety; or</i></li> <li><i>iii) To threaten the existing sense of community identity or cohesiveness.</i></li> </ul> <p><b>Note:</b> Council may require a social impact statement (SIS) by an appropriately qualified and experienced social impact practitioner. Council will consider the scale of the development and the extent of potential adverse impact (geographically and over time) in determining the need for an SIS. Examples of developments that may require an SIS include major retail centre, major health or education institutions, sex services premises, pub, entertainment facility, late night trading venue, hazardous or offensive uses; strata subdivision of a low rental residential building (of 6 or more dwellings).</p> | <p><b>Yes</b></p> | <p>See the Social Impact Assessment (SIA) at <b>Appendix 9</b>.</p> |
| <p>3. <i>A Social Impact Statement is to:</i></p> <ul style="list-style-type: none"> <li><i>i) Support socially responsible development and decision-making, contributing to the determination of best policy or development alternatives;</i></li> <li><i>ii) Acknowledge the values of different sectors of society;</i></li> <li><i>iii) Assess the distributional equity of impacts in regard to both intragenerational equity and inter-generational equity</i></li> <li><i>iv) Identify impacts that are directly related to the proposal (demonstrate the connection between the intervention and the likely impact);</i></li> <li><i>v) Address how net social benefit can be enhanced through the proposal and how negative social</i></li> </ul>  | <p><b>Yes</b></p> | <p>The SIA at <b>Appendix 9</b> has addressed these matters.</p>    |



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| <p>vi) <i>outcomes can be ameliorated and managed through mitigating and monitoring measures; and Demonstrate rigour and a social science base in presenting evidence for the assessment and recommendations.</i></p> <p><b>Note:</b> See Council's Social Impact Assessment Policy for more detailed guidelines, available on Council's website (<a href="http://www.krg.gov.au">www.krg.gov.au</a>)</p>  |                   |  |
| <p><b>23.2 Green Buildings</b></p> <p>1. <i>All new non residential developments are to include Ecologically Sustainable Design (ESD) measures in the following areas, and list them under these titles in the required ESD report and checklist:</i></p> <p>i) <i>Water Efficiency:</i></p> <ul style="list-style-type: none"> <li>- <i>provide systems to minimise mains water usage.</i></li> </ul> <p>ii) <i>Energy Generation:</i></p> <ul style="list-style-type: none"> <li>- <i>building design is to demonstrate a reduced reliance on mains power and provision of alternate energy sources.</i></li> </ul> <p>iii) <i>Heating and Cooling:</i></p> <ul style="list-style-type: none"> <li>- <i>use of mechanical air conditioning and heating is to be minimised. Where it is unavoidable, the systems are to be of a high efficiency in technology choice to reduce peak energy demand.</i></li> </ul> <p>iv) <i>Lighting:</i></p> <ul style="list-style-type: none"> <li>- <i>buildings are to be designed to reduce the need for artificial light use.</i></li> </ul> <p><b>Note:</b> Refer to 23R of this Part for examples of measures of the above.</p> | <p><b>N/A</b></p> |  |



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| <b>Note:</b> This control does not apply to non-residential development assessed under the State Environmental Planning Policy (Sustainable Buildings) 2022.  |            |  |
| <p><b>Green Star Rating</b></p> <p><b>Required Ecologically Sustainable Measures</b></p> <p>2. This control applies to:</p> <ul style="list-style-type: none"> <li>- all new non-residential buildings, including alterations/ additions, less than 2,000sqm GFA;</li> <li>- all non-residential components of mixed-use buildings with less than 2,000sqm GFA;</li> <li>- offices, including new buildings alterations/additions with less than 1,000sqm GFA;</li> <li>- hotels, motels, serviced apartments with less than 100 rooms, where the GFA is less than 2,000sqm.</li> </ul>   | <b>N/A</b> |  |
| <p><b>Required Green Building Council of Australia (GBCA) Certification</b></p> <p>3. This control applies to:</p> <ul style="list-style-type: none"> <li>- all new non-residential buildings with a GFA between 2,000sqm and 5,000sqm;</li> <li>- all non-residential components of mixed-use buildings with a GFA between 2,000sqm and 5,000sqm;</li> <li>- hotels, motels, serviced apartments with less than 100 rooms, where the GFA is between 2,000sqm and 5,000sqm;</li> <li>- all alterations/ additions to existing non-residential buildings and existing components of non-residential buildings, where the proposed development has a GFA between 2,000sqm and 5000sqm.</li> </ul> <p>The above development types must achieve 4 Star Green Star ('Best Practice') Rating under the GBCA Green Star Buildings rating tool.</p> | <b>N/A</b> |  |
| 4. This control applies to:   | <b>N/A</b> |  |



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| <ul style="list-style-type: none"> <li>- all new non-residential buildings with a GFA of 5,000sqm or greater;</li> <li>- all non-residential components of mixed use buildings with GFA of 5,000sqm or greater</li> <li>- hotels, motels, serviced apartments with less than 100 rooms, where the GFA is 5,000sqm or greater</li> <li>- all alterations and additions to existing non-residential buildings and existing components of non-residential buildings where the proposed development has a GFA of 5,000sqm or greater.</li> </ul> <p>The above development types must achieve a 5 Star Green Star ('Australian Excellence') rating under the GBCA Green Star Buildings rating tool.</p>  |            |  |
| <p>5. Where 23.2 (3) and (4) apply, the development application (DA) must include the following documentation:</p> <ul style="list-style-type: none"> <li>i) Proof of registration of the proposal with GBCA for a Green Star Buildings Certification; and GBCA Certification of the 'Design' component of the Development Application;</li> <li>ii) A signed Statement of Commitment from the applicant to implement and achieve Certification for both components of the Green Star Buildings rating tool.</li> <li>iii) Ecologically Sustainable Design (ESD) Report prepared by GBCA Accredited Professional, stating the Green Star point distribution for the proposal, and the strategy, methods and systems proposed to achieve the Green Star rating, including the requirements in 23.2(1) of this section;</li> <li>iv) Annotated Development Application Drawings clearly indicating the Green Star rating elements described in the ESD Report.</li> <li>v) A signed Statement of Commitment from the applicant to retain their GBCA Accredited</li> </ul> | <b>N/A</b> |  |



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*Professional and complete the formal GBCA Certification process and achieve Certification for both Green Star Designed and Green Star Certified under the Green Star Buildings rating tool.*

**Note:** *Approved DAs will have a Condition of Consent requiring the applicant to include the following documentation as part of their Construction Certificate submission:*

- i. The GBCA Certificate of achievement of the Green Star Buildings: Design component demonstrating the development application will achieve the full Green Star Buildings certification as per the conditioned ESD report*
- ii. An updated Credit Summary and ESD Report describing elements/ systems incorporated to achieve the nominated Green Star rating;*
- iii. A Checklist Table of each ESD system/element (refer to 23R.3 of this Part for example of Checklist);*
- iv. Annotated Construction Certificate Drawings clearly indicating elements/systems described in the DA approved ESD Report including the requirements of 23.2(1) in this section;*
- v. A copy of the letter and invoices from the GBCA to the applicant, confirming the project is registered and will progress to full certification under the Green Star Buildings rating tool.*

**Note:** *Approved DAs will have a Condition of Consent requiring the applicant to submit the completed and final GBCA Green Star Buildings Certification to Council prior to the release of the Occupation Certificate*



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| <p><b>23.3 Sustainability of Building Materials</b></p> <p>1. Development proposals are to consider the following in the selection of building materials:</p> <p>i) retain, re-use, recycle materials with:</p> <ul style="list-style-type: none"><li>• low embodied energy such as sandstone and timber; and</li><li>• high embodied energy such as brick and concrete</li></ul> <p>ii) materials that come from renewable sources;</p> <p>iii) materials that generate a lower environmental cost over time;</p> <p>iv) materials with a low life cycle cost and/or high durability;</p> <p>v) production methods with a low environmental impact;</p> <p>vi) avoid large expanses of dark coloured materials that contribute to urban heat.</p> | <p><b>Yes</b></p> | <p>Refer to ESD Report at <b>Appendix 29, NatHER and BASIX Assessment</b> at Appendix 30 and <b>Section J Report</b> at Appendix 31.</p> |
| <p>2. Where the use of timber is proposed, only FSC, AFS or PEFC certified timbers may be specified for construction or finishing. Medium Density Fibreboard (MDF) and particleboard is not to be specified as a construction material for the development.</p>  | <p><b>Yes</b></p> | <p>See the schedule of materials included with the Architectural Drawings at <b>Appendix 4.</b></p>                                      |
| <p>3. The use of alternatives to PVC piping is highly encouraged including Colorbond (above ground only), and HDPE where appropriate.</p>  | <p><b>Yes</b></p> | <p>See the schedule of materials included with the Architectural Drawings at <b>Appendix 4.</b></p>                                      |
| <p>4. The use of construction materials and chemicals with toxic components are to be avoided, to facilitate recycling and reduce pollution.</p>   | <p><b>Yes</b></p> | <p>See the schedule of materials included with the Architectural Drawings at <b>Appendix 4.</b></p>                                      |
| <p>5. Structures are to be designed with physical, rather than chemical, termite measures. This can be achieved by:</p> <p>i) appropriate materials and construction design;</p> <p>ii) physical barriers;</p> <p>iii) suspended floor systems.</p>  | <p><b>Yes</b></p> | <p>See the schedule of materials included with the Architectural Drawings at <b>Appendix 4.</b></p>                                      |



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|---|------------|--|
| <p>6. <i>Low Volatile Organic Compounds (VOC) are to be used throughout the building interior (carpets, paints, adhesives, sealants and all other finishes), and low emission building materials are to be used across the site.</i></p>  | <b>Yes</b> | <p>See the schedule of materials included with the Architectural Drawings at <b>Appendix 4</b> and Architectural Design Report at <b>Appendix 6</b>.</p>   |
| <p>7. <i>Avoid the use of ozone depleting products and materials, or products and materials manufactured using ozone depleting substances must be avoided.</i></p>  | <b>Yes</b> | <p>See the schedule of materials included with the Architectural Drawings at Appendix 4.</p>   |
| <p>8. <i>Materials likely to contribute to poor internal air quality, such as those generating formaldehyde, or those that may create a breathing hazard in the event of fire, such as polyurethane, must be avoided.</i></p>   | <b>Yes</b> | <p>See the schedule of materials included with the Architectural Drawings at <b>Appendix 4</b>.</p>  |
| <p><b>23.4 Materials, Colours and Finishes</b><br/> <b>Multi-unit Dwellings, Residential Flat Buildings and Mixed-use Buildings</b></p> <p>16 <i>External building walls are to be constructed of high quality and durable materials and finishes with low reflectivity.</i></p>  | <b>Yes</b> | <p>See the schedule of materials included with the Architectural Drawings at <b>Appendix 4</b>, Architectural Design Report at <b>Appendix 6</b> and Urban Design Report at <b>Appendix 10</b>.</p>  |
| <p>17 <i>The material and colour palette for all building facades are to be composed of three fields:</i></p> <p>i) <i>Primary Field - the predominant façade material/colour that gives the building its primary character.</i></p> <p>ii) <i>Secondary Field - a supporting colour/material that provides diversity and façade articulation by highlighting the Primary Field.</i></p> <p>iii) <i>Accent Field - supplementary colours and materials that:</i></p> <ul style="list-style-type: none"> <li>• <i>add emphasis to the façade; and</i></li> <li>• <i>highlight facade elements; and</i></li> <li>• <i>typically contrast in colour or material or texture with the Primary and Secondary fields.</i></li> </ul> | <b>Yes</b> | <p>See the schedule of materials included with the Architectural Drawings at <b>Appendix 4</b>, Architectural Design Report at <b>Appendix 6</b> and Urban Design Report at <b>Appendix 10</b>.</p> <p>The materials and finishes reflect CWC through the introduction of sandstone colour palette which is weaved with the natural landscaping elements. The façades of the building are highly articulated with both horizontal and vertical elements utilised to minimise scale and form.</p> |



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| 18 <i>The Primary Field and predominant façade material is to be face brick. Selected bricks are to be warm earthy colours and tones that complement the local setting or future character of areas in transition, and require minimal maintenance to retain their high quality finish.</i>   | <b>Yes</b> | See the schedule of materials included with the Architectural Drawings at <b>Appendix 4</b> , Architectural Design Report at <b>Appendix 6</b> and Urban Design Report at <b>Appendix 10</b> . |
| 19 <i>The Secondary Field is to comprise materials and textures consistent with the indicative colour and material palette at Figure 24.4-4.</i>  | <b>Yes</b> |  |
| 20 <i>The Accent Field materials and colours are to be consistent with the indicative colour and material palette at Figure 24.4-3, Figure 24.4-4, and Figure 23.4-5. The Accent Field is to highlight building elements including, but not limited to, windows, railings, parapets, doors, balustrades. The material and colour selection is to complement the overall Primary and Secondary Field façade treatment.</i> | <b>Yes</b> |  |
| <b>23.5 Roof Terraces and Podiums</b>   | <b>Yes</b> | See the Architectural Drawings at <b>Appendix 4</b> , Landscape Plans at <b>Appendix 25</b> and Landscape Report at <b>Appendix 26</b> .   |
| 1. <i>All roof terraces and podiums are to provide appropriate building systems to make them trafficable, and to support landscaping.</i>   |            |  |
| 2. <i>Roof and terrace common open areas are to incorporate sun shading devices, wind screens and facilities such as BBQ and kitchenette area with drinking water to encourage usage.</i>   | <b>Yes</b> | Landscape Plans at <b>Appendix 25</b> and Landscape Report at <b>Appendix 26</b> .<br>These facilities are provided on the rooftop terrace along with a ping pong table.                       |
| 3. <i>Where artificial lighting is required, energy efficient lights are to be used in conjunction with timers or daylight controls. All light spill is prohibited.</i>   | <b>Yes</b> | Able to comply.  |
| 4. <i>Roof terraces and podiums are to provide soft landscaping areas that complement the appearance of the building, soften the edges of the building, and reduce the scale of raised terraces and other built elements such as services.</i>  | <b>Yes</b> | Landscape Plans at <b>Appendix 25</b> and Landscape Report at <b>Appendix 26</b> .<br>Both soft and hard soil landscaping is provided on the roof communal open space.                         |
| 5. <i>Robust and drought tolerant plant material are to be used to minimise maintenance and ensure long term survival.</i>  | <b>Yes</b> | Landscape Plans at <b>Appendix 25</b> and Landscape Report at <b>Appendix 26</b> .   |



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| <i>Note: Communal produce gardens are encouraged.</i>  |              |   |
| <p>6. Roof terraces and podiums are to be designed for optimum conditions for plant growth by appropriate solar access, soil mix, and the provision of water connections and drainage.</p>   | <b>Yes</b>   | <p>See the Architectural Drawings at <b>Appendix 4</b>, Landscape Plans at <b>Appendix 25</b> and Landscape Report at <b>Appendix 26</b>.<br/>The rooftop terrace will enjoy high levels of solar access year-round and will accommodate areas with excellent plant growth.</p> |
| <p>7. Minimum soil provision for a range of plant sizes are to be in accordance with the following:</p> <ul style="list-style-type: none"> <li>i) large trees (canopy diameter of up to 16m at maturity)                             <ul style="list-style-type: none"> <li>- minimum soil volume 150m<sup>3</sup></li> <li>- minimum soil depth 1.3m</li> <li>- minimum soil area 10m x 10m area or equivalent</li> </ul> </li> <li>ii) medium trees (8m canopy diameter at maturity)                             <ul style="list-style-type: none"> <li>- minimum soil volume 36m<sup>3</sup></li> <li>- minimum soil depth 1m</li> <li>- approximate soil area 6m x 6m or equivalent</li> </ul> </li> <li>iii) small trees (4m canopy diameter at maturity)                             <ul style="list-style-type: none"> <li>- minimum soil volume 11m<sup>3</sup></li> <li>- minimum soil depth 0.8m</li> <li>- approximate soil area 3.5m x 3.5m or equivalent</li> </ul> </li> <li>iv) shrubs                             <ul style="list-style-type: none"> <li>- minimum soil depth 0.5-0.6m</li> </ul> </li> <li>v) ground cover                             <ul style="list-style-type: none"> <li>- minimum soil depth 0.3-0.45m</li> </ul> </li> <li>vi) turf                             <ul style="list-style-type: none"> <li>- minimum soil depth 0.1-0.3m</li> </ul> </li> </ul> <p><b>Note:</b> Any subsurface drainage requirements are in addition to the minimum soil depths quoted above. Note: Council will require a long term maintenance plan for both the greenery and the waterproofing.</p> | <b>Yes</b>   | <p>See Landscape Plans at <b>Appendix 25</b> and Landscape Report at <b>Appendix 26</b>.</p> <p>The design is able to comply with these requirements.</p>   |
| <b>23.6 Building Services</b>  | <b>Noted</b> | Refer to Infrastructure Report at <b>Appendix 8</b> .   |



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| 1. All applicants are to consult with service providers such as energy, electricity, gas, water, telephone and fire.  |              |  |
| 2. For high and medium density development, including Seniors Housing, Multi Dwelling Housing and Residential Flat Buildings, underground electricity services are to be provided from the proposed building on the site to the appropriate power pole(s) or other connection point.  | <b>Noted</b> | Refer to Infrastructure Report at <b>Appendix 8</b> .  |
| 3. Services and structures required by the providers are to be located within basements, or concealed within the facade, with appropriate access. Where this is not possible, the proposal is to demonstrate an alternative method of minimising street impact, such as screening with landscape or built elements. Particular care should be taken in mixed use precincts to ensure substations and fire hydrants are not visible from the primary street and principal active street frontages. | <b>Yes</b>   | See the Architectural Drawings at <b>Appendix 4</b> , the substation will be installed in the northwestern corner and will be suitably screened by lightweight fencing.  |
| 4. Ventilation stacks are to be concealed within the building. Where they exhaust at street level (eg. from basements) they should be integrated within the design of the site. (See Figure 23.3-1)   | <b>Yes</b>   | See the Architectural Drawings at <b>Appendix 4</b> .  |
| 5. All new developments designed to allow for commercial uses are to include an internal ventilation shaft to ensure future alterations do not place the shaft in an unsuitable location.   | <b>N/A</b>   |  |
| 6. With the exception of dwelling houses, all buildings are to accommodate proposed or future air conditioning units within the basement or on rooftops, with provision of associated vertical/ horizontal stacks to all sections of the building   | <b>Yes</b>   | See the Architectural Drawings at <b>Appendix 4</b> .  |
| 7. Air conditioning condensers are to be located within the basement or within the roof structure of the upper most roof. Air conditioning condensers are not to be located on:<br>i) the building façade;  | <b>Yes</b>   | See the Architectural Drawings at <b>Appendix 4</b> . Services have been integrated into the building where possible and all rooftop plant has been setback from the edge of the building to minimise visual impact. |



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| <p>ii) <i>the top of a flat roof;</i><br/>                     iii) <i>terraces;</i><br/>                     iv) <i>private or communal open spaces; or balconies.</i></p>   |              |  |
| <p>8. <i>Air conditioning units located on the roof will only be permitted where they are well screened, integrated into the building form and do not result in adverse noise impacts on neighbouring occupants.</i></p>  | <b>Noted</b> | <p>See the Architectural Drawings at <b>Appendix 4</b>.</p>  |
| <p><b>Electrical Kiosk Substations and Fire Hydrant Boosters</b><br/>                     9. <i>All utility infrastructure is to be located to have minimal physical and visual impact and obstruction to the streetscape, natural environment and to the development.</i></p>  | <b>Yes</b>   | <p>See the Architectural Drawings at <b>Appendix 4</b>, the substation is to be positioned within the northwestern corner of the site, adjacent to Bent Street, a lightweight fence will suitably screen the substation from the street.</p> |
| <p>10. <i>Kiosk substations and hydrant and booster assemblies are to be designed and located to:</i><br/>                     i) <i>not dominate the street frontage of the development; and</i><br/>                     ii) <i>be integrated within the overall development; and retain and protect existing trees.</i></p>  | <b>Yes</b>   |  |
| <p>11. <i>Any proposed kiosk substation and hydrant and booster assembly that is part of a Residential Flat Building development or a Multi-dwelling Housing development is to be screened from the street using a fence/ gate system that is integrated into the architecture of the development and its fencing. The fence/gate is to provide a screen so that the kiosk substation and hydrant/booster assembly is not visible from the adjoining public street. Refer to Figure 23.6-5.</i></p> | <b>Yes</b>   |  |





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|  <p>Figure 23.6-4:<br/>Kiosk Substation orientated perpendicular to property boundary to minimise visual impact</p>  <p>Figure 23.6-5:<br/>Screened Hydrant and Booster Assembly – within an enclosure or 1.2m high fence to minimise visual impact to streetscape.</p> |                   |   |
| <p>12. For Mixed-use Buildings, all kiosk substation and hydrant and booster assemblies are to be enclosed within the building facade with compliant access doors that are integrated into the design of the building architecture.</p>   | <p><b>N/A</b></p> |   |
| <p><b>23.7 General Acoustic Privacy</b></p> <p>1. Development is to be designed to minimise the impact of external noise sources (eg busy roads, railways, swimming pools, heavy vehicle entries) on the internal and external spaces used by occupants.</p>  | <p><b>Yes</b></p> | <p>See the Noise and Vibration Impact Assessment at <b>Appendix 16</b>.</p> |
| <p>2. Balconies and other external building elements are to be designed and located to minimise infiltration and reflection of noise onto the facade.</p>   | <p><b>Yes</b></p> |   |
| <p>3. Buildings are to be designed to minimise noise transmission by, but not limited to:</p>   | <p><b>Yes</b></p> |   |



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| 4. Measures such as mounding or high solid fencing will only be permitted where they are compatible with the streetscape.  | <b>Yes</b> |  |
| 5. When designing and siting active open space areas (eg BBQ areas, swimming pools, communal areas etc) regard is to be paid to potential noise impacts on adjacent rooms and buildings, such as bedrooms.   | <b>Yes</b> |  |
| 6. Noise levels associated with air conditioning, kitchen, bathroom, laundry ventilation, or other mechanical ventilation systems and plant either as an individual piece of equipment or in combination is not to be audible within any habitable room in any residential premises before 7am and after 10pm. Outside of these restricted hours noise levels associated with air conditioning, kitchen, bathroom, laundry ventilation, or other mechanical ventilation systems and plant either as an individual piece of equipment or in combination is not to emit a noise level greater than 5dB(A) above the background noise (LA90, 15 min) when measured at the boundary of the nearest potentially affected neighbouring properties. The background (LA90, 15 min) level is to be determined without the source noise present. | <b>Yes</b> |  |
| <p><b>23.8 General Visual Privacy</b></p> <p>1. Private open spaces and principal living spaces of the proposed dwelling/s and adjacent dwellings are to be protected from direct or unreasonable overlooking from all new residential and non-residential developments. Siting and design measures to achieve this include:</p> <ul style="list-style-type: none"> <li>i) use of distance or slope;</li> <li>ii) appropriate dwelling layout;</li> <li>iii) off-setting windows in relation to adjacent windows;</li> <li>iv) use of obscure glass or highlight windows;</li> </ul>   | <b>Yes</b> | See the Architectural Plans at <b>Appendix 4</b> and Architectural Design Report at <b>Appendix 6</b> . Privacy of future units have been well considered in the design of the building. Garden beds, fencing, window placement and privacy louvres will successfully maintain high levels of privacy. |



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| <ul style="list-style-type: none"> <li>v) screening devices such as fences, louvres, translucent screens, perforated panels, trellises and courtyard walls;</li> <li>vi) using louvres/screen panels to windows and balconies (see Figure 23.9-1);</li> <li>vii) using solid or semi-transparent balustrades or screens to balconies or terraces (see Figure 23.9-2);</li> <li>viii) off setting balconies in relation to adjacent balconies;</li> <li>ix) using recessed balconies and/or vertical fins between adjacent private balconies;</li> <li>x) using deep sills with planter boxes or incorporating planter boxes into walls or balustrades (see Figure 23.9-3)</li> <li>xi) providing vegetation as a screen between spaces;</li> <li>xii) utilising pergolas or shading devices to limit overlooking of lower building levels or communal and private open space.</li> </ul> |              |  |
| <p>2. For low density residential development first floor decks, balconies and roof top terraces are not permitted where they unreasonably overlook or would directly overlook principal living spaces or private open space and the impact cannot be adequately mitigated.</p>  | <b>N/A</b>   |  |
| <p>3. Continuous transparent balustrades are not permitted to balconies or terraces for the lower 3 storeys.</p>   | <b>N/A</b>   | This control has no effect because of section 149 of the Housing SEPP and section 3.43(5) of the EP&A Act.           |
| <p><b>23.9 Construction, Demolition and Disposal</b></p> <p>1. Site disturbance during construction or demolition is to be minimised by:</p> <ul style="list-style-type: none"> <li>i) avoiding excavation beyond the building area;</li> <li>ii) restricting machinery and vehicle movement to the building footprint and access corridor;</li> <li>iii) locating service lines close to the building or within previously excavated areas where possible; and</li> </ul>   | <b>Noted</b> | Able to comply, see the Geotechnical Report at <b>Appendix 20</b> and Stormwater Design Report at <b>Appendix 18</b> |



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| iv) <i>locating storage areas to areas outside the tree protection zones of trees to be retained.</i>  |            |   |
| 2. <i>An environmental site management plan showing tree protection areas, machinery usage zones, storage areas, site sheds and location of stormwater pollution barriers is to be submitted with the application as per Councils DA Guide.</i>  | <b>Yes</b> | See the sediment and erosion plan within the Stormwater Design Report at <b>Appendix 18</b> and Arborist Report at <b>Appendix 27</b> .     |
| <p><b>Waste Management Control</b></p> <p>3. <i>A Waste Management Plan (WMP) is to be submitted with the application, in accordance with 23R.8 of this Part. Evidence such as weighbridge dockets, copies of invoices or some other form of written evidence will be required to be submitted to Council on completion of the development to verify the quantities and destination of waste and recycling materials generated during works (either demolition and or construction).</i></p> <p><b>Note:</b> <i>Plans and drawings of the proposed development that highlight the location of and space allocated to the waste management facilities and the nominated waste collection point is to be attached to the WMP. The path of access for both users and collection vehicles are to be highlighted.</i></p> | <b>Yes</b> | See the Waste Management Plan at <b>Appendix 32</b> .   |
| 4. <i>Provide source separation facilities on building sites so that different waste streams may be easily separated during construction and demolition to encourage the reuse and recycling of materials.</i>   | <b>Yes</b> | See the Waste Management Plan at <b>Appendix 32</b> and Architectural Drawings at <b>Appendix 4</b> .                                       |
| <p><b>Stormwater Quality Control During Construction</b></p> <p>5. <i>Manage soil, water and materials on construction sites to prevent erosion, sedimentation and pollution of waterbodies and the natural environment.</i></p>   | <b>Yes</b> | See the sediment and erosion plan within the Stormwater Design Report at <b>Appendix 18</b> and Stormwater Drawings at <b>Appendix 19</b> . |
| 6. <i>Manage the quality and quantity of post-construction stormwater runoff from the site to protect downstream</i>   | <b>Yes</b> |   |



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| <i>ecological communities, to prevent altered nutrient regimes and to reduce litter entering the waterways.</i>  |            |  |
| <p>7. Control erosion and sedimentation by:</p> <ul style="list-style-type: none"> <li>i) minimising the extent of disturbance;</li> <li>ii) rapidly stabilising the disturbed areas;</li> <li>iii) diverting clean runoff around work areas; and</li> <li>iv) trapping eroded sediment as close to the source as is practical.</li> </ul>   | <b>Yes</b> | See the sediment and erosion plan within the Stormwater Design Report at <b>Appendix 18</b>  |
| <p>8. Provide for appropriate management of wastes, chemicals and fuel through:</p> <ul style="list-style-type: none"> <li>i) Appropriate storage and handling to prevent discharge of pollutants to waterways;</li> <li>ii) On-site containment of waste water from construction activities;</li> <li>iii) Appropriate storage and disposal of waste materials; and</li> <li>iv) Appropriate management and disposal of waste water.</li> </ul> | <b>Yes</b> | Able to comply.  |
| <p><b>Erosion and sediment control</b></p> <p>9. All activities that have the potential to pollute are to comply with the requirements of the Protection of the Environment Operations Act</p>   | <b>Yes</b> | See the sediment and erosion plan within the Stormwater Design Report at <b>Appendix 18</b> .  |
| <p>10. All development applications are to be accompanied by an 'Erosion and Sediment Control Plan' (ESCP) that describes the measures undertaken at development sites to minimise land disturbance and to control sediment pollution. The ESCP is to be prepared in accordance with "Managing Urban Stormwater, Soil and Construction, 2006 (Landcom)".</p>   | <b>Yes</b> | Development can be suitably conditioned.   |
| <p>11. Disturbance to existing vegetation should be minimised when installing controls, especially along watercourses, on highly erosive lands and in high-conservation-value areas.</p>   | <b>Yes</b> | See the sediment and erosion plan within the Stormwater Design Report at <b>Appendix 18</b> , Stormwater Drawings at <b>Appendix 19</b> and Landscape Plan at <b>Appendix 25</b> . |



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|   |              | The existing overland flow path along the southern boundary will be retained and a low-rise retaining wall will be constructed to ensure that water will not impede the development. This avoids the need to remove trees and create a channel. |
| 12. <i>Where land disturbance activities occur in riparian zones (Category 1 and 2) or watercourses, a separate Vegetation Management Plan may be required. This plan is to cover all disturbed lands within the riparian zone. It should address revegetation, bush regeneration and weed control. It should ensure that previously stored topsoil is respread over disturbed lands and the litter layer is restored. Any imported topsoil is to be weed free.</i>                       | <b>N/A</b>   |   |
| 13. <i>All disturbed areas should be rehabilitated as soon as possible after excavation or completion of the construction period. This includes, but may not be limited to:</i><br><i>i) restoration of all surfaces to their original condition (or as specified);</i><br><i>ii) re-establishment of surface stability with suitable cover to achieve a permanent C-factor of less than 0.1 (equivalent to 60 per cent ground cover) within 20 working days from the start of works.</i> | <b>Yes</b>   | See the Landscape Plan at <b>Appendix 25</b> , Landscape Report at <b>Appendix 26</b> and Arborist Report at <b>Appendix 27</b> .   |
| 14. <i>Disturbance to existing vegetation should be minimised when installing controls, especially along watercourses, on highly erosive lands and in biodiversity significant areas.</i>   | <b>Yes</b>   |   |
| <b>Part 24 - Water Management</b>   |              |   |
| <b>24A Site Design for Water Management</b>   |              |   |
| <b>24A.1 Development Type for Water Management</b><br><i>Development is defined as Type 5 - RFB.</i>  | <b>Noted</b> |   |
| <b>24A.2 Location of Development for Water Management</b><br><i>Determine which of the following situations (Locations A - D) described below most closely resembles the location of the</i>  | <b>Noted</b> | The land is classified as: <ul style="list-style-type: none"> <li>▪ Location A - drains directly to the street; and</li> </ul>  |



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| <p><i>development site with respect to the natural drainage direction of stormwater. You may determine this by working through the flow chart below and check against the example below and the full descriptions following.</i></p>   |            | <ul style="list-style-type: none"> <li>Location D – Overland flow path along southern boundary.</li> </ul>           |
| <p><b>24A.3 Locating the Development on Site</b></p> <ol style="list-style-type: none"> <li><i>The development is not to be located so as to impede, divert or increase the rate or concentration of stormwater flow across a boundary onto adjoining private property (eg. by placing a solid wall along a boundary)</i></li> </ol>   | <b>Yes</b> | <p>See the Stormwater Management Report at <b>Appendix 18</b> and Stormwater Drawings at <b>Appendix 19</b>.</p>     |
| <ol style="list-style-type: none"> <li><i>Sufficient space is to be allowed on the property for the installation and operation of water management measures as required in this Part of the DCP.</i></li> </ol> <p><b>Note:</b> <i>Development within 'waterfront land' may be Integrated Development. Integrated Development requires consent from at least one public body other than Council.</i></p> | <b>Yes</b> | <p>See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b>.</p> |
| <ol style="list-style-type: none"> <li><i>Above ground elements of the stormwater management system, such as tanks and pumps are not to be located in the front setback of a development.</i></li> </ol>   | <b>Yes</b> | <p>See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b>.</p> |



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| <i>Above ground rainwater tanks are not to exceed 10,000 litres in storage capacity per tank.</i>   | <b>Yes</b> | See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> . |
| <i>4. Stormwater management devices such as on site detention systems and large water tanks, should be located within the basement or beneath other impermeable areas. eg. - driveways.</i>   | <b>Yes</b> | See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> . |
| <i>5. Where there is more than one dwelling, stormwater management devices should be located in common areas.</i>   | <b>Yes</b> | See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> . |
| <i>6. The stormwater management system is not to result in changes to the existing ground levels within the dripline of trees to be retained.</i>   | <b>Yes</b> | See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> . |
| <b>24B Stormwater Discharge</b>   |            | See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> . |
| <b>24B.1 General</b>  | <b>Yes</b> | See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> . |
| <i>1. Stormwater is to be discharged from the site in accordance with the controls for the relevant location category, as identified in Part 24A of this DCP.</i><br><br><b>Note:</b> Where Council drainage easement is designed to only convey "roadwater", the terms of the easement is to be legally updated to allow for the site drainage connection. |            |  |
| <i>2. Stormwater that is not retained for a use or appropriately infiltrated on site is to generally be directed to a public drainage system comprising gutters, streets, pipes, box culverts and channels.</i>   | <b>Yes</b> | See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> . |
| <i>3. The scale of the development and the site conditions (including factors such as the lie and type of the land) will inform the selection of the most appropriate form of stormwater discharge.</i>   | <b>Yes</b> | See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> . |
| <i>4. In the selection of the means of stormwater disposal, particular regard is to be given to downstream impacts.</i>   | <b>Yes</b> | See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> . |



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| <p><b>Carrying Out Drainage Works</b></p> <p>5. Drainage systems for stormwater disposal is to comply with AS3500.1:2021: Plumbing and Drainage Water Services or any standard replacing that standard.</p> <p><b>Note:</b> See Council Website for the Ku-ring-gai Council Easement Management Policy.</p>   | <b>Yes</b> | See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> . |
| <p><b>24B.2 Stormwater Disposal from Location A Properties Discharge to Kerb and Gutter/Table Drain</b></p> <p>1. Piped drainage from the boundary line of the development to the street gutter or table drain is to have a minimum 1% longitudinal fall towards the street gutter.</p>   | <b>Yes</b> | See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> . |
| <p>2. The total discharge from any dwelling on a lot to the street gutter or table drain is not to exceed 25 litres per second for development Type 3 and above.</p> <p><b>Note:</b> Where this is not possible, stormwater is to be discharged to an enclosed system (pipe, box culvert, road pit). Alternatively, on-site detention may be required to lower the total discharge rate, or the site coverage contributing to the discharge, reduced.</p>   | <b>Yes</b> | See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> . |
| <p>3. For Development Types 1, 2 and 3 where piped drainage line crossings from the site boundary are to be employed:</p> <p>i) the piped drainage line crossing is to extend no further than 20m from the development site across the frontage of a neighbouring property (see note) except where the location of trees prevent such piped crossings;</p> <p>ii) the crossing line is to be at an angle not less than 45° from the line of the frontage of the neighbouring property;</p> <p>iii) the crossing line is to run directly behind, and parallel to the street kerb as far as the discharge</p> | <b>N/A</b> | See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> . |



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| <p>iv) <i>point. Any necessary drainage line crossing of driveways are to be constructed in a trafficable grade, directly behind the layback and parallel to it, subject to Council approval. (These requirements may be varied by Council where they are demonstrated to be impracticable and where a suitable alternative route is demonstrated); and the proposed piped crossing will not compromise existing or future vehicular access to the neighbouring property or to services, trees or similar.</i></p> |            |  |
| <p>4. <i>For development types 4 - 9, piped drainage line crossings to the street drainage system are to take place directly outside the frontage of that development and is not to encroach across the frontage of any neighbouring property.</i></p>   | <b>Yes</b> | <p>See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b>.</p> |
| <p>5. <i>Connection to existing secondary footpath drainage systems, such as pipes beneath the concrete footpath, will not be permitted as they have limited capacity and block easily.</i></p>  | <b>Yes</b> |  |
| <p>6. <i>Connections to concrete kerb and gutter is to comply with Figure 12: Connection of Drainage Line to Kerb in the Ku-ring-gai Council Technical Guideline for Water Management.</i></p>   | <b>Yes</b> |  |
| <p>7. <i>When discharge is proposed to an open table drain, the pipe outlet is to terminate flush with the property-side edge of the table drain and is to be fully encased in a minimum 100mm thick mass concrete for the final 300mm length of the pipe.</i></p> <p><b>Note:</b> <i>Where the applicant cannot comply with any of the above requirements due to site constraints, an alternative</i></p>   | <b>Yes</b> |  |



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| <i>method of connection may be proposed for consideration by Council.</i>  |            |  |
| <p><b>Discharge to an Existing Council Pipe in the Road Reserve or a Drainage Reserve</b></p> <p>8. Discharge to an existing piped (in-ground) drainage system in the road or a drainage reserve may be an option where:</p> <ul style="list-style-type: none"> <li>i) Such a system exists in reasonable proximity to the site and it is not possible to direct stormwater to a Council kerb and gutter or table drain; or</li> <li>ii) The peak site discharge proposed exceeds 25 litres per second and it can be demonstrated that the hydraulic grade line of the inground drainage system (to which connection is proposed) is lower than the outlet of the property drainage system during the 5% AEP event.</li> </ul> | <b>Yes</b> | See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> . |
| <p>9. Stormwater is to be discharged to an existing Council pipe in the road reserve. Connection to the Council drainage pipe is to, at Council's discretion, be undertaken in conjunction with the establishment of a grated gully (access) pit to Council standards. Details of new pits will need to be submitted to Council. All details are to be submitted with an application for a Roads Act approval.</p>   | <b>Yes</b> |  |
| <p><b>Discharge to an Extension of the In-Ground Piped System in the Road Reserve</b></p> <p>10. The in-ground drainage line is to be extended using a steel reinforced or fibre reinforced piped system to convey 5% AEP year trunk flows (minimum of 375mm diameter rubber ring jointed reinforced or fibre reinforced concrete pipe), generally at gutter lip alignment.</p>  | <b>Yes</b> | See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> . |
| <p>11. The extended drainage line is to connect to a new Council standard grated gully pit that is to be established outside the development site.</p>   | <b>Yes</b> |  |



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| 12. <i>The feasibility of such a proposal is to be established by a suitably experienced and qualified civil engineer</i>   | <b>Yes</b> |  |
| 13. <i>A detailed design is to be prepared by a suitably experienced and qualified civil engineer based on design criteria obtained from the roads authority (Refer to 24E of this Part).</i>   | <b>Yes</b> |  |
| <p><b>Connection to a Council or Sydney Water Formed Channel or Pipeline within or adjacent to the Subject site</b></p> <p>14. <i>The terms of any easement over the channel/pipe system to which connection is proposed is to legally permit the subject site to discharge its stormwater into it and be demonstrated to Council.</i></p> <p><b>Note:</b> <i>Ascertaining this may require independent legal advice.</i></p> | <b>N/A</b> |  |
| 15. <i>Where the formed channel/pipe system crosses intervening downstream properties before the next downstream area of road or drainage reserve, permission to convey the stormwater runoff from the development site by way of the formed channel/pipe is to be established under the terms of an easement on the title of each affected downstream property.</i>  | <b>N/A</b> |  |
| 16. <i>The formed channel/pipe is to have sufficient hydraulic capacity to accept the additional flow from the post developed site of a 5% annual exceedance probability. The hydraulic capacity is to be determined having regard to existing and cumulative future flow rates in that system.</i>   | <b>N/A</b> |  |
| 17. <i>The outlet is to be designed to minimise backwater influence from the receiving system.</i>  | <b>N/A</b> |  |
| 18. <i>Connection is to be made to a surcharge pit prior to direct connection to a Council pipeline. Connection to a Council pipeline is to be made in accordance with Figure 11: Typical Junction Pit including Private Connections in the Ku-ring-</i>  | <b>N/A</b> |  |



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| <i>gai Council's Technical Guidelines for Water Management. For all pipes a junction pit is to be constructed at the connection point.</i>  |            |  |
| 19. Where connection is to a Sydney Water stormwater pipe, the design tailwater for a sealed pipe drainage system connecting to such a channel is to be the top of the channel unless otherwise specified by Sydney Water.  | <b>N/A</b> |  |
| 20. Any other site specific requirements of the Council or Sydney Water is to be satisfied.<br><br>21. <b>Note:</b> Council may require the establishment of an on-site detention system at the development site (regardless of whether this is required in accordance with 24C of this Part).  | <b>Yes</b> | See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> . |
| <b>24C On-site Stormwater Management</b><br>24C.1 General<br>1. Stormwater is to be managed efficiently on-site and runoff controlled to assist in the prevention of:<br>i) flooding of public and private properties;<br>ii) flooding of public and private properties;<br>iii) undesirable changes in flow regime to bushland;<br>iv) erosion of creek beds, embankments and bushland areas;<br>v) transportation of gross pollutants, nutrients and chemical pollutants;<br>vi) spread of weeds;<br>vii) undesirable impacts on the character of the street. | <b>Yes</b> | See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> . |
| 2. Stormwater is to be managed on-site to assist in the maintenance of:<br>i) stream flow;<br>ii) water quality in creeks, rivers, groundwater and harbours;<br>iii) waterway and riparian ecosystems;  | <b>Yes</b> | See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> . |



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| <p>iv) groundwater dependant ecosystems; and<br/>v) the natural recharge of groundwater.</p>  |              |  |
| <p>3. Colours and materials of built elements of the stormwater management system that are visible to the public is to be sympathetically treated to minimise visibility.</p>   | <b>Yes</b>   | See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> . |
| <p><b>24C.2 Effective Stormwater Management</b><br/>1. On-site Retention (OSR) is a stormwater management system that keeps water on site for re-use in the hydrological cycle or as an alternative to mains water. OSR controls the volume of runoff during rainfall and storm events. Stormwater is not sent directly off the site, reducing runoff draining to pipelines, minimising flood events, conserving water and reducing the impact on the natural water cycle.</p>  | <b>N/A</b>   |  |
| <p>2. <i>On-site Detention (OSD) works involve holding back stormwater temporarily within a site and then releasing it at a controlled rate. It controls the rate of runoff and reduces peak discharges during storm events; to minimise the load on pipelines and to minimise flood events. OSD does not alter the total volume of stormwater leaving the site and normally does not allow the stormwater to be used before it leaves the site.</i></p>  | <b>Yes</b>   | See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> . |
| <p>3. <i>In many situations a combination of OSD and OSR may be appropriate. In general, the factors that the designing engineer should take into account when determining the stormwater management techniques for a site are:</i><br/>i) <i>the timing of peak flows from the site relative to those from the upstream catchment which drain to the same point. This is influenced by the time of concentration and the proximity of the site to the catchment point. Generally, in upper parts of the catchment water needs to be detained, whereas in lower areas it may be preferable to allow most of the stormwater to leave the site immediately;</i></p> | <b>Noted</b> | No OSR system proposed.  |



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| <p>ii) <i>the proximity of the subject property to environmentally sensitive areas such as bushland. Specifically, OSD can be problematic where a site drains to bushland as constant seepage causes weed growth;</i></p> <p>iii) <i>the impact of any proposed stormwater management method on the streetscape and neighbouring properties, particularly in terms of aesthetics.</i></p>            |            |   |
| <p>4. <i>Both OSR and OSD options are to be designed and constructed to meet water quality controls in accordance with 24C.6 of this Part. This can be achieved by incorporating litter screens, proprietary devices, biofiltration or infiltration within the design.</i></p>   | <b>Yes</b> | <p>See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b>.</p>                |
| <p><b>24C.3 General Controls for On-Site Stormwater Management</b></p> <p>1. <i>The stormwater management system, as far as is practicable, is to be designed so as to improve water quality and assist in maintaining stream flow and the water regime.</i></p>   | <b>Yes</b> | <p>See the Stormwater Management Report at Appendix 18 and the Stormwater Drawings at Appendix 19.</p>                              |
| <p>2. <i>The stormwater management system, as far as is practicable is to be designed to control discharge rates to prevent downstream flooding. On site detention will be required in most circumstances.</i></p>   | <b>Yes</b> | <p>See the Stormwater Management Report at <b>Appendix 18</b> . Water will be treated prior to discharge into Council's system.</p> |
| <p>3. <i>The design of the stormwater management system is to be based on:</i></p> <p>i) <i>for location A, B and D properties</i></p> <p style="margin-left: 20px;"><i>- the deep soil landscaping or built-upon area requirements in Section A of this DCP</i></p> <p>ii) <i>for location C properties:</i></p> <p style="margin-left: 20px;"><i>- the requirements of 24B.4 of this Part.</i></p> | <b>Yes</b> | <p>See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater <b>Drawings at Appendix 19</b>.</p>                |
| <p><b>Stream Flow Controls</b></p> <p>4. <i>In order to maintain and improve stream flow the number of runoff days from the site is to be reduced by 50%</i></p>   | <b>Yes</b> | <p>See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b>.</p>                |



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| <i>compared to the base case. This is to be achieved through the incorporation of both a rainwater tank and landscape measures, as outlined below.</i>   |              | A rainwater tank will be positioned adjacent to the OSD system.   |
| 5. <i>The selected stormwater techniques is to be designed and constructed in accordance with the specifications for the relevant technique. The specifications can be found on Council's website.</i>   | <b>Yes</b>   | See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> .  |
| <b>Subsurface Water Controls</b><br>6. <i>Subsurface water management systems are to be designed to transfer subsurface water through, around or under the proposed development to maintain the natural subsurface water regime.</i>   | <b>Yes</b>   | See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> . The overland flow path will be maintained along the southern boundary. |
| 7. <i>Subsurface water management systems are to be designed to be easily maintained. Council may require a Positive Covenant (see 24R.4 of this Part) to ensure the continued functioning and maintenance of the approved subsurface water management system.</i>             | <b>Noted</b> | Able to comply.   |
| 8. <i>For development types 4 and above, basements are to be fully tanked, unless:</i><br>i) <i>3ML/year limit is met; and</i><br>ii) <i>Hydrological assessment to demonstrate the receiving system can accept flows.</i>   | <b>Yes</b>   | See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> .<br>The basement will be tanked.  |
| <b>24C.4 Mandatory Rainwater Tank Requirements</b><br><i>For all Locations (A-D), at least one rainwater tank is to be established to capture as much as possible roof water from the primary building(s) on the property. The controls are as set out in the table below:</i> | <b>Yes</b>   | See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> .<br><br>A rainwater tank will be positioned adjacent to the OSD system. |



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Table 24C.4-1: Mandatory Rainwater Tank Requirement by Development Type

| Type                        | Description  | Minimum Tank Storage Volume  | Minimum Use of Retained Water  |
|-----------------------------|--|--|--|
| Type 1<br><20m <sup>2</sup> | Alts & adds to a single detached dwelling or secondary dwelling. Increase in hard surface area.♦   | A water tank is strongly recommended but not mandatory.  | Where installed, are to be connected to garden. Connection to toilet and laundry hot water is also encouraged. |
| 20-100m <sup>2</sup>        | Alts and Adds to single or secondary dwellings where the development is increase in hard surface area.♦  | Where proposal does not involve a bathroom or laundry<br>The minimum tank storage volume is 2,000L, or in compliance with BASIX, whichever is the greater. | For garden irrigation only.  |
|                             | Where proposal involves a bathroom or laundry.   | The minimum tank storage volume is 2,000L, or in compliance with BASIX, whichever is the greater.  | Is to be at least one connection to laundry or toilet.   |
| Type 2                      | Alts and Adds or construction of secondary dwellings >100m <sup>2</sup> increase in hard surface area.♦  | The minimum tank storage volume is 5,000L, or in compliance with BASIX, whichever is the greater.  | Connection for garden irrigation and for internal use.   |
| Type 3                      | Single Dwellings in sites less than 1000m <sup>2</sup> .   | The minimum tank storage volume is 5,000L, or in compliance with BASIX, whichever is the greater.  | Connection for garden irrigation and for internal use.   |
|                             | Single Dwelling in sites greater than 1000m <sup>2</sup> .   | The minimum tank storage volume is 10,000L; or in compliance with BASIX, whichever is the greater.   | Is to be at least one internal connection to laundry or toilet.  |
|                             | Single Dwellings in locations B, C and D (where an inter-allotment drainage cannot be obtained or it is located within the OSD exemption map 24.R.9) is to provide rainwater storage in lieu of OSD. | The minimum tank storage volume is 10,000L; or in compliance with BASIX, whichever is the greater.   |  |



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| Type   | Description                  | Minimum Tank Storage Volume  | Minimum Use of Retained Water   |            |   |
| Type 4   | Dual Occupancy               | For any new dwelling:<br>• The minimum tank storage volume is 5,000L; or in compliance with BASIX, whichever is the greater;<br>plus<br>• 2,000L for any existing dwelling to be retained            | Connection to garden, toilet and laundry and hot water is encouraged for the existing dwelling.   |            |   |
| Type 5   | High and medium density      | The minimum tank storage volume is that required to meet the 50% reduction in runoff days specified in control 24B.3-4, or compliance with BASIX whichever is the greater.                           | Number of connections required to meet the specified target. Is to also be connected to garden, podium plantings, green roofs and walls.    |            |   |
| Type 6   | Business, Commercial, Retail | The minimum tank storage volume is that required to meet the 50% reduction in runoff days specified in control 24B.3-4, or compliance with BASIX or the Green Star Rating, whichever is the greater. | Number of connections required to meet the specified target. Is to be connected to garden, podium plantings, and any green roofs and walls. |            |   |
| Type 7   | Open Space                   | 2,000L for every five toilets or part thereof in any building erected.   | Is to be connected to toilets. Where possible also for irrigation.  |            |   |
| Type 8   | Subdivision                  | 2,000L for any dwelling to be retained on a newly created lot.   | The minimum use of retained water will be garden irrigation. Connection to toilet and laundry and hot water is also encouraged.             |            |   |
| 1.   | Type 9                       | Any Other Development  | As determined by Council, dependent on development type   |            |   |
| <b>24C.5 Controls for On-Site Detention</b>  |                              |  |   | <b>N/A</b> |   |
| 1. OSD Exemptions will only be considered for properties identified on the OSD Exemption Map in 24R.5.   |                              |  |   |            |   |
| 2. The orifice plate is to be installed in any discharge control pit at the same time as the pit is connected to the outlet pipe. The on-site detention system is not to discharge uncontrolled runoff into the downstream drainage network. |                              |  |   | <b>Yes</b> | See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> .    |
| 3. To protect the streetscape character, above ground on-site detention systems in the front setback are to be avoided.  |                              |  |   | <b>Yes</b> | OSD will be installed in the basement.  |
| <b>Development Types 3, 4, 5 and 6</b>   |                              |  |   | <b>Yes</b> | See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> .    |
| 5. Any rainwater retention system is to be included as part of the stormwater management system and is to comply with the installation specifications available on Council's website.  |                              |  |   |            | The rainwater tank is installed adjacent to the OSD and will be connected, in the event it overflows, to the OSD. |



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| <p>6. <i>In areas where it is desirable that peak outflows from the subject site do not coincide with the peak flow for the catchment as a whole, the permitted site discharge and storage volume is to be calculated in the following manner:</i></p> <p><i>i) Determine in which OSD drainage catchment the site is located (refer to the Ku-ring-gai Council Technical Guideline for Water Management);</i></p> <p><i>ii) Use the information and calculation sheet in the Ku-ring-gai Council Technical Guideline for Water Management to determine the permitted site discharge and minimum OSD storage volume required for the development; and</i></p> <p><i>iii) Deduct from the minimum storage volume (SSR1 or SSR2 from the Ku-ring-gai Council Technical Guideline for Water Management) the minimum volume of the any rainwater tank required at 24B.4 of this Part up to an absolute maximum of 10% of SSR provided the tank, is at least, plumbed to toilet and garden irrigation.</i></p> <p><b>Note:</b> <i>The permitted site discharge (PSD) is to remain as specified in the Ku-ring-gai Council Technical Guideline for Water Management</i></p> <p><i>iv) Areas, such as green roofs, permeable paving, and hard stand directed to raingardens or rainscaping, may be included in the impervious area bypassing the detention system in the On-site Detention system, calculation sheet (in the Ku-ring-gai Council Technical Guideline for Water Management).</i></p> | <p><b>Yes</b></p> | <p>See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b>.</p> |
| <p>7. <i>Except where it is demonstrably not practicable, the stormwater management system is to incorporate at least two different devices or techniques so as to reduce the risk</i></p>   | <p><b>Yes</b></p> | <p>See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b>.</p> |



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|---|---|--|------------------------------------|------------------|-----|---------------------------|------------------------|-----|---------------------------|------------------|---|---------------------------|----------------|----|----------------------------|------------|--|
| <i>of total system failure, ie. rainwater tanks may NOT be the sole means employed for on-site stormwater management.</i>   |   |  |                                    |                  |     |                           |                        |     |                           |                  |   |                           |                |    |                            |            |  |
| 8. <i>The system is to be designed such that overflow from the retention system is captured by the OSD device(s) employed on the site and disposed of in accordance with Part 24B.</i>  | <b>Yes</b>                                | See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> . |                                    |                  |     |                           |                        |     |                           |                  |   |                           |                |    |                            |            |  |
| <p><b>24C.6 Stormwater Quality Control</b></p> <p>1. <i>The captured stormwater is to be treated to the standards set out in the table 24C.6-1.</i></p> <p><small>Table 24C.6-1: Captured Stormwater Treatment Standards</small></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Pollutant</th> <th style="text-align: left;">Baseline Annual Pollutant Load (kg/ha/yr)</th> <th style="text-align: left;">Standard to be achieved (kg/ha/yr)</th> </tr> </thead> <tbody> <tr> <td>Gross Pollutants</td> <td>500</td> <td>30% (70% reduction) = 150</td> </tr> <tr> <td>Total Suspended Solids</td> <td>900</td> <td>15% (85% reduction) = 135</td> </tr> <tr> <td>Total Phosphorus</td> <td>2</td> <td>35% (65% reduction) = 0.7</td> </tr> <tr> <td>Total Nitrogen</td> <td>15</td> <td>55% (45% reduction) = 8.25</td> </tr> </tbody> </table> | Pollutant                                 | Baseline Annual Pollutant Load (kg/ha/yr)  | Standard to be achieved (kg/ha/yr) | Gross Pollutants | 500 | 30% (70% reduction) = 150 | Total Suspended Solids | 900 | 15% (85% reduction) = 135 | Total Phosphorus | 2 | 35% (65% reduction) = 0.7 | Total Nitrogen | 15 | 55% (45% reduction) = 8.25 | <b>Yes</b> | See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> . |
| Pollutant   | Baseline Annual Pollutant Load (kg/ha/yr) | Standard to be achieved (kg/ha/yr)   |                                    |                  |     |                           |                        |     |                           |                  |   |                           |                |    |                            |            |  |
| Gross Pollutants  | 500                                       | 30% (70% reduction) = 150  |                                    |                  |     |                           |                        |     |                           |                  |   |                           |                |    |                            |            |  |
| Total Suspended Solids  | 900                                       | 15% (85% reduction) = 135  |                                    |                  |     |                           |                        |     |                           |                  |   |                           |                |    |                            |            |  |
| Total Phosphorus  | 2   | 35% (65% reduction) = 0.7  |                                    |                  |     |                           |                        |     |                           |                  |   |                           |                |    |                            |            |  |
| Total Nitrogen  | 15  | 55% (45% reduction) = 8.25   |                                    |                  |     |                           |                        |     |                           |                  |   |                           |                |    |                            |            |  |
| 3. <i>For any remaining impermeable surface area, a raingarden or raingardens may be provided with a filter surface area of 2.5% of the remaining impermeable surface area. Design guidance can be found of Council's website: (krg.nsw.gov.au)</i>   | <b>Yes</b>                                | See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> . |                                    |                  |     |                           |                        |     |                           |                  |   |                           |                |    |                            |            |  |
| 4. <i>Raingardens, particularly those within the front setback, on a Heritage Item, or in a Heritage Conservation Area, are to give consideration to its appearance, including the planting.</i>  | <b>Yes</b>                                |  |                                    |                  |     |                           |                        |     |                           |                  |   |                           |                |    |                            |            |  |
| 5. <i>For the purpose of 2) above, the area of impermeable surface used to calculate the required raingarden surface area can be reduced by the following:</i><br><i>i) area of roof that is directed to a rainwater tank;</i><br><i>ii) area of green roof;</i><br><i>iii) area of permeable paving;</i><br><i>iv) area of impermeable surfaces where runoff is directed to rainscaping.</i>   | <b>Yes</b>                                |  |                                    |                  |     |                           |                        |     |                           |                  |   |                           |                |    |                            |            |  |
| 6. <i>For Development Types 5, 6, 8 and 9 (including car parks):</i>  | <b>Yes</b>                                |  |                                    |                  |     |                           |                        |     |                           |                  |   |                           |                |    |                            |            |  |



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| <p>i) <i>all stormwater flows from regular rainfall events (up to the 40% AEP storm) are to be captured for treatment prior to discharge to the stormwater drainage system.</i></p> <p>ii) <i>a suitably qualified and experienced engineer is to certify that the proposed management measure(s) to be used at the site (whether proprietary or otherwise) will achieve the standards for water quality required in this DCP;</i></p> <p>iii) <i>the design is to be based on MUSIC modelling prepared in accordance with Council's MUSIC Modelling Guidelines available on Council's website (<a href="http://www.krg.nsw.gov.au">www.krg.nsw.gov.au</a>) and in the MUSIC-link function within MUSICv6 (or the latest version).</i></p> <p>iv) <i>the design is to be based on MUSIC modelling prepared in accordance with Council's MUSIC Modelling Guidelines available on Council's website (<a href="http://www.krg.nsw.gov.au">www.krg.nsw.gov.au</a>) and in the MUSIC-link function within MUSICv6 (or the latest version).</i></p> <p>v) <i>the certification and modelling is to be submitted with the development application.</i></p> <ul style="list-style-type: none"> <li>- <i>where MUSICv6 (or the latest version) is used a MUSIC-link validation report for Ku-ring-gai Council is to be submitted with the development application</i></li> <li>- <i>where an older version of MUSIC is used the model files are to be submitted to Council to enable MUSIC-link validation to be undertaken.</i></li> <li>- <i>any model using parameters not in line with Councils MUSIC modelling guidelines are to provide clear justification for any variation.</i></li> </ul> |                   |  |
| <p>7. <i>The treatment measure(s) is to include one or more of the following methods or other as appropriate:</i></p>  | <p><b>Yes</b></p> |  |



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| <p>i) <i>Proprietary device/s including an independent certification that it is able to capture and treat or retain the pollutant load specified;</i></p> <p>ii) <i>Any appropriate method described on Council's website or other technique appropriate to the site including:</i></p> <ul style="list-style-type: none"> <li>- <i>retention (ponds, wetlands);</i></li> <li>- <i>retention and filtration (raingarden, sand filters, permeable paving);</i></li> <li>- <i>re-use and re-charge (rainwater tanks and infiltration systems); or</i></li> <li>- <i>filtering and conveyance (vegetated swales); and</i></li> <li>- <i>Gross Pollutant Traps (GPTs).</i></li> </ul> |              | <p>See the Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b>.</p>                                     |
| <p>8. <i>Treatment is to occur as close as practicable to the source to maximise effectiveness.</i></p>   | <b>Yes</b>   |  |
| <p>9. <i>Where it is proposed to treat stormwater using one or more proprietary devices, technical specifications from the manufacturer are to be provided with the development application as evidence of the performance capabilities of the device.</i></p>  | <b>Yes</b>   |  |
| <p>10. <i>Council will require a Positive Covenant or restriction on use (see 24R.4 of this Part) for any approved proprietary device to ensure the continued functioning and maintenance of the device.</i></p>  | <b>Noted</b> |  |
| <b>24D Existing Drainage Systems</b>  |              |  |
| <p><b>24D.1 General</b></p> <p><i>Controls 1 - 3 below are only relevant where it is proposed to undertake development adjacent to or over an existing drainage system (including a natural waterbody). In such situations the following controls apply:</i></p> <p>1. <i>Development is to be kept clear of floodways.</i></p>   | <b>Yes</b>   | <p>See the Flood Report at <b>Appendix 33</b>, Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b>.</p> |



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| 2. <i>Development is not to impede overland flows.</i>   | <b>Yes</b> | Overland flow path along the southern boundary will remain open and clear of new building works.  |
| 3. <i>Development in the vicinity of drainage systems are not to result in:</i><br>i) <i>increased incidences of flooding;</i><br>ii) <i>damage to property and belongings;</i><br>iii) <i>risk to life;</i><br>iv) <i>loss of environmental amenity and integrity; or</i><br>v) <i>difficulty in maintaining or upgrading an associated drainage system.</i>  | <b>Yes</b> | See the Flood Report at <b>Appendix 33</b> , Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> . |
| <b>24D.2 Flood Studies and the Design Flood Standard</b><br>1. <i>Where a Catchment Flood Study has been completed and the site is identified on the Flood Planning Area map any development proposal is to demonstrate:</i><br>i) <i>Development is confined to a part of the site which is flood free; or</i><br>ii) <i>All dwellings are set at or above the specified freeboard; and</i><br>iii) <i>All dwellings are set at or above the specified freeboard; and</i><br>iv) <i>Any part of the dwelling house or any ancillary development that is erected at or below the flood planning level is to be constructed of flood compatible material, and able to withstand the forces exerted during a flood by water, debris and buoyancy up to the flood planning level.</i> | <b>N/A</b> | Not identified any catchment wide studies at this stage.  |
| 2. <i>Where a Catchment Flood Study has not been completed or Council considers that a development proposal, associated with a nearby drainage system, may:</i><br>i) <i>be subject to inundation from overland flows causing damage to property or belongings; and/or</i><br>ii) <i>be subject to structural damage from overland flows or debris associated with the overland flows; and/or</i>  | <b>Yes</b> | See Flood Report at <b>Appendix 33</b> , Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> .     |



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| <p>iii) <i>impede the passage of stormwater associated with the design flood standard to cause a rise (afflux) in the flood level upstream greater than 50mm; and/or</i></p> <p>iv) <i>divert overland flows onto or into surrounding properties; and/or</i></p> <p>v) <i>increase the downstream velocities of flow for the design flood standard.</i></p> <p><i>Council reserves the right to request that a flood study be undertaken and prepared in accordance with 24R.3 of this Part.</i></p>  |              |  |
| <p>3. <i>The design flood standard is to be calculated based on either:</i></p> <p>i) <i>the overland flow associated with the 1% AEP storm event with any above-ground channels and underground pipes / culverts operating at a maximum of 50% capacity; or</i></p> <p>ii) <i>the overland flow associated with the 20% AEP storm event with any above-ground channel or underground pipes / culverts fully blocked;</i></p> <p>v) <i>whichever is the greater.</i></p>  | <b>Noted</b> |  |
| <p>4. <i>For sensitive and hazardous development Council may require the adoption of events between the 1% AEP and Probable Maximum Flood (PMF) as the design flood event where it is considered that the proposed works pose a greater than usual risk to persons and/ or property.</i></p> <p>i) <i>Sensitive and hazardous development includes:</i></p> <p>a) <i>Early education and care facilities.</i></p> <p>b) <i>Educational establishments.</i></p> <p>c) <i>Emergency services facilities.</i></p> <p>d) <i>Group homes.</i></p> <p>e) <i>Hospitals.</i></p> <p>f) <i>Respite day care centres.</i></p> <p>g) <i>Seniors housing.</i></p> | <b>N/A</b>   |  |



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| <i>h) Hazardous storage establishments.</i>  |            |   |
| <p><b>24D.3 Development Over or Adjacent to a Natural Waterbody, Open Channel or Drainage Depression</b></p> <p><i>The following controls apply to development over or adjacent to a natural waterbody, open channel or drainage depression.</i></p> <p>1. <i>Where works are proposed to be undertaken adjacent to the design flood standard conveyance zone associated with a watercourse, open channel or drainage depression, and Council considers it to be necessary, a flood study is to be prepared in accordance with 24R.3 of this Part to demonstrate that the development will not:</i></p> <ul style="list-style-type: none"> <li><i>i) be subject to inundation from flows associated with the watercourse causing damage to property or belongings; and /or</i></li> <li><i>ii) be subject to structural damage from flows associated with the watercourse or debris associated with the flows; and/or</i></li> <li><i>iii) impede the passage of stormwater associated with the watercourse to cause a rise (afflux) in the flood level upstream greater than 50mm; and/or</i></li> <li><i>iv) divert flows associated with the watercourse onto or into adjacent properties; and/or</i></li> <li><i>v) increase the downstream velocities of flow for the design flood standard.</i></li> </ul> | <b>Yes</b> | See Flood Report at <b>Appendix 33</b> , Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> . |
| <p>2. <i>Bridges may be considered, where:</i></p> <ul style="list-style-type: none"> <li><i>i) the underside of any bridge structure, including any attached utility services, is not less than 300mm above the level of the design flood standard;</i></li> <li><i>ii) the existing velocity of water in the watercourse would not be affected;</i></li> <li><i>iii) not more than one bridge is established per property; and</i></li> <li><i>iv) the watercourse and banks beneath the bridge are stabilised by rock lining or equivalent to prevent</i></li> </ul>  | <b>N/A</b> |   |



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| <i>erosion that would otherwise result from reduced plant growth due to restricted solar access.</i>   |            |  |
| <p>3. Where the design flood standard is less than 20m<sup>3</sup>/s, or identified as overland flow on the Flood Planning Area Map* the minimum floor level of all enclosed areas and structures, including all habitable floor areas, is to be either:</p> <ul style="list-style-type: none"> <li>i) 300mm above the design flood standard level; or</li> <li>ii) 300mm above the highest existing ground level along the associated overland flow path; or</li> <li>iii) whichever is the greater, except in the case of garages, where the minimum height is to be 150mm instead of 300mm, and inground swimming pools, which is to be designed in accordance with the provisions of 24D.7 (4) of this Part</li> </ul> <p>*where a flood study has been completed.</p> | <b>N/A</b> |  |
| <p>4. Where the design flood standard exceeds 20m<sup>3</sup>/s, or as identified as mainstream flow on the Flood Planning Area Map* the minimum floor level for all enclosed areas, including all habitable floor areas, are to be 500mm above the design flood standard level, except in the case of garages, where the minimum height is to be 300mm, and in-ground swimming pools, which is to be designed in accordance with the provisions of 24D.7 (3,4,5) of this Part.</p> <p>*where a flood study has been completed.</p>  | <b>N/A</b> |  |
| <p>5. Safety fencing that is required to reduce hazard to persons to acceptable limits may be installed in any areas that are subject to overland flow. Safety fencing is to be able to withstand a velocity x depth ratio of 0.4m<sup>2</sup>/s, not impede flows or debris, and meet the minimum requirements of AS1926.1-1993: Fencing for Swimming Pools or any standard that replaces it. If fencing is not feasible, other suitable measures may be provided to restrict access to areas which exceed this limit.</p>  | <b>N/A</b> |  |



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| <p>6. <i>Parking areas are not to be established in areas where vehicles would become buoyant in an overland flow zone, and hence unstable. A maximum velocity x depth ratio of 0.6m<sup>2</sup>/s to 0.7 m<sup>2</sup>/s applies in these instances in accordance with Australian Rainfall and Runoff.</i></p> <p><i>Note: Australian Rainfall and Runoff is published by Engineers Australia <a href="http://www.eabooks.com.au">www.eabooks.com.au</a>. Information on updates to Australian Rainfall and Runoff can be found at <a href="http://www.arr.org.au">www.arr.org.au</a></i></p>   | <b>N/A</b> |   |
| <p><b>24D.4 Development Over or Adjacent to an Underground Pipeline</b></p> <p>1. <i>The exact location of any drainage line within (or out of) any drainage easement is to be established by a registered surveyor, including size, depth to obvert from ground levels and changes in direction, and shown on a scaled drawing.</i></p>   | <b>N/A</b> |   |
| <p>2. <i>Notwithstanding the controls contained in this section, development is not permitted over or adjacent to a drainage easement and/or pipe unless it also meets the requirements of 24D.3 (3,4) of this Part.</i></p>   | <b>N/A</b> | <p>The subject site is not adjacent to or on land in a pipeline corridor.</p> |
| <p>3. <i>No structure will either encroach upon or be located within a drainage easement. Where no easement is present, no structure will encroach within a 1.5 metre wide zone either side of an underground drainage system, with the exception of carports and other open-faced structures, where:</i></p> <ul style="list-style-type: none"> <li><i>i) existing overland flow paths are maintained, i.e there is no substantial alteration to existing ground levels;</i></li> <li><i>ii) the pipe size does not exceed 525mm;</i></li> <li><i>iii) all sides of the structure are open-faced to not less than 300mm above the top water level of any overland flow path;</i></li> </ul> | <b>N/A</b> | <p>The subject site is not adjacent to or on land in a pipeline corridor.</p> |



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| <ul style="list-style-type: none"> <li>iv) <i>the structure has a minimum 2.5 m head clearance along the length of the easement or pipeline;</i></li> <li>v) <i>footings do not encroach into the easement and are not located where they would cause any structural loading on an underground pipe;</i></li> <li>vi) <i>velocity x depth profiles of associated overland flows do not exceed 0.4 m<sup>2</sup>/s; and</i></li> <li>vii) <i>the structure is readily removable and would not compromise future access to the in-ground drainage system for maintenance or upgrade.</i></li> </ul>   |            |   |
| <p>4. <i>Parking stands to be paved as set out below.</i></p> <ul style="list-style-type: none"> <li>i) <i>paving, where finished ground levels over the pipe or easement will not be substantially altered, where existing overland flow paths will be maintained and where a suitable full-depth expansion joint or equivalent measure is provided along the easement boundaries or 1.5 m from the centreline. Paving is to be readily removable for future maintenance or upgrade;</i></li> <li>ii) <i>eave overhangs where a minimum 2.5m head clearance to ground level is provided;</i></li> <li>iii) <i>footings that extend to at least the depth of the invert of the associated pipe or that are placed on competent bedrock. Refer to Figure 10: Typical Footing Adjacent to Drainage Easements/ Pipes in the Ku-ring-gai Council Technical Guideline for Water Management;</i></li> <li>iv) <i>tennis courts and other sporting surfaces in accordance with 24D.5 of this Part; and</i></li> <li>v) <i>fences, where construction does not, either partly or fully, obstruct any existing overland flow path and which comply with 24D.6 of this Part.</i></li> </ul> <p><i>Note: The approval of such structures will be at the discretion of Council.</i></p> | <b>N/A</b> | <p>The subject site is not adjacent to or on land in a pipeline corridor.</p> |



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| <p>5. <i>Where any structure is to be located within a drainage easement in accordance with the controls listed at clause 3 above, a written agreement to the activity is to be obtained from all beneficiaries of the easement.</i></p>  | <b>N/A</b> | No easements exist on Site.   |
| <p>6. <i>Where works are required to Council's drainage systems or in easements on private land the natural form of the channel is to be reinstated where feasible as identified on the 'Riparian Lands Map' in the KLEP. See Section 6.7 of the KLEP, and Part 17 of this DCP.</i></p>   | <b>N/A</b> |   |
| <p>7. <i>Where underground drainage lines exist within private property without the benefit of an easement, Council may require the creation of an appropriate easement at no cost to Council as a condition of approval for any Development Application for the subject land.</i></p> <p><i>Note: In the event that works need to be carried out on Council drainage systems for private developments or in easements, the costs of removal and replacement of any structure permitted under this section will NOT be borne by Council</i></p> | <b>N/A</b> |   |
| <p><b>24D.5 Tennis Courts and Other Sporting Surfaces</b></p> <p><i>Tennis courts will not generally be permitted over drainage systems, however, in certain limited circumstances, Council may consider such a proposal acceptable. A tennis court in such a location is to comply with the controls set out below.</i></p> <p>1. <i>Tennis courts are not to be constructed within the riparian land associated with any watercourse (see 'Natural Resources - Riparian Lands Map' in the KLEP).</i></p>                                      | <b>N/A</b> |   |
| <p><b>24D.6 Fences</b></p> <p>1. <i>No fence of any construction type may be established within the cross-section of the main flow channel associated with watercourses.</i></p>  | <b>Yes</b> | See Flood Report at <b>Appendix 33</b> , Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> . |



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12-16 Bent Street, Lindfield

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| 2. No fence of solid construction may be established over a natural watercourse, open channel or drainage depression.  | <b>N/A</b>   |   |
| 3. Fences, whether located at boundaries or within a property, are to not obstruct any overland flow path associated with a watercourse, open channel, easement or drainage depression.  | <b>Yes</b>   | See Flood Report at <b>Appendix 33</b> , Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> . |
| 4. Any fence located within an overland flow path as defined by the flood design standard is to be of open construction to at least 300mm above the flood design standard level.   | <b>Noted</b> | Able to comply.   |
| <b>24D.7 Swimming Pools and Spas</b>   |              |   |
| 1. Swimming pools, spas and associated equipment are to be located not less than 1.5m from any outer edge of an underground drainage system operated by Council, regardless of whether an easement has been created for the drainage system.<br><br><b>Note:</b> This is to ensure that Council will be able to maintain the system without compromising the pool structure (eg. lifting plant). | <b>N/A</b>   |   |
| 2. Where it is proposed to establish a pool adjacent to the design flood standard conveyance zone associated with an overland flow path, watercourse, channel or drainage depression, a flood study is to be prepared in accordance with the provisions of 24D.2 of this Part and 24R.3 of this Part to ascertain the design flood standard and demonstrate that the pool structure will:        | <b>N/A</b>   |   |
| 3. Where the design flood standard flow is less than 20m <sup>3</sup> /s, the minimum finished level of the swimming pool or spa coping is to be not less than 150mm above the design flood standard level.  | <b>N/A</b>   |   |
| 4. Where the design flood standard flow is greater than 20m <sup>3</sup> /s, the minimum finished level of the swimming pool   | <b>N/A</b>   |   |



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| <i>or spa coping level is to be not less than 300mm above the design flood standard level.</i>  |              |  |
| <p>5. No swimming pool or spa is to be established where it will be subject to inundation from the calculated design flood standard.</p> <p><b>Note:</b> The presence of silt, debris and other pollutants in overland flows can severely compromise the life of the pool, spa and associated equipment where they are inundated. In this respect, covenants or similar which place the onus for maintenance of the swimming pool or spa on the property owner where it is known that they will be inundated will not be considered by Council.</p> | <b>Yes</b>   |  |
| <b>24E Road and Trunk Drainage Design</b>   | <b>Noted</b> | See the Architectural Plans at <b>Appendix 4</b> , Flood Report at <b>Appendix 33</b> , Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> . |
| <b>24E.1 Design Procedures</b>  | <b>Yes</b>   | See Flood Report at <b>Appendix 33</b> , Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> .  |
| 1. All designs are to be prepared by a qualified civil engineer.  | <b>Yes</b>   |  |
| 2. All calculations and designs are to be in accordance with the procedures set out in Australian Rainfall and Runoff.  | <b>Yes</b>   |  |
| 3. All submissions of calculations to Council are to, where appropriate, include: <ul style="list-style-type: none"> <li>i) a catchment plan showing each sub-catchment and overland flow path;</li> <li>ii) engineering plans detailing the proposed construction; and</li> <li>iii) calculations shown on the calculation sheet contained in Australian Rainfall and Runoff.</li> </ul>   | <b>Yes</b>   |  |
| 4. Where the calculations are to be performed by approved computer modelling, full details of the input and output  | <b>Yes</b>   |  |



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| <p><i>files are to be provided in hard copy and in acceptable electronic form.</i></p> <p><b>Note:</b> Australian Rainfall and Runoff is published by Engineers Australia <a href="http://www.eabooks.com.au">www.eabooks.com.au</a>. The most recent version of Australian Rainfall and Runoff should be used unless otherwise specified by council. Information on updates to Australian Rainfall and Runoff can be found at <a href="http://www.arr.org.au/">www.arr.org.au/</a></p>  |            |  |
| <p><b>Hydrological Calculations</b></p> <p>5. All hydrological calculations submitted to Council for approval is to be carried out in accordance with the procedures set out in Australian Rainfall and Runoff and in accordance with recognised engineering practice.</p> <p><b>Note:</b> For drainage systems in all catchments, Council has 20% and 1% AEP flow information available. This can be obtained by completing a Technical Services search form (available from Customer Service) and payment of the relevant fee.</p> | <b>Yes</b> |  |
| <p>6. For catchments greater than 1.5 hectares and/or where there is more than one contributing catchment, peak flowrates are to be determined using a recognised runoff routing computer model such as DRAINS.</p> <p><b>Note:</b> In all other cases, use of the rational method for determining flowrates will be considered acceptable. In these instances, the calculation sheet shown in Australian Rainfall and Runoff is to be included together with a plan clearly showing the catchment areas and overland flowpaths.</p> | <b>Yes</b> |  |



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| <b>Note:</b> <i>In some areas 1 dimensional modelling may not be considered sufficient and Council may require 2 dimensional modelling to be undertaken.</i>   |            |   |
| 7. <i>Runoff coefficients and times of concentration are to give due consideration to likely future development within the catchment.</i>  | <b>Yes</b> |   |
| <b>Recurrence Intervals</b><br>8. <i>Drainage systems are to be designed to provide both minor and major flow conveyance systems as detailed in Australian Rainfall and Runoff.</i>  | <b>Yes</b> | See Flood Report at <b>Appendix 33</b> , Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> . |
| 9. <i>All enclosed stormwater drainage systems are to be designed to have minimum capacity to cater for a 5% AEP storm, unless otherwise approved by Council.</i>  | <b>Yes</b> |   |
| 10. <i>An overland flow path is to be established to accommodate the surcharge from rainfall for a storm recurrence interval of either the 1% AEP with all pipelines 50% operational or the 20% AEP with all pipes blocked, whichever provides the greatest surcharge.</i> | <b>Yes</b> |   |
| 11. <i>Constructed trunk stormwater drainage channels are to be designed to have sufficient capacity to convey the 5% AEP rainfall event with appropriate freeboard at the bankfull level together with provision to convey the 1% AEP event in overbank flow.</i>         | <b>Yes</b> |   |
| <b>Hydraulic Calculations and System Design</b><br>12. <i>Pipeline design for road and trunk drainage is to be performed using the hydraulic gradeline method set out in Australian Rainfall and Runoff.</i>   | <b>Yes</b> | See Flood Report at <b>Appendix 33</b> , Stormwater Management Report at <b>Appendix 18</b> and the Stormwater Drawings at <b>Appendix 19</b> . |
| 13. <i>Minimum internal pipe diameter is to be 375mm.</i>  | <b>Yes</b> |   |
| 14. <i>Minimum pipe gradient is to be 1.0% to allow for cleaning and self-flushing.</i>  | <b>Yes</b> |   |



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| 15. <i>Pipe velocity is to be between 0.5m/s and 7.0m/s and preferably between 1.0m/s and 5.0m/s during the design storm to ensure the flow is self-cleansing but not likely to cause scour.</i>  | <b>Yes</b> |  |
| 16. <i>Minimum pipe cover in areas not subject to vehicular loading is to be 300mm (measured from the crown of the pipe).</i>   | <b>Yes</b> |  |
| 17. <i>Minimum pipe cover in areas subject to vehicle loading is to be 450mm. Appropriate design of bedding and backfill is also required.</i>  | <b>Yes</b> |  |
| 18. <i>Pipe classes, backfill and bedding is to be determined using the AS3725 or any standard replacing that standard.</i>   | <b>Yes</b> |  |
| 19. <i>Except where approved by Council, pipes are to be rubber ring jointed reinforced concrete pipes to comply with the requirements of Australian Standard AS4058 or any standard replacing that standard.</i>   | <b>Yes</b> |  |
| 20. <i>Constructed channels is to be designed to cater for a 50% blockage factor (ie, it is to be assumed that the channel is 50% blocked during the critical design storm). This applies to both the minor and major flow conveyance design.</i>   | <b>Yes</b> |  |
| 21. <i>Inlet pits are to be located and provided with kerb inlet of adequate size to relieve the flow in gutters, such that the depth does not exceed 100mm on the high side of residential roads and 75mm on the low side of residential roads and 75mm in commercial areas. Additional pits may be required in certain locations to prevent cross road flows. The location of the gully pits on curves, kerb returns and in line with normal pedestrian traffic flows is to be avoided.</i> | <b>Yes</b> |  |
| 22. <i>The minimum pit size for any inlet, gully or junction pit on Council drainage systems is 900x900mm clear internal.</i>   | <b>Yes</b> |  |
| 23. <i>The inlet capacity of on-grade and sag inlet pits are to be determined using equations given in Australian Rainfall</i>  | <b>Yes</b> |  |



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|---|------------|--------|-------------------------------|-----------|------------|------------|--------|-------------|-----------|---------------------|-----|-----|-------------------------------|-----|
| <p><i>and Runoff or the charts provided in the Appendix of Australian Rainfall and Runoff Allowances are to be made for blockage in accordance with the following table:</i></p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="width: 15%;">Inlet Type</th> <th style="width: 15%;">Side Entry</th> <th style="width: 15%;">Grated</th> <th style="width: 25%;">Combination</th> <th style="width: 30%;">Letterbox</th> </tr> </thead> <tbody> <tr> <td>% Capacity Blockage</td> <td>10%</td> <td>30%</td> <td>100% side inlet capacity only</td> <td>50%</td> </tr> </tbody> </table> <p><small>Table 24E.1-1: Inlet capacity allowance requirements.</small></p> |            |        |                               |           | Inlet Type | Side Entry | Grated | Combination | Letterbox | % Capacity Blockage | 10% | 30% | 100% side inlet capacity only | 50% |
| Inlet Type  | Side Entry | Grated | Combination                   | Letterbox |            |            |        |             |           |                     |     |     |                               |     |
| % Capacity Blockage   | 10%        | 30%    | 100% side inlet capacity only | 50%       |            |            |        |             |           |                     |     |     |                               |     |
| 25. <i>All new pits are to be constructed using galvanised steel grates and sag pits are to have a minimum internal lintel width of 2.4m nominal opening.</i>   |            |        |                               |           |            |            |        |             |           |                     |     |     |                               |     |
| 26. <i>Water depths and velocities in free surface flows are to be determined using Manning's Equation. Where uniform flow is occurring (ie. the channel cross-section, roughness and slope are constant over a reasonable distance), Manning's Equation may be applied to the cross-section without consideration of upstream or downstream influences.</i>  |            |        |                               |           |            |            |        |             |           |                     |     |     |                               |     |
| <p><b>Preparation of Stormwater Design Drawings for Trunk Systems</b></p> <p>27. <i>Stormwater design drawings submitted to Council for approval are to include a plan view of the proposed stormwater drainage layout and a drainage longitudinal section of each proposed pipeline. These are to be drawn at recognised scales and in accordance with Australian Standard AS1100, Part 401-1984 or any standard replacing that standard</i></p>   |            |        |                               |           |            |            |        |             |           |                     |     |     |                               |     |
| <p>28. <i>The plan view is to clearly show the location, dimensions and types of:</i></p> <p style="margin-left: 20px;"><i>i) all existing drainage features including drainage pipelines, channels, structures, utility services and overland flow paths;</i></p>  |            |        |                               |           |            |            |        |             |           |                     |     |     |                               |     |



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| <p>ii) all proposed drainage features including drainage pipelines, channels, structures and overland flow paths; together with</p> <p>iii) all necessary information to accurately set out the proposed works including the location, coordinates and levels of survey control marks and coordinates of each drainage node.</p>  |                   |  |
| <p>29. Drainage longitudinal sections are to be provided for all proposed stormwater drainage lines. They are to be drawn to Australian Height Datum (AHD) at the same horizontal scale as the plan view and with a vertical exaggeration of five, oriented with chainages running from left to right and are to include the following:</p> <p>i) existing and design surface profile;</p> <p>ii) existing and design surface levels;</p> <p>iii) existing drainage pipelines;</p> <p>iv) utility services;</p> <p>v) design pit and pipe profiles;</p> <p>vi) chainages along pipe centreline;</p> <p>vii) proposed pipe grade, size and class;</p> <p>viii) design flow and velocity;</p> <p>ix) drainage structure definition; and</p> <p>x) junction and node identification.</p> | <p><b>Yes</b></p> |  |

