

Ku-ring-gai Development Control Plan

24, 26 and 28 Middle Harbour Road, Lindfield

Lot 13 DP5374, Lot 1 DP119944, Lot 14 DP5374, Lot 1 DP1192386, Lot 1 DP312386, Lot 16 DP5374 & Lot 768 DP752031

SSD-82548708

Ku-ring-gai Development Control Plan 2024		
Control	Compliance	Comment
Part 2 Site Analysis		
2.1 Site Analysis		
1. <i>Development applications are to contain a site analysis that includes:</i> <i>i) a sketch/diagrammatic plan with a legend; and</i> <i>ii) a written component.</i> <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>	Yes	See the Architectural Plans
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>	Yes	The Site Plan and EIS show how the development responds to the site analysis
3. <i>The site analysis is to contain information on the subject site and surrounding areas as follows:</i> <i>i) Site Description – Written description of streetscape and its predominant elements.</i> <i>ii) Standard of Documentation – All information required in Council's DA Guide, Appendix 1 – Standard of Documentation.</i> Note: Photos may be required <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> <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 provided at</i>	Yes	See the Architectural Plans



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<i>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>		
Site characteristics within the subject site 4. The site analysis plan is to include, but not be limited to, the following characteristics as appropriate: i) Orientation & Climate – Scale, north point (magnetic north and true north), and prevailing wind direction(s) shown by arrows. ii) Topography & Drainage – 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. iii) Site Access – Existing access to and from the site of the proposed development including easements and/or rights-of-carriageway. iv) Open Space – All open space and other recreation areas, including private, commercial and communal open space, on the site and adjoining land. v) Existing Vegetation and Natural Features – 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. vi) Biodiversity and Riparian – Tree species or ecological communities are to be identified. vii) Bush fire prone land – An indication of whether the site is identified on Council's Bush fire Prone Lands Map or Bush fire Risk Evacuation Map. If the site is Bush fire prone, the	Yes	See the Architectural Plans



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viii) <i>direction of fire and "Effective Slope" as defined in Planning for Bush fire Protection 2019.</i> ix) Other risks - Any other risks that apply to the site, such as flood, contamination, rail noise and vibration. x) Views - Direction of any views to surrounding areas and important public or private views to the site. x) Existing development - Location of existing structures and natural features on the subject site.		
Characteristics of surrounding/adjoining sites 5. The site analysis plan is to include, but not be limited to, the following characteristics as appropriate: i) Existing development - Location of existing structures and natural features adjoining the subject site. ii) Key features of adjoining sites - 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. iii) Services & facilities - Location of site in relation to community facilities such as local shopping centres, bike paths, utilities, and public transport. iv) Zone interface - Adjoining zoning (including any proposed zoning in a draft LEP). v) Heritage - Heritage Items and Heritage Conservation Areas in the surrounding locality and landscape. vi) Noise & Safety - Noise sources at and external to the site (including railway lines, arterial roads, etc).	Yes	See the Architectural Plans
Part 7 Residential Flat Buildings		



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7A Site Design		
7A.1 Local Character and Streetscape	Yes	See the Design Report
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.	Yes	The landscape Plans show the building with gardens including tall trees to the northern, eastern and southern boundaries. See the Architectural Plans, the Design Report and Landscape Plans
3. Design components of new development are to be based on the existing predominant and high quality characteristics of the local neighbourhood.	Yes	See the Architectural Plans and the Design Report
4. The appearance of the development is to maintain the local visual character by considering the following elements: i) visibility of on-site development when viewed from the street, public reserves and adjacent properties; and ii) relationship to the scale, layout and character of the tree dominated streetscape of Ku-ring-gai	Yes	See the Architectural Plans, the Visual Impact Assessment at included within the Urban Design Report
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.	Yes	See the Architectural Plans and Site Analysis
6. Development is to integrate with surrounding sites by: i) being of an appropriate scale retaining consistency with the surrounds when viewed from the street, public domain or adjoining development; ii) minimising overshadowing; and iii) integrating built form and soft landscaping (gardens and trees) within the tree canopy that links the public and private domain throughout Ku-ring-gai.	Yes	See the Architectural Plans the Design Report
7. Development on visually prominent sites is to: i) be of high architectural and aesthetic quality;	Yes	See the Architectural Plans and the Design Report



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<i>ii) be integrated into the existing landscape through the site planning process and avoid tall and bulky structures;</i> <i>iii) have a selection of external colours and finishes that are sensitive to the site and locality;</i> <i>iv) retain significant landscape and vegetation elements;</i> <i>v) consider views to the site as well as those from the site; and</i> <i>vi) soften visual impact by extensive landscaping including tall and medium trees and shrubs.</i>		
8. 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.	Yes	See the Material Board provided
7A.2 Site Layout 1. 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>i) building location and orientation on the site optimising northern aspect; relationship with neighbouring developments; building setbacks; geographical aspect; views; access etc;</i> <i>ii) response of building development in maintaining site characteristics within the subject site, such as topography, vegetation, significant trees, any special features, etc.</i> <i>iii) building separation and internal layouts of buildings that respond to (i) above and be consistent with the requirements of the DCP.</i> <i>iv) limited apartments with no direct sunlight.</i>	Yes	See the Architectural Plans and the Design Report
2. 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.	Yes	See the Architectural Plans and the Design Report



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3. For requirements on development near noise sources refer to Section B Part 20 Development Near Rail Corridors and Busy Roads in this DCP.	N/A	
4. Any building with a frontage to the street is to address that street.	Yes	See the Architectural Plans
5. Where a site has two or more frontages, the buildings are to address and provide building entry points from all street frontages.	Yes	See the Architectural Plans
6. Soft landscaping, including tall trees, is to be provided between onsite buildings, fences and courtyard walls.	Yes	See the Landscape Plans
7. Hard landscaping is to be minimised and to maximise opportunities for landscape planting.	Yes	See the Landscape Plans
8. Long straight driveways are not permitted, except where necessary for battle-axe sites. Driveways are to be designed to be of minimal visual impact.	Yes	See the Architectural Plans
9. 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.	Yes	See the Architectural Plans
10. 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:	Satisfactory	See the Architectural Plans This is achieved between 9-4pm
11. Overshadowing should not compromise the development potential of the adjoining yet to be redeveloped sites.	Yes	See the Architectural Plans, including Overshadowing analysis.
12. 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.	TBC	See the Architectural Plans
7A.3 Building Setbacks Street setbacks	No*	Detailed consideration of the building setbacks is provided in the Design Report



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1. Residential flat buildings are to meet the following street setback requirements (see Figure 7A.3-1): i) 10.0m from the street boundary; ii) on corner sites, or sites with multiple street frontages, the street boundary setback in 1(i) above applies on all street frontages.		The proposal provides an 8m setback requirement along Middle Harbour Road. Site limitations require a reduced setback distance This arrangement successfully achieves the objectives, with nearly 27% of the area (1,328 sqm) dedicated to deep soil. This approach effectively "protects existing trees" while concentrating "deep soil planting" to support the "growth of tall trees" - delivering an excellent outcome
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: i) on corner sites, or sites with multiple street frontages, the street boundary setback in 1(i) above applies on all street frontages. ii) a minimum of 8.0m from the street boundary to the fourth storey and above; iii) on corner sites, or sites with multiple street frontages, the street boundary setback in 2(ii) above applies on all street frontages.	N/A	
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)	Yes	An articulation zone is provided to the Middle Harbour Road frontage, this setback achieves the objectives of this control
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).	Noted	
Side and Rear Setbacks 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:	Yes	Detailed consideration of the side and rear setbacks is provided in the Design Report



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i) <i>a minimum of 6m from the side boundary for all levels up to the fourth storey (see Figure 7A.3-3);</i> ii) <i>a minimum of 9m to the fifth storey and above (see Figure 7A.3- 3).</i>		The controls mandate a 6m setback to side and rear boundaries for the first four storeys, increasing to 9m for higher levels High level windows, blank walls, privacy louvres and setback and height of adjoining properties on the adjoining eastern and western sites ensures that the privacy is suitably maintained as intended by the Design Report
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>	N/A	
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>	Yes	Compliance is achieved. See the Architectural Plans
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>	Yes	Compliance is achieved. See the Architectural Plans
Side and rear setbacks and at a zone interface		
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>	Yes	Compliance can be achieved. See the Architectural Plans
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> i) <i>a minimum of 9m from the side and rear boundary up to the fourth storey (see Figure 7A.3-4);</i>	Satisfactory	Although not a zone boundary, having regard for the recent provisions of Chapter 5 of the Housing SEPP, it is evident that the provisions of the Housing SEPP will not apply to this site. Accordingly, it is proposed to include a 6m setback at lower levels and 9m at upper levels.



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<i>ii) a minimum of 12m from the side and rear boundary for the fifth storey and above (see Figure 7A.3-4); iii) greater setbacks may be required where the residential flat building is located upslope from a lower density zone (see Figure 7A.3-5)</i>		Although not located at a zone boundary, it is noted that the Housing SEPP enables higher density development at this location. It is proposed to include a 6m setback at lower levels and 9m at upper levels.
Encroachments 11. Basements are not to encroach into the street, side and rear setbacks.	Yes	No basement levels encroach on the north, east, and southern setbacks, or into the street.
12. 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) 8m from the street boundary; ii) 4m from the side and rear boundaries; iii) 7m from the side and rear boundaries where adjoining land is zoned differently for lower density residential development.	Yes	See the Architectural Plans
13. On sites less than 1800m ² no encroachments into the setback areas is permitted.	N/A	
14. No encroachments are permitted where minimum setbacks have not been achieved.	Noted	
15. 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).	Yes	See the Architectural Plans
16. 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) eaves; ii) open pergolas; iii) blades, fins, columns	Yes	See the Architectural Plans



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7A.4 Building Separation 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.	Yes	Only one building proposed. Due to the 'H' shape of the building overlooking will be managed by careful window placement and use of privacy louvres
2. The minimum separation between residential buildings on the development site is to comply with the following controls: Up to 4th Storey i) 12.0m between habitable rooms/balconies; ii) 9.0m between habitable rooms/balconies and non-habitable rooms; iii) 6.0m between non-habitable rooms. 5th Storey and above iv) 18.0m between habitable rooms/balconies; v) 13.5m between habitable rooms/balconies and non-habitable rooms; vi) 9.0m between non-habitable rooms.	Satisfactory	See the Architectural Plans 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
3. Buildings are to be located so that apartments benefit from views into and through onsite landscaped gardens.	Yes	Compliance can be achieved
7A.5 Site Coverage 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.	No*	The proposal exceeds the KDCP maximum site coverage requirement of 30%, with an actual coverage of 44%. However the proposal does not meet deep soil landscaping requirements as further detailed below. Despite this increase, the design incorporates extensive communal open space and outdoor support areas alongside the building The building footprints and layouts are effectively balanced by preserving important contributory landscape features and providing densely vegetated



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		setbacks. The development includes deep soil areas and limits impervious surfaces within the setbacks ensuring effective water filtration. This approach satisfies the core objectives of the controls while delivering the increased density intended by the Housing SEPP						
2. 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).	N/A							
7A.6 Deep Soil Landscaping								
Design 1. Residential flat development is to have a minimum deep soil landscaping area as follows: <table><tr><th>Site Area</th><th>Minimum Deep Soil Landscaping</th></tr><tr><td>Less than 1800m²</td><td>40% of the Site</td></tr><tr><td>1800m² or more</td><td>50% of the Site</td></tr></table>	Site Area	Minimum Deep Soil Landscaping	Less than 1800m ²	40% of the Site	1800m ² or more	50% of the Site	No*	The proposed development will have deep soil landscaping area of 1,350m² (27.8%). 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 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, supporting large trees that contribute to the local garden character It is noted that the Housing SEPP only requires a deep soil zone on at least 15% of the site area for infill affordable housing
Site Area	Minimum Deep Soil Landscaping							
Less than 1800m ²	40% of the Site							
1800m ² or more	50% of the Site							
2. Deep soil zones are to be configured to retain healthy and significant trees on the site and adjoining sites, where possible.	Yes	Retention of significant trees at northern and western corner of the site is achieved						



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3. 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.	Yes	See the Landscape Plan								
4. 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.	Yes	See the Landscape Plan								
5. Driveways are not to dominate the street setback area. Deep soil landscaping areas in the street setback are to be maximised.	Yes	See the Landscape Plan								
6. Where the site has an access handle, deep soil calculation is to exclude that access handle.	N/A									
Tree Replenishment and Planting 7. 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. <table><tr><th>Lot Size</th><th>Number of Tall Trees</th></tr><tr><td>1200m² (or less)</td><td>1 per 400m² of site area or part thereof</td></tr><tr><td>1201m² – 1800m²</td><td>1 per 350m² of site area or part thereof</td></tr><tr><td>1801m² +</td><td>1 per 300m² of site area or part thereof</td></tr></table>	Lot Size	Number of Tall Trees	1200m ² (or less)	1 per 400m ² of site area or part thereof	1201m ² – 1800m ²	1 per 350m ² of site area or part thereof	1801m ² +	1 per 300m ² of site area or part thereof	Yes	See the Landscape Plan
Lot Size	Number of Tall Trees									
1200m ² (or less)	1 per 400m ² of site area or part thereof									
1201m ² – 1800m ²	1 per 350m ² of site area or part thereof									
1801m ² +	1 per 300m ² of site area or part thereof									
8. 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.	Yes	See the Landscape Plan								



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9. 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.	Yes	See the Landscape Plan
7B Access and Parking		
7B.1 Car Parking Provision Car Parking Design	Yes	See the Architectural Plans and the Transport Impact Assessment
1. All residential flat developments are to provide on-site car parking within basements.		
2. Basement car park areas are to be consolidated under building footprints.	Yes	See the Architectural Plans and the Transport Impact Assessment
3. 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.	Yes	See the Architectural Plans and the Transport Impact Assessment
4. The basement car park is not to project more than 1.0m above existing ground level.	Yes	See the Architectural Plans and the Transport Impact Assessment
5. Single lane aisles, straight ramps and tunnels are to be a maximum of 12.0m in length.	Yes	See the Architectural Plans and the Transport Impact Assessment
6. Direct and continuous internal pedestrian access from basement car parks is to be provided to each level of the building	Yes	See the Architectural Plans and the Transport Impact Assessment
7. Car park entry is to be integrated within the building and located behind the building line.	Yes	See the Architectural Plans and the Transport Impact Assessment
8. Every Platinum Level unit requires an accessible car space designed to Australian Standard 2890.6.	Yes	See the Architectural Plans and the Transport Impact Assessment
Car Parking	Yes	See the Architectural Plans and the Transport Impact Assessment
9. The following parking ranges apply to residential flat developments on sites within 800m walking distance of a railway station entry:		



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Control			Compliance	Comment															
<table><tr><th>Apartment Size</th><th>Minimum number of parking spaces per dwelling</th><th>Maximum number of parking spaces per dwelling</th></tr><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></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		
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																	
10. For all other locations, car parking is to be provided in accordance with the parking rates in Section C Part 22R.1			N/A																
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.			Yes	See the Architectural Plans and the Transport Impact Assessment															
12. One visitor parking bay is to be provided with a tap, to make provision for on-site car washing.			Yes	See the Architectural Plans and the Transport Impact Assessment															
13. A clearly signposted parking bay for temporary parking of service and removalist vehicles is to be provided. The space is to have the following standards: i) A minimum dimension of 3.5m x 6m; ii) A minimum manoeuvring area 7m wide			Yes	See the Architectural Plans and the Transport Impact Assessment															
14. At least one car share space is to be provided in the basement per 90 dwellings, or part thereof.			Yes	See the Architectural Plans and the Transport Impact Assessment															
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.			Yes	See the Architectural Plans and the Transport Impact Assessment															



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7B.2 Bicycle Parking				
Controls 1. Onsite secure bicycle parking spaces and storage within basements is to be provided at the following rates:		Yes	See the Architectural Plans and the Transport Impact Assessment	
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.			
7C Building Design and Sustainability				
7C.1 SEPP (Housing) 2021 and Apartment Design Guide Requirements 1. All residential flat buildings are to comply with the objectives, Design Criteria and Design Guidance of the following Apartment Design Guide sections: - 3F Visual Privacy - 4A Solar and Daylight Access - 4B Natural Ventilation - 4C Ceiling Heights - 4D Apartment Size and Layout - 4E Private Open Space and Balconies - 4F Common Circulation and Spaces - 4G Storage		Yes	See the Architectural Plans and the Landscape Plans	
7C.2 Communal Open Space 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.		Yes	See the Architectural Plans and the Landscape Plans	



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Lot 13 DP5374, Lot 1 DP119944, Lot 14 DP5374, Lot 1 DP1192386, Lot 1 DP312386, Lot 16 DP5374 & Lot 768 DP752031

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2. <i>At least one single parcel of Primary communal open space is to be provided with the following requirements: i) a minimum area of 80m² ; and ii) a minimum dimension of 8m.</i>	Yes	See the Architectural Plans and the Landscape Plans
3. <i>The Primary communal open space is to be directly accessible from the internal common circulation areas.</i>	Yes	See the Architectural Plans and the Landscape Plans
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>	Yes	See the Architectural Plans and the Landscape Plans
5. <i>Secondary communal open spaces are to have a minimum dimension of 5.0m and may be provided on roof tops.</i>	Yes	See the Architectural Plans and the Landscape Plans
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>	Yes	See the Architectural Plans
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>	Yes	See the Architectural Plans and the Landscape Plans
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>	Yes	See the Architectural Plans and the Landscape Plans
9. <i>Communal open space is to be integrated with any significant natural feature(s) of the site and soft landscaping areas.</i>	Yes	See the Architectural Plans and the Landscape Plans
10. <i>The communal open space is to have surveillance from at least two onsite apartments for safety reasons.</i>	Yes	See the Architectural Plans and the Landscape Plans
11. <i>Communal open space design is to avoid creation of concealment or entrapment areas.</i>	Yes	See the Architectural Plans and the Landscape Plans



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12. Shared facilities such as barbecue facilities, shade structures, play equipment and seating, are to be provided within the Primary communal open space.	Yes	See the Architectural Plans and the Landscape Plans
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.	Yes	See the Architectural Plans and the Landscape Plans
7C.3 Ground Floor Apartments Relationship to Ground Line 1. Ground floor apartments are to be separated from noise sources such as common areas, communal open space and the public domain.	Yes	See the Architectural Plans and the Landscape Plans
2. Ground and podium level apartments are to have private outdoor areas differentiated from communal areas by at least one of the following: i) a change in level; ii) walls to deflect noise; iii) planting, such as hedges and low shrubs; 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.	Yes	See the Architectural Plans
3. A gate is to be provided from each ground floor apartment private open space into common areas where practical.	Yes	See the Architectural Plans
4. Subterranean rooms are not permitted to any part of any apartment.	Yes	See the Architectural Plans and the Landscape Plans
5. No ground floor apartments are to be accommodated as a result of excessive excavation.	Yes	See the Architectural Plans and the Landscape Plans
6. No part of any wall used to accommodate any residential apartment uses, including storage areas outside the apartment, is	Yes	See the Architectural Plans and the Landscape Plans



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<i>to be in direct contact with soil or rely on any form of tanking including spaces that act as tanking.</i>		
7. <i>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.</i>	Yes	See the Architectural Plans and the Landscape Plans
8. <i>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.</i>	No	See the Architectural Plans and the Landscape Plans
9. <i>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</i>	Yes	See the Architectural Plans and the Landscape Plans
10. <i>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).</i>	Yes	See the Architectural Plans and the Landscape Plans
7C.4 Apartment Mix and Accessibility	Yes	See the Architectural Plans The proposed unit mix is:
1. <i>A range of apartment sizes (one, two, three bedroom) and a mix of types are to be included within the development.</i>		• 1 bed = 2 • 2 bed = 30 • 3 bed = 55 • 4 bed = 7 Total = 94 units
2. <i>A mix of one, two and three-bedroom apartments are to be located on the ground level.</i>	Yes	See the Architectural Plans
Accessible Housing		



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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	No	19 Silver Level apartments are proposed.
4. All developments are required to meet the KDCP Livable Housing Design Guideline provisions and National Construction Code accessibility requirements regardless of steepness of site.	Yes	See the Architectural Plans
5. All development is to provide an accessible path of travel: i) from the street entry to the front door of each dwelling; and ii) from the basement carparking to the dwelling entry; and iii) from the dwelling to the primary communal open space and each type of room or space for use in common by the residents.	Yes	See the Architectural Plans
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.	Yes	See the Architectural Plans
7. For Platinum level units with more than one level, an internal lift is to be provided to allow access to all levels.	N/A	
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.	Yes	See the Architectural Plans
7C.5 Building Entries	Yes	See the Architectural Plans
1. The residential flat building entry is to be clearly expressed using appropriate architectural elements.		
2. Buildings are to address the street by providing visible entry points with the following:	Yes	See the Architectural Plans



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i) <i>main building entrances that are level and directly accessible from the street; or,</i> ii) <i>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 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>	Yes	See the Architectural Plans
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>	Yes	See the Architectural Plans
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>	Yes	See the Architectural Plans
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>	Yes	See the Architectural Plans
7. <i>Lifts are to be directly visible from the building entry doorway.</i>	Yes	See the Architectural Plans
8. <i>Lockable mailboxes are to be:</i> i) <i>provided close to the street; and</i> ii) <i>be at 90 degrees to the street and to Australia Post standards; and</i> iii) <i>integrated with front fences or building entries.</i>	Yes	See the Architectural Plans
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>	N/A	One building is proposed. See the Architectural Plans



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10. All entries are to be integrated into the external circulation pattern of the development.	Yes	See the Architectural Plans
11. Buildings on corner sites are to address both street frontages and provide entry points and direct level access from both street frontages.	N/A	Not a corner site. See the Architectural Plans
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
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	See the Architectural Plans
7C.6 Building Form and Facades		
1. All building facades at ground level are to be designed to avoid the creation of entrapment areas.	Yes	See the Architectural Plans
2. No single wall plane is to exceed 81m ² in area.	Yes	See the Architectural Plans
3. The following are to be avoided on all building elevations:		See the Architectural Plans
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
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
6. Telecommunication structures are to be located within roof structures or basements and not be visible from any road or public domain area.	Yes	See the Architectural Plans
7. Screening between adjacent apartments is to be integrated into the overall building design.	Yes	See the Architectural Plans



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8. <i>Notches, slots or indentations in the perimeter of the building are to be at least as wide as they are deep.</i>	Yes	See the Architectural Plans
9. <i>Facade elements that result in poor architectural design outcomes for internal spaces, such as snorkel windows, are not permitted.</i>	Yes	See the Architectural Plans
10. <i>All facades are to be designed to minimise on-going maintenance and weathering through measures such as:</i> i) <i>selecting appropriate robust materials/finishes; and</i> ii) <i>including appropriate building edge, balcony edge, sill, head and parapet detailing that demonstrates protection from prevailing weather and harsh solar aspects.</i>	Noted.	
Façade Articulation 11. <i>All building facades are to be articulated with wall planes varying in depth by not less than 0.6m and supplemented with architectural elements.</i>	Yes	See the Architectural Plans
12. <i>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:</i> i) <i>defining a base, middle and top relating to the overall proportion of the building;</i> ii) <i>expressing the internal building layout or structure, such as vertical bays or party walls;</i> iii) <i>using a variety of window types to create rhythm or express the building uses;</i> iv) <i>using recessed balconies and deep windows to add visual depth;</i> v) <i>use of eaves, louvres and sun shading devices to openings.</i> vi) <i>using elements that cast shadow and accentuate the appearance of depth;</i>	Yes	See the Architectural Plans



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vii) <i>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.</i>		
13. <i>Blade walls are not to be the sole element used to provide articulation.</i>	Yes	See the Architectural Plans
14. <i>All developments are to utilise shading/glare control devices to articulate the facade and contribute to the streetscape. Design solutions can include:</i> i) <i>providing external horizontal shading to north-facing windows, such as eaves, overhangs, pergolas, awnings, colonnades, upper floor balconies, and/or deciduous vegetation;</i> ii) <i>providing vertical shading to east and west windows, such as sliding screens, adjustable louvres, blinds and/or shutters;</i> iii) <i>providing shading to glazed and transparent roofs;</i> iv) <i>integration of shading devices with solar energy collection technology.</i>	Yes	See the Architectural Plans
Building Length 15. <i>The continuous length of a single building on any elevation is not to exceed 36m.</i>	Yes	See the Architectural Plans
16. <i>The length of a single building elevation facing the side or rear boundary may exceed 36m provided that:</i> i) <i>the façade is recessed in depth and width to appear as distinctive and separate building bays or wings; and</i> 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>	Yes	See the Architectural Plans
Balconies	Noted	To be included in the final design.



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17. 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.										
18. Balconies that run the full length of the building facade are not permitted.	Yes	See the Architectural Plans								
19. Continuous transparent or translucent balustrades are not permitted to balconies or terraces.	Yes	See the Architectural Plans								
20. Balconies are not to project more than 1.5m from the outermost wall of the building facade.	Yes	See the Architectural Plans								
Corner Sites 21. Street corners are to be emphasised architecturally by accentuating parts of the building facade. This may be through: i) changes in height, colour or facade materials; ii) changes at the corner; iii) change in building articulation; iv) facade orientation; v) change in roof expression; vi) splayed setbacks or curves; vii) providing corner building entries	N/A	Not a corner site, see the Architectural Plans								
7C.7 Building Storeys 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: <table><tr><th>Maximum building height (m)</th><th>Maximum number of storeys</th></tr><tr><td>11.5</td><td>3</td></tr><tr><td>14.5</td><td>4</td></tr><tr><td>17.5</td><td>5</td></tr></table>	Maximum building height (m)	Maximum number of storeys	11.5	3	14.5	4	17.5	5	N/A	The maximum building height arises from Part 5 of the Housing SEPP. Accordingly, control 1 is not relevant to the development
Maximum building height (m)	Maximum number of storeys									
11.5	3									
14.5	4									
17.5	5									



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20.5	6			
23.5	7			
2. On steep sites, the size of the floor plate is to reflect the topographic constraints.			N/A	Control 2 is ancillary to control 1 and is therefore not relevant
7C.8 Top Storey Design and Roof Forms				
1. The top storey of a building is to be designed so that: i) the GFA of the top storey of a residential flat building does not exceed 60% of the GFA of the storey immediately below it (see Figure 7C.8-1); and 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).			Yes	See the Architectural Plans
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).			No*	Notwithstanding, the building is 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
3. The upper storeys of residential buildings are to be articulated with differentiated roof forms, maisonettes or mezzanine penthouses and the like.			Yes	The building is highly articulated with multiple architectural features providing visual interest and breaking up the built form
4. 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.			Yes	See the Architectural Plans
5. 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.			Yes	See the Architectural Plans
6. Where solar panels are provided they are to be integrated into the roof line or elevation.			N/A	Not applicable



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7. 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.	Noted	
8. Roof top gardens for private or communal use are encouraged.	Yes	A communal rooftop garden is proposed. See the Architectural Plans
7C.9 Laundry and Air Clothes Drying Facilities don't	Noted	
1. 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).		
2. All external air clothes drying areas are to be screened and not be visible from any public domain area.	Noted	
3. Storage volume calculation within laundries is to exclude the space required to accommodate a washing tub, washing machine and dryer.	Yes	See the Architectural Plans
4. 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.	Noted	
7C.10 Fencing		
1. 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.	N/A	
2. 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.	N/A	See the Architectural Plans
3. Fences and walls are to step down and follow the natural contours of the site.	Yes	See the Landscape Plan



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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>	Yes	See the Landscape Plan
5. <i>All fencing is to be designed to highlight entrances, and be compatible with buildings and letterbox areas.</i>	Yes	See the Landscape Plan
6. <i>External finishes for fencing are to be robust and graffiti resistant.</i>	Yes	See the Landscape Plan
7. <i>Groundfloor private open space, courtyard and terrace wall and fence heights are not to exceed</i> i) <i>1.2m to any street frontage</i> ii) <i>1.8m to any side or rear boundary with a maximum 1.2m high solid component and a minimum 30% transparent component above.</i>	Yes	See the Landscape Plan
7C.11 Acoustic Privacy 1. <i>For requirements on noise levels associated with air conditioning, kitchen, bathroom, laundry ventilation, or other mechanical ventilation systems and other plant refer to Part 23.8 of this DCP.</i>	Noted	
7C.12 Services 1. <i>All developments are to make provision for waste and recycling storage and collection within the building basement.</i>	Yes	See the Waste Management Plan and Transport Impact Assessment
2. <i>Building services, including within basements and on rooftops, are not to be visible from the public.</i>	Yes	See the Architectural Plans
<u>Part 13 - Tree and Vegetation Preservation</u>		
13.1 Tree and Vegetation Works Prescribed Trees and Vegetation 1. <i>The prescribed tree and vegetation that are protected by Part 3 of State Environmental Planning Policy (Biodiversity and</i>	Noted	



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<i>Conservation) 2021, Chapter 2, Vegetation in Non-Rural Areas, Part 2.3 and this section of the DCP include</i> - tree - other vegetation - native vegetation		
Actions that cause injury 2. <i>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.</i>	Noted	
3. <i>Actions that cause injury to tree(s) or other vegetation include:</i> i) <i>removing including cut down, take away, clearing or transplant a tree(s) or other vegetation from its place of origin;</i> ii) <i>pruning, damaging / tearing live branches and roots;</i> iii) <i>lopping (height reduction) a tree;</i> iv) <i>drilling or poisoning a tree or vegetation, including but not limited to:</i> - <i>the application of substances damaging to trees and other vegetation such as herbicides, other toxic chemicals; or</i> - <i>spilling and or directing contaminants such as oil, petroleum, paint, cement and similar to the root zone;</i> 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> - <i>the attachment of objects using invasive fastenings, tree climbing spikes;</i> - <i>the fastening of materials around the trunk of trees.</i> 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>	Noted	



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vii) <i>damaging the root zone of a tree or other vegetation by way of compaction, including storage and stockpiling of materials;</i> 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> ix) <i>severing tree or other vegetation roots with a diameter of 50mm or greater.</i>		
13.2 Exemptions For Tree and Vegetation Works Exemptions The following are exempt works: Tree branches directly over roof lines 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> ii) <i>detached garages, carports and ancillary buildings are not included in this exemption.</i> Note: <i>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</i>	Noted	
1. <i>Trees and other vegetation within 3m of an existing dwelling</i> i) <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.</i>	Noted	



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- 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. Note: Trees (Disputes between Neighbours) Act 2006 may apply 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.		
2. Removal of tree branches near electrical wires i) removal of branches within 0.5m of electrical service lines to properties. This exemption applies to tree branches only, not tree trunks.	Noted	
3. Minor pruning i) pruning of trees and other vegetation provided - branches pruned, are not more than 50mm in diameter; and - roots pruned are not more than 50mm in diameter. Note: pruning is consistent with the Australian Standard for Pruning of Amenity Trees (AS 4373-2007).	Noted	
4. Removal of dead wood i) completely dead branches attached to tree(s) and other vegetation within the property may be removed. Note: pruning is consistent with the Australian Standard for Pruning of Amenity Trees (AS 4373-2007).	Noted	
5. Removal of dead or dying trees and other vegetation i) removal of completely dead or dying trees and other vegetation provided that prior to any work being carried out: - Council has advised the applicant of its satisfaction that the subject tree(s) or other vegetation is dead or	Noted	



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<i>are dying and is not required as the habitat of native fauna.</i>		
6. Removal of risk to human life or property 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: - Council has advised the applicant, of its satisfaction that the subject tree(s) is posing an imminent risk to human life or property. Note: an arborist's report and testing may be required for significant trees.	Noted	
7. Trees and other vegetation on Council owned and managed land i) tree and other vegetation works may be undertaken by Council or Council's authorised agents, on Council owned or managed land, providing these works are consistent with Council's policies and internal guidelines	Noted	
8. Exempt tree and other vegetation species: i) removal of species listed on the NSW State Priority Weeds list. Note: Refer to the Greater Sydney Regional Strategic Weed Management Plan 2023-2027. ii) within table below: Note: This table does not apply for Heritage Items or in Heritage Conservation Areas	Noted	



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Control		Compliance	Comment	
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 subsp. 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 "Frisia"</i>			
Umbrella Tree	<i>Schefflera actinophylla</i>			
Broad-leaf pepper tree	<i>Schinus terbinthifolius</i>			
Rhus	<i>Toxicodendron succedaneum</i>			
Privet	<i>Ligustrum</i> sp.			
13.3 Heritage Items Or Heritage Conservation Areas		N/A	Approval for removal of trees within the Heritage Conservation Area is proposed in accordance with the Arboricultural Impact Assessment report and Heritage Impact Assessment	
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: i) the proposed works is of a minor nature, ii) is for the maintenance of the Heritage Item or place within the Heritage Conservation Area; and iii) would not adversely affect the heritage significance of the Heritage Item or Heritage Conservation Area.				



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Control	Compliance	Comment
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: i) Tree branches directly over roof lines - 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. Note: 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. ii) Minor pruning - pruning of trees and other vegetation provided: • branches pruned, are not more than 50mm in diameter, and • roots pruned are not more than 50mm in diameter. Note: Pruning is consistent with the Australian Standard for Pruning of Amenity Trees (AS4373-2007). iii) Removal of dead wood - removal of completely dead branches attached to a tree(s) and other vegetation within the property. Note: Pruning is consistent with the Australian Standard for Pruning of Amenity Trees (AS4373-2007) iv) Dead or dying trees and other vegetation - removal of completely dead or dying trees and other vegetation.	N/A	
3. The removal of a tree(s) which is structurally unsound and or unstable, which displays a high degree of hazard, provided that	Noted	



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<i>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</i> Note: an arborist's report and testing may be required for significant trees Note: 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.		
13.4 Application For Tree And Other Vegetation Work 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. Note: A permit cannot be granted for the clearing of: i) native vegetation on land included on the Biodiversity Values Map except where the tree is assessed to be a risk; ii) vegetation that is or forms part of an Aboriginal object or that is within an Aboriginal place of heritage significance. In these instances a Development Application or approval of Native Vegetation Panel is required.	Noted	See the Arboricultural Impact Assessment
2. Further information on types of applications, fees, assessment time frames and criteria for approvals, can be found on Council's web site www.krg.nsw.gov.au	Noted	
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),	Noted	



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Control	Compliance	Comment
4. A Development Application is required where the proposed works: 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; ii) will affect large stands of trees or other vegetation; or iii) are in relation to a tree or other vegetation that forms part of a heritage item or within a heritage conservation area.	Noted	See the Arboricultural Impact Assessment
Replacement trees and vegetation 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.	Noted	See the BDAR
6. In a mapped biodiversity area, trees and vegetation are to be replaced with suitable species from the ecological community. Note: 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.	Noted	See the BDAR
Part 18 - Biodiversity		
18.1 All Greenweb Categories 1. 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. The development design should also integrate consideration of bushfire, ecological impacts and management and include: i) consideration of buildings, access, stormwater and utilities;	Yes	See the BDAR



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Control	Compliance	Comment
ii) choosing parts of the site to develop where features are not present; iii) modifying the size, layout or construction methods to minimise on and off site disturbance and impacts; iv) locating built structures to reduce fragmentation of open space areas and vegetation (including canopy); v) locating buildings to take advantage of environmental features; vi) implementing a soil and an to limit impact; vii) avoiding importing soil from outside the site viii) selecting native plant species that are present on site, preferably seeded from species on the site; ix) selecting plant species that enhance local fauna habitat. Note: Habitat and distinctive environmental features may include: - cliffs and rock outcrops; - remnant bushland and trees; - tree hollows; and - natural watercourses. Note: 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.		
2. Subdivision must not be permitted unless each proposed site contains a building envelope that allows compliance with this Part.	N/A	
3. Trees adjacent to threatened ecological communities are to be retained as a buffer. This does not apply to trees listed in Council's Weed Management Policy.	Yes	See the BDAR



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Control	Compliance	Comment
4. The development must retain existing site drainage patterns and minimise excavation and fill within 3m of Greenweb lands.	Yes	See the BDAR
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.	Yes	See the Architectural Plans
6. The planting of species listed in Council's Weed Management Policy will not be permitted.	Noted	
7. Species used for planting in or directly adjacent to Greenweb areas should be of local provenance.	Yes	See the BDAR Also see the Landscape Plan .
8. A flora and fauna assessment will be required where development within Greenweb lands impacts on connectivity, existing indigenous vegetation, fauna or habitat. Note: 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. Note: Flora and fauna assessments must be undertaken by an appropriately qualified and experienced person. Council assessment provisions are available on Council's website (www.krg.nsw.gov.au). Survey and assessments should be undertaken in accordance with guidelines from the NSW Environment, Energy and Science Group	Yes	See the BDAR
9. The introduction of imported soils and disturbance of local seed banks are to be avoided wherever possible.	Noted	
10. Vegetation retention is to consider mature trees and hollow-bearing trees within biodiversity areas as a priority for retention.	Yes	See the BDAR



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Control	Compliance	Comment
18.2 Category - Core Biodiversity Lands		
1. Avoid locating development on land identified as Core Biodiversity Lands on the Greenweb map. (Refer to maps in 18R.1 of this Part)	Noted	Impacts on land with biodiversity values are addressed in the BDAR
2. Where work impacts on land within Core Biodiversity Lands, stabilisation and or rehabilitation with indigenous vegetation will be required to mitigate impacts.	Noted	
3. Where the site includes land identified as Core Biodiversity Lands, works must be consistent with a management document (e.g. a Plan of Management under the Local Government Act 1993, a Vegetation Management Plan or equivalent).	Noted	
4. Where no such plan exists, development and implementation of such a plan may be required. The plan must be prepared by a suitably qualified person and must identify ongoing initiatives to preserve, protect and promote the environmental values of the land. Note: Guidelines for Vegetation Management Plans are available on Council's website (www.krg.nsw.gov.au).	Noted	
5. Planting within land identified as Core Biodiversity Lands is to consist of: i) locally native species; ii) species that reflect the relevant vegetation communities within the area; and iii) a mix of groundcover shrubs and trees, and is to exclude monocultures.	Yes	See the BDAR, and Landscape Plans and report
18.3 Category - Support For Core Biodiversity Lands		
1. Avoid locating development on areas identified as Support for Core Biodiversity Lands on the Greenweb mapdo. (Refer to maps in 18R.1 of this Part).	Yes	See the BDAR



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2. <i>Where work impacts on land within Support for Core Biodiversity Lands, stabilisation and or rehabilitation with indigenous vegetation will be required to mitigate impacts</i>	Yes	See the BDAR
3. <i>Vegetation retention and rehabilitation must be designed to enhance and link existing vegetation and habitat within the site and within adjacent sites, Biodiversity Corridors and riparian lands.</i>	Yes	See the BDAR
4. <i>Where land within an allotment is identified as Support for Core Biodiversity Lands, works must be consistent with a management plan (e.g. vegetation management plan). Where no plan exists, Council may require preparation of a plan. This plan must be prepared by a suitably qualified person and must identify ongoing initiatives to preserve, protect and promote the environmental values of the land.</i> Note: Guidelines for Vegetation Management Plans are available on Council's website (www.krg.nsw.gov.au).	Yes	See the BDAR
5. <i>Planting within land identified as Support for Core Biodiversity Lands is to consist of:</i> i) <i>100% locally native tree and understorey species within Core Riparian Zones;</i> ii) <i>not less than 70% locally native tree species and 30% locally native understorey species for all other areas;</i> iii) <i>species that reflect the relevant vegetation communities within the area; and</i> iv) <i>a mix of groundcover shrubs and trees and is to exclude monocultures.</i>	Yes	See the BDAR
18.4 Category - Landscape Remnant 1. <i>Avoid locating development on land identified as - Landscape Remnant; on the Greenweb map. (Refer to maps in 18R.1 of this Part).</i>	N/A	



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Control	Compliance	Comment
2. <i>Vegetation retention and rehabilitation on sites that include land identified as Landscape Remnant must be designed to improve connectivity with existing vegetation and habitat.</i>	N/A	
3. <i>Planting within land identified as Landscape Remnant on the Greenweb map is to consist of:</i> i) <i>not less than 50% locally native species;</i> ii) <i>species that reflect the relevant vegetation communities within the area; and</i> iii) <i>a mix of groundcover, shrubs and trees, and is to exclude monocultures.</i>	N/A	
4. <i>Where the site contains high species diversity or is dominated by weeds within any stratum, preparation of a Vegetation Management Plan by a suitably qualified person may be required. This plan must identify ongoing initiatives to preserve, protect and promote the environmental values of the land.</i> Note: Weeds are listed in Council's Weed Management Policy, with updated weed information available from the NSW Department of Primary Industries (www.dpi.nsw.gov.au). Note: Guidelines for Vegetation Management Plans are available on Council's website (www.krg.nsw.gov.au)	N/A	
18.5 Category – Biodiversity Corridors and Buffer Areas 1. <i>Within Biodiversity Corridors and Buffer Areas (refer to maps in 18R.1 of this Part):</i> i) <i>The siting and design of development must minimise edge effects on Greenweb.</i> ii) <i>Planting is to consist of:</i> <i>not less than 50% locally native species;</i> <i>species that reflect the relevant vegetation communities within the area; and</i> <i>a mix of groundcover, shrubs and trees.</i>	N/A	



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iii) <i>Within Biodiversity Corridors (refer to maps in 18R.1 of this Part):</i> - <i>landscaping and revegetation must be designed to consolidate fragmented and linear vegetation and habitat areas within the site and adjacent sites.</i> - <i>the width of Biodiversity Corridors should be enhanced and gaps and barriers reduced or minimised</i>		
18.6 Category - Canopy Remnant 1. <i>Retain trees identified as Canopy Remnant on the Greenweb map (refer to maps in 18R.1 of this Part).</i>	Noted	Retention of trees will be informed by the Arboricultural Report and BDAR
2. <i>Planting within land identified as Canopy Remnant is to consist of:</i> i) <i>not less than 30% locally native species;</i> ii) <i>species that reflect the relevant vegetation communities within the area; and</i> iii) <i>a mix of groundcover, shrubs and trees and is to exclude monocultures.</i>	Yes	See the Landscape report and Plans
18.7 No Net Loss of Biodiversity 1. <i>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.</i> Note: <i>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.</i>	Yes	See the BDAR
2. <i>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:</i>	Yes	See the BDAR



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<i>i) requires the removal of native vegetation; or ii) will negatively affect actual or potential habitat of fauna or flora; or iii) is likely to cause degradation to vegetation or habitat.</i>		
3. No net loss of significant vegetation or habitat may be achieved by: <i>i) retention and protection of existing significant vegetation and habitat; or ii) informal compensatory measures:</i> - <i>planting and habitat creation, especially where it improves connectivity;</i> - <i>rehabilitation of degraded areas; or</i> - <i>translocation of plants or soils;</i> Note: 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. Note: 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. <i>iii) formal offsetting measures:</i> - <i>application of the Biodiversity Offsets Scheme in accordance with Part 6 of the NSW Biodiversity Conservation Act 2016.</i> Note: Conditions will apply to how and where offset actions are applied, and these will be determined by Council.	Yes	See the BDAR
4. In determining the appropriate measures a number of factors must be considered: <i>i) size and condition of the vegetation or habitat;</i>	Yes	See the BDAR



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ii) <i>vegetation or habitat significance, including its legislative status, and its Greenweb category;</i> iii) <i>scale and duration of the impact;</i> iv) <i>current and future landscape context;</i> v) <i>level of uncertainty; and</i> vi) <i>any other mitigation measures proposed as part of the development.</i> Note: <i>It is strongly recommended that for developments considering offsetting that pre-lodgement discussions are held with Council.</i>		
5. Any proposal involving an offsetting mechanism, on or off site, must be in accordance with the following principles: i) <i>Principle 1: Avoid, Minimise and Mitigate</i> - <i>Offsetting will only be considered once all efforts to avoid, minimise or mitigate any negative impacts have been exhausted.</i> ii) <i>Principle 2: Improve or Maintain Overall Biodiversity</i> - <i>In order to achieve no net loss, offsetting must seek to improve or maintain overall biodiversity</i> - <i>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.</i> - <i>Offset sites are to be identified and selected in accordance with regional and local conservation priorities. Offset sites and actions must be assessed according to their long-term viability.</i> iii) <i>Principle 3: Like for Like</i> - <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>	Yes	See the BDAR



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- 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. - 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). - 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. iv) Principle 4: Supplement Existing Protection and Management - Offsets must be supplementary and provide for increased extent, improved condition and/or protection. v) Principle 5: Enforceability - 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. vi) Principle 6: The Precautionary Principle - 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.		
6. An offsetting action will not be appropriate if:	Yes	See the BDAR



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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> ii) <i>the proposed development is an inappropriate use of the land subject to the proposal, as assessed under the NSW Environmental Planning & Assessment Act 1979 and any local Plans, policies or strategies.</i> iii) <i>the applicant has failed to adequately demonstrate to Council the need for the offsetting action.</i> 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>		
<u>Part 19 - Heritage Items and Heritage Conservation Area</u>		
19F Development in the Vicinity of Heritage Items or Heritage Conservations Areas (HCAs) 19F1. Local Character and Streetscape General 1. <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 adversely impact upon significance, including any related heritage features within the identified curtilage and setting.</i>	Yes	See the Statement of Heritage Impact
Built Form 2. <i>Development on sites that either directly adjoin or are in the vicinity of a Heritage Item or an HCA is to have regard to:</i>	Yes	See the Statement of Heritage Impact



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i) the form of the existing building or buildings including height, roofline, setbacks and building alignment; ii) dominant architectural language such as horizontal lines and vertical segmentation; iii) proportions including door and window openings, bays, floor-to ceiling heights and coursing levels; iv) materials and colours; v) siting and orientation; vi) setting and context; vii) streetscape patterns.		
Retail/Mixed Use Setting 3. 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: 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. 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.	N/A	
Views 4. 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.	Yes	See the Statement of Heritage Impact.. 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
19F.2 Building Setbacks Setbacks 1. The front setback of development adjacent to a Heritage Item or buildings within an HCA is to be greater than that of the Heritage	Yes	See the Statement of Heritage Impact



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<i>Item or building within the HCA. Where variations in setbacks exist, the larger setback will apply.</i>		
Residential Context 2. 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.	No*	See the Statement of Heritage Impact
3. 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) 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; ii) adjacent development is to not exceed a facade height of 8m from existing ground level, including balustrades; 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>Where variations in setbacks exist the larger setback will apply.</i>	No*	See the Statement of Heritage Impact
4. Any new development is to provide the following building separation to the building eaves or wall, whichever is closest, of: i) a neighbouring Heritage Item building; or ii) a neighbouring building within a Heritage Conservation Area:	No*	See the Statement of Heritage Impact

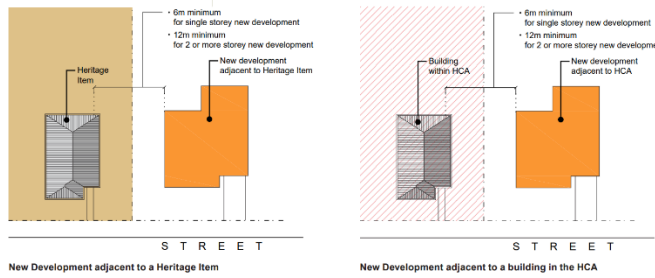


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Control		Compliance	Comment							
<table><tr><th>New Development Height</th><th>New Development Height</th></tr><tr><td>1 or 2 levels</td><td>Minimum 6m</td></tr><tr><td>3 or more levels</td><td>Minimum 12m</td></tr></table>		New Development Height	New Development Height	1 or 2 levels	Minimum 6m	3 or more levels	Minimum 12m			
New Development Height	New Development Height									
1 or 2 levels	Minimum 6m									
3 or more levels	Minimum 12m									
 Figure 19F.2-1 Building separation of new development adjacent to Heritage Items and HCAs.										
5. <i>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.</i>		Noted								
6. <i>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.</i>		No*	See the Statement of Heritage Impact							



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Ku-ring-gai Development Control Plan 2024		
Control	Compliance	Comment
Setback B to equal Height B Boundary Setback A to equal Height A Minimum 4m high plants within development boundary New development Existing Heritage Item building or building in the HCA Maximum 8m Standard site setback Side setback set at whichever distance is greater. This setback applies regardless of the height of the Heritage Item or building in the HCA. Minimum 12m building separation - setback dimension takes precedent Setback B to equal Height B Boundary Setback A to equal Height A Minimum 4m high plants within development boundary New development Existing Heritage Item building or building in the HCA Maximum 8m Standard site setback Side setback set at whichever distance is greater. This setback applies regardless of the height of the Heritage Item or building in the HCA. Minimum 12m building separation - building separation dimension takes precedent Figure 19F.2-2: 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.		
19F.3 Gardens and Landscaping Gardens, Setting and Curtilage	Yes	See the Landscape Plans and Landscape Report



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Control	Compliance	Comment
1. <i>Development in the vicinity of a Heritage Item or an HCA is to:</i> 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> 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> iii) <i>include appropriate screen planting on side and rear boundaries.</i>		
19F.4 Fencing Original and Early Fences, Gates and Retaining Walls 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>	No*	The existing boundary is fractured given the three previous lots, a new fence is proposed, see the Architectural Plans Refer also to fencing interpretation detailed in Statement of Heritage Impact
2. <i>Original face brick or sandstone fences are not to be rendered, coated or painted.</i>	Noted	
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>	Noted	
Missing or Absent Fences 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>	Noted	



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Ku-ring-gai Development Control Plan 2024		
Control	Compliance	Comment
New Front Fences and Gates	Noted	
5. Replacement of unsympathetic fences, gates and walls with new elements of appropriate height, style and materials is encouraged.		
6. Where historic records and physical evidence exists, new front fencing and gates, including vehicular access gates, are to reinstate the original.	N/A	
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.	N/A	
8. No metal panel fencing is to be constructed on any boundary to a heritage item.	N/A	
9. New vehicular access gates are to promote views to all properties, especially to battle-axe allotments with reduced visual permeability.	N/A	
10. Swing gates are preferred to sliding gates. Sliding gates may only be acceptable where the driveway is sloping upward from the street	N/A	
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.	Yes	See the Architectural Plans
Note: Refer to Dividing Fences Act 1991.		
Part 21 - General Site Design		
21.1 Earthworks and Slope	Yes	See the Architectural Plans



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Control	Compliance	Comment
1. <i>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:</i> i) <i>stepping buildings down a site; and</i> ii) <i>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>	Yes	See the Geotechnical Investigation Report
3. <i>Landscape cut or fill should not be more than 600mm above or below natural ground line.</i> Note: <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>	Yes	See the Landscape Plans
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> Note: <i>A minimum width of 2m is required between retaining walls for this area to be included in deep soil calculations.</i>	Yes	See the Landscape Plans
5. <i>Existing ground level is to be maintained for a distance of 2m from any boundary.</i>	Yes	See the Architectural Plans
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>	Yes	See the Landscape Plans
7. <i>Fill and excavation is to be avoided within sensitive environments, such as riparian lands, bushland, vegetation or natural rock outcrops.</i>	Yes	See the Landscape Plans



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Control	Compliance	Comment
Note: A plan demonstrating the extent of batters or shoring in the vicinity of sensitive environments prepared by a suitably qualified engineer, will be required.		
8. Retaining walls, excavated and filled areas are to be located and constructed to have no adverse impact on: i) structures to be retained on the site; ii) structures on adjacent public or private land; iii) trees and vegetation to be retained on site or on adjoining sites. Note: A geotechnical / hydrogeological report may be required to demonstrate this. Note: 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.	Yes	See the Geotechnical Investigation Report
9. Excavated and filled areas are to be constructed so as not to redirect or concentrate stormwater or surface water runoff onto adjoining properties.	Yes	See the Integrated Water Management Plan
10. The design of the proposal is to consider the impacts of altered subsurface/groundwater flows or direction on groundwater dependent ecosystems or species. Note: 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	Yes	See the Geotechnical Investigation Report and the Integrated Water Management Plan
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	N/A	

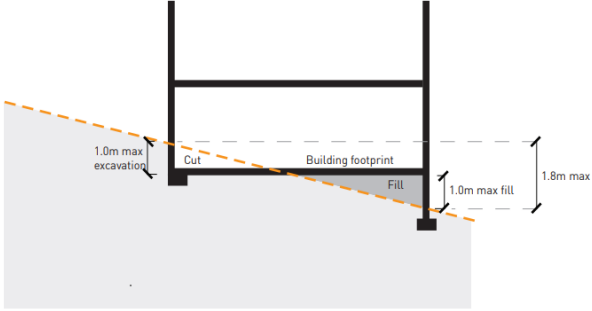
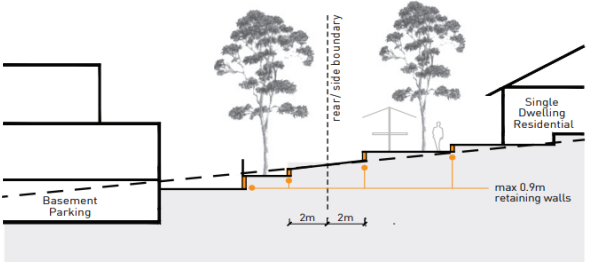


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Control	Compliance	Comment
a maximum level difference across the building footprint of 2m. See Figure 21.2-1.		
12. Retaining walls on low and medium residential density sites are not to exceed 1m in height above existing ground level. Where greater level change over the site is required, the site should be terraced. See Figure 21.2-2.  Figure 21.1-1: Earthworks within the building footprint.  Figure 21.1-2: Retaining walls, terraces and ground lines at boundaries.	Yes	See the Architectural Plans



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Control	Compliance	Comment
13. <i>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.</i>	N/A	
21.2Landscape Design Site Planning and Design 1. <i>The site planning and design of developments is to:</i> i) <i>retain and enhance indigenous vegetation, biodiversity corridors and existing natural features on 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> Note: <i>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> ii) <i>retain significant and visually prominent trees and vegetation that contributes to neighbourhood character;</i> iii) <i>Retain habitat within the site including:</i> - <i>drainage features and damp areas;</i> - <i>rock outcrops</i> - <i>hollow-bearing trees;</i> - <i>areas of leaf litter;</i> - <i>bushrock.</i>	Yes	See the Landscape Plan and Landscape Design Report and BDAR
2. <i>Landscape design is to demonstrate consideration of:</i> i) <i>the proximity of trees to buildings, walls and other structures on site and on adjoining sites;</i> ii) <i>the proximity of trees to stormwater, electricity, gas, sewer and other services; and</i>	Yes	See the Landscape Plan and Landscape Design Report



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Control	Compliance	Comment
iii) <i>the potential hazard of planting types and densities on sites prone to bushfire risk (refer to Planning for Bushfire Protection 2019).</i>		
3. <i>The retention of existing appropriate screen planting is encouraged.</i>	Yes	See the Landscape Plan and Landscape Design Report
4. <i>Disturbance of natural soil profiles is to be minimised.</i>	Yes	See the Landscape Plan and Landscape Design Report
5. <i>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.</i>	Yes	See the Landscape Plan, Landscape Design Report and Arborist Report
6. <i>Existing ground level are to be maintained beneath the Tree Protection Zone of trees to be retained.</i> <i>Note: 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.</i>	Yes	See the Landscape Plan, Landscape Design Report and Arborist Report
7. <i>Vegetation retention is to consider the following:</i> i) <i>healthy specimens that have a high Useful Life Expectancy are to be the first priority for retention;</i> ii) <i>trees and vegetation within heritage items or heritage conservation areas are to be assessed in terms of heritage significance.</i>	Yes	See the Landscape Plan, Landscape Design Report and Arboricultural Impact Assessment
Planting 8. <i>Artificial grass surfaces are to be avoided except in exceptional circumstances.</i>	Yes	See the Landscape Plan and Landscape Report
9. <i>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.</i>	Yes	See the Landscape Plan and Landscape Report



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Control	Compliance	Comment
10. <i>Planting beds for screen planting is to be of adequate width to allow the plants to flourish.</i> Note: <i>Screen planting should not be continuous on bushfire prone land.</i>	Yes	See the Landscape Plan and Landscape Report
11. <i>The use of vigorous growing and dense species such as Bamboo and Leighton Green are to be avoided.</i>	Yes	See the Landscape Plan and Landscape Report
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>	Yes	See the Landscape Plan and Landscape Report
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>	Yes	See the Landscape Plan and Landscape Report
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>	N/A	
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> Note: <i>Council's Weeds Management Policy is available on Council's web site (www.krg.gov.nsw.au) and the Greater Sydney Regional Strategic Weed Management Plan is available on the NSW Local Land Services web site (www.lls.nsw.gov.au).</i>	Noted	
16. <i>Species used for planting in or directly adjacent to areas with significant vegetation or habitat should be of local provenance.</i>	N/A	



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Control	Compliance	Comment
Note: 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 (www.krg.gov.nsw.au).		
17. Siting and choice of planting is to consider amenity outcomes on the site such as shading and cooling. Note: Seasonal temperature control and improved air quality can be achieved through effective landscape design: i) use of vegetation to protect the north, east and west facing windows against the hot summer sun; ii) use of deciduous vegetation to provide summer shade but allow winter sun to penetrate the building; iii) trees with dense foliage to create more shade; iv) vegetated courtyards to reduce temperatures in your courtyard and internal living spaces; 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; vi) horizontal shading for north facing windows, for example, deciduous vines grown over a pergola; vii) tall, evergreen trees should not be planted too close to north-facing windows to avoid overshadowing in winter; viii) use of ground cover planting, low growing shrubs, lawns and vegetated walls to reduce glare and surface temperature from paving, roofs and walls; ix) use of large dense shrubs as windbreaks to the south-west to counter cold winter winds and channel cooling summer breezes; and 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;	Yes	See the Landscape Plan and Landscape Report



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Control	Compliance	Comment
xi) <i>the positioning of low shrubs, lawn and ponds to the north to help cool hot summer winds.</i>		
Part 22 – General Access and Parking		
22.1 Equitable Access 1. <i>For the purpose of this Part “access” is defined as:</i> i) <i>an ability to travel from one point to another in a continuous and independent manner, following a reasonable route;</i> ii) <i>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.</i>	Noted	
2. <i>Designing for access for all people is encouraged for all development types.</i>	Yes	See Architectural Plans
3. <i>Where minor alterations or additions to an existing building are proposed, the alterations is not to reduce the accessibility of the building.</i>	N/A	
4. <i>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.</i> Note: <i>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.</i> <i>Some of the premises covered by Section 23 include:</i>	TBC	See Architectural Plans



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Control	Compliance	Comment
i) public footpaths, walkways, pedestrian malls and public transport facilities ii) educational institutions, child care centres, libraries and other information and advice centres iii) shops, department stores, travel agents, hairdressers, beauty salons, cafes, restaurants and pubs iv) banks and other financial institutions v) parks, public swimming pools, sporting venues, social clubs and public toilets vi) theatres and other places of entertainment vii) government service offices viii) hospitals and other medical facilities ix) doctors', lawyers, dentists and other professional offices x) other premises the public or a part of the public is entitled or allowed to enter or use.		
5. Entry access ramps for people with a disability are to be located within the site and is not to dominate the front façade.	TBC	
6. The provision of access for all to and within heritage items is to: i) have minimal impact on the significant fabric of the item; ii) be, as far as possible, reversible.	N/A	
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. Note: Alternative solutions may include a temporary ramp, or access through a side entrance or the like.	N/A	
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.	TBC	



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Control	Compliance	Comment
9. <i>Ensure pedestrian areas have clear sightlines, are appropriately lit and overlooked by buildings that provide street level activity.</i>	TBC	
10. <i>Access ways for pedestrians and for vehicles are to be separated.</i>	Yes	See Architectural Plans
11. <i>Ensure landmarks, including landmark buildings, are distinctive in form and reinforce the street pattern and topography to enable people to find their way.</i>	TBC	
12. <i>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.</i>	TBC	
13. <i>Ensure all users of the site can find their way within the development. This can be achieved by:</i> i) <i>Designing foyers and orienting reception and information desks so that arriving visitors can be seen;</i> ii) <i>Locating reception and information desks near lifts to enable staff to assist visitors with directions;</i> iii) <i>Dividing large-scale sites into distinctive smaller parts, or zones of functional use, while preserving a 'sense of place' and connectivity between spaces;</i> iv) <i>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;</i> v) <i>Providing frequent directional cues throughout the space, particularly at decision points along routes in both directions;</i> vi) <i>Displaying/using appropriate international symbols for facilities as illustrated in Figure 22.1-1.</i>	TBC	
Residential Only 14. <i>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</i>	TBC	



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Control	Compliance	Comment
<i>Housing, Part 7 Residential Flat Buildings and Part 8 Mixed Use Development.</i>		
22.2 General Vehicle Access 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> <i>Note: For service access and loading requirements see relevant development type in Section A.</i>	N/A	The development does not avail of any secondary streets
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>	Yes	The number of vehicle access points has been limited to one (1)
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>	Yes	The vehicle access point is set back beyond 10 from the nearest intersection

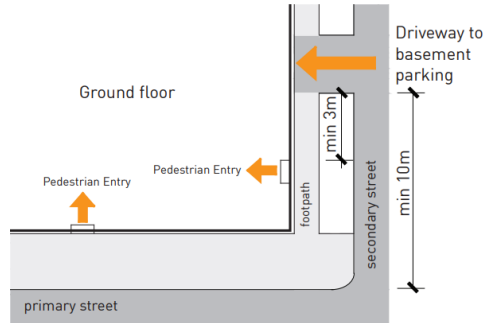


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Control	Compliance	Comment
 Figure 22.2-1: Vehicle access controls.		
4. <i>Vehicle and pedestrian access to buildings are to be separated and clearly distinguished. Vehicle access is to be located a minimum of 3m from pedestrian entrances. Refer to Figure 22.2-1.</i>	Yes	The vehicle access point is set back beyond 10 from the nearest intersection
5. <i>Provide clear sight lines at pedestrian and vehicle crossings.</i>	Yes	See the Architectural Plans
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>	N/A	
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>	Yes	See the Architectural Plans



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Control		Compliance	Comment	
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) 6m min - 9m max (on main roads)*			
100-300 spaces	6m min – 9m max (on local roads) 6m for entry, 4-6m for exit, 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.		Yes	See the Architectural Plans	
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.		Yes	See the Architectural Plans	
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.		Yes	See the Architectural Plans	
11. Vehicles are to be able to enter and leave the site in a forward direction.		Yes	See the Architectural Plans and Transport Impact Assessment	
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.		Yes	See the Architectural Plans and Transport Impact Assessment	
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.		Yes	See the Architectural Plans and Transport Impact Assessment	
14. For driveways on sloping sites, where high retaining walls are required on both sides of the driveway, one wall is to be no higher than 1.2m. Where greater level change is required, the retaining		Yes	See the Architectural Plans and Transport Impact Assessment	



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Control	Compliance	Comment
wall should be stepped back and softened by landscaping. High solid walls should be relieved by i) change in colour or finish; ii) recessing; and/ or iii) exposed brick or block work.		
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.	Noted	
22.3 Basement Car Parking 1. A logical and efficient structural grid is to be provided to the basement car park areas.	Yes	See the Architectural Plans and Transport Impact Assessment
2. The minimum height between floor level and an overhead obstruction is to be 2.2m, except for the following: i) 2.5m for parking area for people with a disability; ii) 2.6m for residential waste collection and manoeuvring area; and iii) 4.5m for commercial waste collection and manoeuvring area.	Yes	See the Architectural Plans and Transport Impact Assessment
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.	Yes	See the Architectural Plans and Transport Impact Assessment
4. Basements are to be fully tanked to prevent unnecessary subsurface or groundwater extraction.	Yes	See the Architectural Plans and Transport Impact Assessment



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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>	Yes	See the Architectural Plans and Transport Impact Assessment
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>	N/A	See the Architectural Plans and Transport Impact Assessment
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>	Yes	See the Architectural Plans and Transport Impact Assessment
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>	Yes	See the Architectural Plans and Transport Impact Assessment
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>	Yes	See the Architectural Plans and Transport Impact Assessment
22.4 Visitor Parking	Yes	See the Architectural Plans and Transport Impact Assessment
1. <i>Where visitor parking is required by this DCP, the spaces are to be provided on site and clearly marked.</i>		
2. <i>Visitor parking located behind a security grille require an intercom system to gain entry.</i>	N/A	
3. <i>At least one visitor parking space it to be accessible, designed in accordance with AS2890.6.</i>	Yes	See the Architectural Plans
22.5 Parking for People with a Disability		
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>	Yes	See the Architectural Plans
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>	Noted	



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Control	Compliance	Comment																		
3. <i>Appropriate international symbols for the disabled are to be displayed/used where appropriate to assist in direction to ramps, lifts etc.</i>	Noted																			
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>	Yes	See the Architectural Plans and Transport Impact Assessment																		
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> <table><tr><th>Type of Facility</th><th>Minimum Rate of Provision</th></tr><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></table> Note: for parking with 50 or more spaces, the minimum provision is one space.	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%	N/A	
Type of Facility	Minimum Rate of Provision																			
Retail/commercial	1-2%																			
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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>	N/A																			
22.6 Pedestrian Movement Within Car Parks 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>	Yes	See the Architectural Plans and Transport Impact Assessment																		



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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>	Yes	See the Architectural Plans and Transport Impact Assessment
3. <i>All pathways and ramps within car parks are to conform to the minimum dimensional requirements set out in AS1428.1.</i>	Yes	See the Architectural Plans and Transport Impact Assessment
4. <i>All pedestrian path surfaces within car parks are to be stable, even and constructed of slip resistant material.</i>	Yes	See the Architectural Plans and Transport Impact Assessment
22.7 Bicycle Parking and Facilities 1. <i>Bicycle parking and storage facilities are to be designed in accordance with AS2890.3 to ensure:</i> i) <i>both wheels and frames can be locked to the device without damaging the bike;</i> ii) <i>easy access from a bicycle lane or roadway with appropriate signage;</i> iii) <i>access paths have a minimum width of 1.5m to accommodate a person pushing a bicycle, and adequate sight lines for safety.</i>	Yes	See the Architectural Plans and Transport Impact Assessment.
22.8 Surface Parking 1. <i>Any surface car parking is to be located behind the building line and screened from view.</i>	N/A	
2. <i>The landscape design of surface car parks is to provide for adequate watering.</i>	N/A	
3. <i>Illuminated areas of surface car parks or driveways is to be screened to minimise light spillage and loss of amenity to adjacent residential areas.</i>	N/A	
4. <i>Surface parking areas are to:</i> i) <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.</i>	N/A	

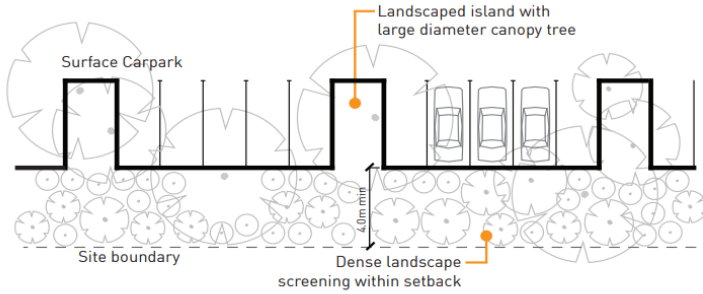


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Control	Compliance	Comment
ii) <i>have broad canopy plant species selected and located in these areas to provide screening and shade, without blocking signs or reducing driver visibility or creating entrapment areas. See Figure 22.8-1.</i>  Figure 22.8-1: The use of vegetation in a typical car park to provide screening and shade.		
22R Reference 22R.1 Car Parking Rates	Yes	See the Architectural Plans and Transport Impact Assessment



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Control			Compliance	Comment	
LAND USE	PARKING RATE	NOTE			
Residential					
Dwelling-houses	2 spaces for single occupancy. Dual occupancy under 125m ² : 1 space per dwelling. Dual occupancy over 125m ² : 2 spaces per dwelling.				
Multi-dwelling housing	1 bedroom unit: 1 space. 2 bedroom unit: minimum multiple of 1.25 spaces per unit. 3 bedroom unit: minimum multiple 1.5 spaces per unit. 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. Visitor parking to be clearly signposted, convenient to entry, not obscured and not used by residents. Access requirements for furniture vans and trucks should be considered.			
Residential flat buildings, and residential component of mixed use development	Resident parking: Studio unit: 0.5 spaces per unit 1 bedroom unit: 1 space per unit 2 bedroom unit: 1.25 space per unit 3 bedroom unit: 2 spaces per unit Visitor parking: 1 space per 4 units 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: Studios 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. Visitor parking to be clearly signposted, convenient to entry, not obscured and not used by residents. Access requirements for furniture vans and trucks should be considered.			
Part 23 - General Building Design and Sustainability					
23.1 Social Impact			Yes	See the Engagement and SIA Assessment	
1. <i>Proposals are to consider the impacts of the development on nearby residents and users of the site.</i>					
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>			N/A	See the Engagement and SIA Assessment	
i) <i>To contribute to social inequity;</i>					



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Control	Compliance	Comment
ii) To increase risk to public safety; or iii) To threaten the existing sense of community identity or cohesiveness. Note: 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).		
3. A Social Impact Statement is to: i) Support socially responsible development and decision-making, contributing to the determination of best policy or development alternatives; ii) Acknowledge the values of different sectors of society; iii) Assess the distributional equity of impacts in regard to both intragenerational equity and inter-generational equity iv) Identify impacts that are directly related to the proposal (demonstrate the connection between the intervention and the likely impact); v) Address how net social benefit can be enhanced through the proposal and how negative social outcomes can be ameliorated and managed through mitigating and monitoring measures; and vi) Demonstrate rigour and a social science base in presenting evidence for the assessment and recommendations.	Noted	See the Engagement and SIA Assessment



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Control	Compliance	Comment
Note: See Council's Social Impact Assessment Policy for more detailed guidelines, available on Council's website (www.krg.gov.au)		
23.2 Green Buildings 1. 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) Water Efficiency: - provide systems to minimise mains water usage. ii) Energy Generation: - building design is to demonstrate a reduced reliance on mains power and provision of alternate energy sources. iii) Heating and Cooling: - 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. iv) Lighting: - buildings are to be designed to reduce the need for artificial light use. Note: Refer to 23R of this Part for examples of measures of the above. Note: This control does not apply to non-residential development assessed under the State Environmental Planning Policy (Sustainable Buildings) 2022.	N/A	
Green Star Rating Required Ecologically Sustainable Measures 2. This control applies to: - all new non-residential buildings, including alternations/ additions, less than 2,000sqm GFA;	N/A	



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Control	Compliance	Comment
- all non-residential components of mixed-use buildings with less than 2,000sqm GFA; - offices, including new buildings alterations/additions with less than 1,000sqm GFA; - hotels, motels, serviced apartments with less than 100 rooms, where the GFA is less than 2,000sqm.		
Required Green Building Council of Australia (GBCA) Certification 3. This control applies to: - all new non-residential buildings with a GFA between 2,000sqm and 5,000sqm; - all non-residential components of mixed-use buildings with a GFA between 2,000sqm and 5,000sqm; - hotels, motels, serviced apartments with less than 100 rooms, where the GFA is between 2,000sqm and 5,000sqm; - 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. The above development types must achieve 4 Star Green Star ('Best Practice') Rating under the GBCA Green Star Buildings rating tool.	N/A	
4. This control applies to: - all new non-residential buildings with a GFA of 5,000sqm or greater; - all non-residential components of mixed use buildings with GFA of 5,000sqm or greater - hotels, motels, serviced apartments with less than 100 rooms, where the GFA is 5,000sqm or greater - 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.	N/A	



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<i>The above development types must achieve a 5 Star Green Star ('Australian Excellence') rating under the GBCA Green Star Buildings rating tool.</i>		
5. Where 23.2 (3) and (4) apply, the development application (DA) must include the following documentation: 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; ii) A signed Statement of Commitment from the applicant to implement and achieve Certification for both components of the Green Star Buildings rating tool. 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; iv) Annotated Development Application Drawings clearly indicating the Green Star rating elements described in the ESD Report v) A signed Statement of Commitment from the applicant to retain their GBCA Accredited 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:	N/A	



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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		
23.3 Sustainability of Building Materials 1. Development proposals are to consider the following in the selection of building materials: i) retain, re-use, recycle materials with: • low embodied energy such as sandstone and timber; and • high embodied energy such as brick and concrete ii) materials that come from renewable sources;	Yes	See the schedule of materials included with the Architectural Drawings



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<i>iii) materials that generate a lower environmental cost over time; iv) materials with a low life cycle cost and/or high durability; v) production methods with a low environmental impact; vi) avoid large expanses of dark coloured materials that contribute to urban heat.</i>		
2. <i>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.</i>	Yes	See the schedule of materials included with the Architectural Drawings and the ESD Report
3. <i>The use of alternatives to PVC piping is highly encouraged including Colorbond (above ground only), and HDPE where appropriate.</i>	Yes	See the schedule of materials included with the Architectural Drawings and ESD Report
4. <i>The use of construction materials and chemicals with toxic components are to be avoided, to facilitate recycling and reduce pollution.</i>	Yes	See the schedule of materials included with the Architectural Drawings and ESD Report
5. <i>Structures are to be designed with physical, rather than chemical, termite measures. This can be achieved by: i) appropriate materials and construction design; ii) physical barriers; iii) suspended floor systems.</i>	Yes	See the schedule of materials included with the Architectural Drawings and ESD Report
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>	Yes	See the schedule of materials included with the Architectural Drawings and ESD Report
7. <i>Avoid the use of ozone depleting products and materials, or products and materials manufactured using ozone depleting substances must be avoided.</i>	Yes	See the schedule of materials included with the Architectural Drawings and ESD Report
8. <i>Materials likely to contribute to poor internal air quality, such as those generating formaldehyde, or those that may create a</i>	Yes	See the schedule of materials included with the Architectural Drawings and ESD Report



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<i>breathing hazard in the event of fire, such as polyurethane, must be avoided.</i>		
23.4 Materials, Colours and Finishes Multi-unit Dwellings, Residential Flat Buildings and Mixed-use Buildings 16. <i>External building walls are to be constructed of high quality and durable materials and finishes with low reflectivity.</i>	Yes	See the schedule of materials included with the Architectural Drawings and ESD Report
17. <i>The material and colour palette for all building façades are to be composed of three fields:</i> <i>i) Primary Field - the predominant façade material/colour that gives the building its primary character.</i> <i>ii) Secondary Field - a supporting colour/material that provides diversity and façade articulation by highlighting the Primary Field.</i> <i>iii) Accent Field - supplementary colours and materials that:</i> <i>add emphasis to the façade; and</i> <i>highlight facade elements; and</i> <i>typically contrast in colour or material or texture with the Primary and Secondary fields.</i>	Yes	See the schedule of materials included with the Architectural Drawings and ESD Report
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>	Yes	See the schedule of materials included with the Architectural Drawings and ESD Report
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>	Yes	See the schedule of materials included with the Architectural Drawings and ESD Report
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,</i>	Yes	See the schedule of materials included with the Architectural Drawings and ESD Report



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Control	Compliance	Comment
<i>parapets, doors, balustrades. The material and colour selection is to complement the overall Primary and Secondary Field façade treatment.</i>		
23.5 Roof Terraces and Podiums	Yes	See the Architectural Plans and the Landscape Report
1. All roof terraces and podiums are to provide appropriate building systems to make them trafficable, and to support landscaping.		
2. 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.	Noted	
3. Where artificial lighting is required, energy efficient lights are to be used in conjunction with timers or daylight controls. All light spill is prohibited.	Noted	
4. 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.	Yes	See the Architectural Plans and the Landscape Report
5. Robust and drought tolerant plant material are to be used to minimise maintenance and ensure long term survival.	Yes	See the Architectural Plans and the Landscape Report
Note: Communal produce gardens are encouraged.		
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.	Yes	See the Architectural Plans and the Landscape Report
7. Minimum soil provision for a range of plant sizes are to be in accordance with the following: i) large trees (canopy diameter of up to 16m at maturity) - minimum soil volume 150m ³ - minimum soil depth 1.3m - minimum soil area 10m x 10m area or equivalent ii) medium trees (8m canopy diameter at maturity)	Yes	See the Architectural Plans and the Landscape Report



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- minimum soil volume 36m³ - minimum soil depth 1m - approximate soil area 6m x 6m or equivalent iii) small trees (4m canopy diameter at maturity) - minimum soil volume 11m³ - minimum soil depth 0.8m - approximate soil area 3.5m x 3.5m or equivalent iv) shrubs - minimum soil depth 0.5-0.6m v) ground cover - minimum soil depth 0.3-0.45m vi) turf - minimum soil depth 0.1-0.3m Note: 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.		
23.6 Building Services 1. All applicants are to consult with service providers such as energy, electricity, gas, water, telephone and fire.	Noted	
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.	Noted	
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	Yes	See the Architectural Drawings



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<i>substations and fire hydrants are not visible from the primary street and principal active street frontages.</i>		
4. <i>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)</i>	Yes	See the Architectural Drawings
5. <i>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.</i>	N/A	See the Architectural Drawings
6. <i>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</i>	Yes	See the Architectural Drawings
7. <i>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:</i> i) <i>the building façade;</i> ii) <i>the top of a flat roof;</i> iii) <i>terraces;</i> iv) <i>private or communal open spaces; or</i> v) <i>balconies</i>	Yes	See the Architectural Drawings
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>	N/A	See the Architectural Drawings
Electrical Kiosk Substations and Fire Hydrant Boosters	Noted	
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>		
10. <i>Kiosk substations and hydrant and booster assemblies are to be designed and located to:</i>	Noted	

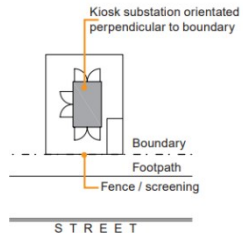


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i) not dominate the street frontage of the development; and ii) be integrated within the overall development; and iii) retain and protect existing trees.		
11. Any proposed kiosk substation and hydrant and booster assembly that is part of a Residential 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.  Kiosk substation orientated perpendicular to boundary Boundary Footpath Fence / screening STREET Figure 23.6-4: Kiosk Substation orientated perpendicular to property boundary to minimise visual impact  Figure 23.6-5: Screened Hydrant and Booster Assembly – within an enclosure or 1.2m high fence to minimise visual impact to streetscape.	Noted	



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12. <i>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.</i>	N/A	
23.7 General Acoustic Privacy	Yes	See the Noise Impact Assessment Report
1. <i>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.</i>		
2. <i>Balconies and other external building elements are to be designed and located to minimise infiltration and reflection of noise onto the facade.</i>	Yes	See the Noise Impact Assessment Report
3. <i>Buildings are to be designed to minimise noise transmission by, but not limited to:</i>	Yes	See the Noise Impact Assessment Report
4. <i>Measures such as mounding or high solid fencing will only be permitted where they are compatible with the streetscape.</i>	Yes	See the Noise Impact Assessment Report
5. <i>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.</i>	Yes	See the Noise Impact Assessment Report
6. <i>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)</i>	Yes	See the Noise Impact Assessment Report



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<i>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.</i>		
23.8 General Visual Privacy 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: i) use of distance or slope; ii) appropriate dwelling layout; iii) off-setting windows in relation to adjacent windows; iv) use of obscure glass or highlight windows; v) screening devices such as fences, louvres, translucent screens, perforated panels, trellises and courtyard walls; vi) using louvres/screen panels to windows and balconies (see Figure 23.9-1); vii) using solid or semi-transparent balustrades or screens to balconies or terraces (see Figure 23.9-2); viii) off setting balconies in relation to adjacent balconies; ix) using recessed balconies and/or vertical fins between adjacent private balconies; x) using deep sills with planter boxes or incorporating planter boxes into walls or balustrades (see Figure 23.9-3) xi) providing vegetation as a screen between spaces; xii) utilising pergolas or shading devices to limit overlooking of lower building levels or communal and private open space.	Noted	See the Architectural Plans
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	N/A	See the Architectural Plans



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<i>spaces or private open space and the impact cannot be adequately mitigated.</i>		
3. Continuous transparent balustrades are not permitted to balconies or terraces for the lower 3 storeys.	N/A	See the Architectural Plans
23.9 Construction, Demolition and Disposal 1. Site disturbance during construction or demolition is to be minimised by: i) avoiding excavation beyond the building area; ii) restricting machinery and vehicle movement to the building footprint and access corridor; iii) locating service lines close to the building or within previously excavated areas where possible; and iv) locating storage areas to areas outside the tree protection zones of trees to be retained.	Noted	
2. 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.	Noted	To be addressed via condition
Waste Management Control 3. 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). Note: 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	Yes	See the Waste Management Plan



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<i>to be attached to the WMP. The path of access for both users and collection vehicles are to be highlighted.</i>		
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>	Yes	See the Waste Management Plan
Stormwater Quality Control During Construction 5. <i>Manage soil, water and materials on construction sites to prevent erosion, sedimentation and pollution of waterbodies and the natural environment.</i>	Yes	To be addressed via condition
6. <i>Manage the quality and quantity of post-construction stormwater runoff from the site to protect downstream ecological communities, to prevent altered nutrient regimes and to reduce litter entering the waterways.</i>	Yes	See the Stormwater Management Report
7. <i>Control erosion and sedimentation by:</i> i) <i>minimising the extent of disturbance;</i> ii) <i>rapidly stabilising the disturbed areas;</i> iii) <i>diverting clean runoff around work areas; and</i> iv) <i>trapping eroded sediment as close to the source as is practical.</i>	Yes	To be addressed via condition
8. <i>Provide for appropriate management of wastes, chemicals and fuel through:</i> i) <i>Appropriate storage and handling to prevent discharge of pollutants to waterways;</i> ii) <i>On-site containment of waste water from construction activities;</i> iii) <i>Appropriate storage and disposal of waste materials; and</i> iv) <i>Appropriate management and disposal of waste water.</i>	Yes	See the Waste Management Plan
Erosion and sediment control	Yes	To be addressed via condition



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9. All activities that have the potential to pollute are to comply with the requirements of the Protection of the Environment Operations Act		
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)".	Yes	To be addressed via condition
11. Disturbance to existing vegetation should be minimised when installing controls, especially along watercourses, on highly erosive lands and in high-conservation-value areas.	N/A	Not applicable
12. 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.	N/A	Not applicable
13. 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) restoration of all surfaces to their original condition (or as specified); 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.	Noted	



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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>	Noted	
<u>Part 24 – Water Management</u>		
24A Site Design for Water Management 24A.1 Development Type for Water Management <i>Select the Type from those listed below (1-9) that best represents the development proposed. Note that Type 9 is for any other development type not listed in the previous eight categories. The majority of controls applicable to Type 9 development will be determined by Council on an individual basis in consultation with the developer.</i> Type 1 Minor alterations and additions - any alteration or addition to a single detached dwelling or secondary dwelling where the increase in hard surface area is less than 100m ² . Type 2 Major alterations and additions - construction of a secondary dwelling or any alteration or addition to a single detached dwelling where the increase in hard surface area exceeds 100m ² . Type 3 New single dwellings including replacement single dwellings. Type 4 Dual Occupancies- two dwellings on one allotment (either attached or detached), where either one or both of the dwellings are new. Type 5 High and medium density development - any development involving three or more dwellings on one allotment, regardless of the size of the allotment and regardless of whether the dwellings are attached or detached. Includes seniors housing, multi-dwelling housing and residential flat buildings. Type 6 Business, Commercial or Retail Premises - any building to be used for business, commercial or retail purposes, and mixed use developments such as shop top housing. Type 7 Open Space - land used exclusively for recreational purposes, whether passive or active recreation, including any buildings erected on the land, where the land is primarily permeable and landscaped. Type 8 Subdivision other than strata subdivision. Type 9 Any other development.	Noted	The proposal is identified as Type 5



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24A.2 Location of Development for Water Management <i>Determine which of the following situations (Locations A – D) described below most closely resembles the location of the 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> <pre> graph TD START[START: Obtain a site survey in accordance with the requirements of Council's DA guide. Use this to establish the existing gravity drainage pattern. Confirm your findings with a qualified engineer.] --> Q1{Does the land drain to a Council or Sydney Water drainage pipe, easement, channel or culvert (but not a natural waterbody) that either traverses or is immediately adjacent to the site but is not in the road.} Q1 -- Yes --> Q2{Obtain the title documents for the property and terms of the drainage easement. Does the property have the right to drain to the drainage system under the terms of the easement.} Q1 -- No --> Q3{Does the land drain to a natural waterbody that either traverses or is immediately adjacent to the site.} Q2 -- Yes --> A[LOCATION A] Q2 -- No --> B[LOCATION B] Q3 -- Yes --> C[LOCATION C] Q3 -- No --> Q4{Does the land drain to bushland without passing over another property.} Q4 -- Yes --> C Q4 -- No --> Q5{Does the land drain by gravity to a drainage system in a road or to a recognised drainage system.} Q5 -- Yes --> D[LOCATION D] Q5 -- No --> A </pre>	Noted	The proposal is identified as Location A

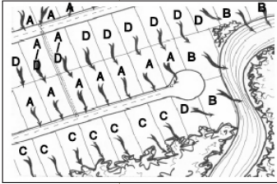


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 Figure 24A.2-1: Examples of Location Types Location A Land that drains directly to a Council or Sydney Water drainage system in the road or drainage reserve (including a gutter, pipe or road) without the need for stormwater runoff to pass over another private property. This includes land traversed by or immediately adjoining a trunk drainage system where a legal right to connect already exists. Location B Land that drains directly to a natural waterbody (see LEP definitions) that traverses (crosses) or intersects the subject site. At least one bank of the waterbody is to be located within or immediately adjacent to the subject site. Location C Land that drains directly to bushland. Location D Any other land, being land that is to pass its stormwater over one or more intervening downstream private properties or public land to reach a recognised drainage system in a road reserve, drainage reserve or waterbody. This includes land where a private drainage easement is required (whether or not this has been obtained) and properties that are traversed by or immediately adjoining a trunk drainage system where there is no existing legal right to connect to the system.		
24A.3 Locating the Development on Site 1. <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>	Yes	See the Integrated Water Management Report
2. <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> Note: Development within 'waterfront land' may be Integrated Development. Integrated Development requires consent from at least one public body other than Council.	Yes	See the Integrated Water Management Report



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3. 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.	Yes	See the Integrated Water Management Report
4. Above ground rainwater tanks are not to exceed 10,000 litres in storage capacity per tank.	Yes	See the Integrated Water Management Report
5. 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.	Yes	See the Integrated Water Management Report
6. Where there is more than one dwelling, stormwater management devices should be located in common areas.	Yes	See the Integrated Water Management Report
7. The stormwater management system is not to result in changes to the existing ground levels within the dripline of trees to be retained.	Yes	See the Integrated Water Management Report
24B Stormwater Discharge 24B.1 General 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. Note: 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.	Yes	See the Integrated Water Management Report
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.	Yes	See the Integrated Water Management Report
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.	Yes	See the Integrated Water Management Report



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4. <i>In the selection of the means of stormwater disposal, particular regard is to be given to downstream impacts.</i>	Yes	See the Integrated Water Management Report
Carrying Out Drainage Works 5. <i>Drainage systems for stormwater disposal is to comply with AS3500.1:2021: Plumbing and Drainage Water Services or any standard replacing that standard.</i> Note: See Council Website for the Ku-ring-gai Council Easement Management Policy.	Yes	See the Integrated Water Management Report
24B.2 Stormwater Disposal From Location A Properties Discharge to Kerb and Gutter/Table Drain 1. <i>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.</i>	Yes	See the Integrated Water Management Report
2. <i>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.</i> Note: 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.	Yes	See the Integrated Water Management Report
3. <i>For Development Types 1, 2 and 3 where piped drainage line crossings from the site boundary are to be employed:</i> i) <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;</i>	N/A	



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ii) <i>the crossing line is to be at an angle not less than 45° from the line of the frontage of the neighbouring property;</i> iii) <i>the crossing line is to run directly behind, and parallel to the street kerb as far as the discharge 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</i> iv) <i>the proposed piped crossing will not compromise existing or future vehicular access to the neighbouring property or to services, trees or similar.</i>		
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>	Yes	See the Integrated Water Management Report
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>	Yes	See the Integrated Water Management Report
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>	Yes	See the Integrated Water Management Report
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>	Yes	See the Integrated Water Management Report



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Note: Where the applicant cannot comply with any of the above requirements due to site constraints, an alternative method of connection may be proposed for consideration by Council.		
Discharge to an Existing Council Pipe in the Road Reserve or a Drainage Reserve 8. Discharge to an existing piped (in-ground) drainage system in the road or a drainage reserve may be an option where: 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 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.	Yes	See the Integrated Water Management Report
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.	Yes	See the Integrated Water Management Report and Geotechnical investigation
Discharge to an Extension of the In-Ground Piped System in the Road Reserve 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.	Yes	See the Integrated Water Management Report



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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.	Yes	See the Integrated Water Management Report
12. The feasibility of such a proposal is to be established by a suitably experienced and qualified civil engineer	Yes	See the Integrated Water Management Report
13. 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).	Yes	See the Integrated Water Management Report
Connection to a Council or Sydney Water Formed Channel or Pipeline within or adjacent to the Subject site 14. 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. Note: Ascertaining this may require independent legal advice.	Yes	See the Integrated Water Management Report
15. 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.	Yes	See the Integrated Water Management Report
16. 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.	Yes	See the Integrated Water Management Report
17. The outlet is to be designed to minimise backwater influence from the receiving system.	Yes	See the Integrated Water Management Report
18. Connection is to be made to a surcharge pit prior to direct connection to a Council pipeline. Connection to a Council	Yes	See the Integrated Water Management Report



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<i>pipeline is to be made in accordance with Figure 11: Typical Junction Pit including Private Connections in the Ku-ring-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.	Yes	See the Integrated Water Management Report
20. Any other site specific requirements of the Council or Sydney Water is to be satisfied. Note: 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).	Yes	See the Integrated Water Management Report
24C on-site Stormwater Management 24C.1 General 1. Stormwater is to be managed efficiently on-site and runoff controlled to assist in the prevention of: i) flooding of public and private properties; ii) flooding of public and private properties; iii) undesirable changes in flow regime to bushland; iv) erosion of creek beds, embankments and bushland areas; v) transportation of gross pollutants, nutrients and chemical pollutants; vi) spread of weeds; vii) undesirable impacts on the character of the street.	Yes	See the Integrated Water Management Report and Flood Impact Assessment
2. Stormwater is to be managed on-site to assist in the maintenance of: i) stream flow; ii) water quality in creeks, rivers, groundwater and harbours; iii) waterway and riparian ecosystems;	Yes	See the Integrated Water Management Report and Flood Impact Assessment



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iv) groundwater dependant ecosystems; and v) the natural recharge of groundwater.		
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.	Noted	
24C.2 Effective Stormwater Management 1. <i>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.</i>	Yes	See the Integrated Water Management Report, Civil engineering Plans and Flood Impact assessment
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>	Yes	See the Integrated Water Management Report, Civil engineer Plans and Flood Impact assessment
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) 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</i>	Yes	See the Integrated Water Management Report, Civil engineering Plans and Flood Impact assessment



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<i>preferable to allow most of the stormwater to leave the site immediately;</i> 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> iii) <i>the impact of any proposed stormwater management method on the streetscape and neighbouring properties, particularly in terms of aesthetics.</i>		
4. 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.	Yes	See the Integrated Water Management Report, and Civil engineering Plans
24C.3 General Controls for On-Site Stormwater Management	Yes	See the Integrated Water Management Report and Civil engineering Plans
1. 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.		
2. 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.	Yes	See the Integrated Water Management Report and Civil engineering Plans
3. The design of the stormwater management system is to be based on: i) for location A, B and D properties - the deep soil landscaping or built-upon area requirements in Section A of this DCP ii) for location C properties: - the requirements of 24B.4 of this Part.	Yes	See the Integrated Water Management Report and Civil engineering Plans
Stream Flow Controls	Yes	See the Integrated Water Management Report
4. In order to maintain and improve stream flow the number of runoff days from the site is to be reduced by 50% compared to		



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<i>the base case. This is to be achieved through the incorporation of both a rainwater tank and landscape measures, as outlined below.</i>		
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>	Noted	See the Integrated Water Management Report
Subsurface Water Controls 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>	Yes	See the Integrated Water Management Report
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>	Noted	
8. <i>For development types 4 and above, basements are to be fully tanked, unless:</i> i) <i>3ML/year limit is met; and</i> ii) <i>Hydrological assessment to demonstrate the receiving system can accept flows.</i>	Yes	See the Integrated Water Management Report
24C.4 Mandatory Rainwater Tank Requirements <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>	Yes	See the Integrated Water Management Report



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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 <20m ²	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 ²	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	The minimum tank storage volume is 2,000L, or 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 ² 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 ² .		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 ² .		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.						



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Type	Description	Minimum Tank Storage Volume	Minimum Use of Retained Water		
Type 4	Dual Occupancy	For any new dwelling: • The minimum tank storage volume is 5,000L; or in compliance with BASIX, whichever is the greater; plus • 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.		
Type 9	Any Other Development	As determined by Council, dependent on development type			
24C.5 Controls for On-Site Detention				Yes	See the Integrated Water Management Report
1. <i>OSD Exemptions will only be considered for properties identified on the OSD Exemption Map in 24R.5.</i>				Yes	See the Integrated Water Management Report
2. <i>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.</i>				Yes	See the Integrated Water Management Report
3. <i>To protect the streetscape character, above ground on-site detention systems in the front setback are to be avoided.</i>				Yes	See the Integrated Water Management Report
Development Types 3, 4, 5 and 6				Noted	
4. <i>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.</i>					



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5. <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> <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> <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> <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> Note: <i>The permitted site discharge (PSD) is to remain as specified in the Ku-ring-gai Council Technical Guideline for Water Management</i> <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>	Yes	See the Integrated Water Management Report
6. <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 of total system failure, ie. rainwater tanks may NOT be the sole means employed for on-site stormwater management.</i>	Yes	See the Integrated Water Management Report



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7. 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.	Yes	See the Integrated Water Management Report															
24C.6 Stormwater Quality Control 1. The captured stormwater is to be treated to the standards set out in the table 24C.6-1. Table 24C.6-1: Captured Stormwater Treatment Standards <table border="1"> <thead> <tr> <th>Pollutant</th><th>Baseline Annual Pollutant Load (kg/ha/yr)</th><th>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	Yes	See the Integrated Water Management Report
Pollutant	Baseline Annual Pollutant Load (kg/ha/yr)	Standard to be achieved (kg/ha/yr)															
Gross Pollutants	500	30% (70% reduction) = 150															
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Total Phosphorus	2	35% (65% reduction) = 0.7															
Total Nitrogen	15	55% (45% reduction) = 8.25															
2. 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)	Noted																
3. 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.	Noted																
4. 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) area of roof that is directed to a rainwater tank; ii) area of green roof; iii) area of permeable paving; iv) area of impermeable surfaces where runoff is directed to rainscaping.	Yes	See the Integrated Water Management Report															
5. For Development Types 5, 6, 8 and 9 (including car parks): 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.	Yes	See the Integrated Water Management Report															



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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> 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 (www.krg.nsw.gov.au) and in the MUSIC-link function within MUSICv6 (or the latest version).</i> 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 (www.krg.nsw.gov.au) and in the MUSIC-link function within MUSICv6 (or the latest version).</i> - <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> - <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> - <i>any model using parameters not in line with Councils MUSIC modelling guidelines are to provide clear justification for any variation.</i>		
6. <i>The treatment measure(s) is to include one or more of the following methods or other as appropriate:</i> i) <i>Proprietary device/s including an independent certification that it is able to capture and treat or retain the pollutant load specified;</i> ii) <i>Any appropriate method described on Council's website or other technique appropriate to the site including:</i> - <i>retention (ponds, wetlands);</i> - <i>retention and filtration (raingarden, sand filters, permeable paving);</i>	Yes	See the Integrated Water Management Report



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- re-use and re-charge (rainwater tanks and infiltration systems); or - filtering and conveyance (vegetated swales); and - Gross Pollutant Traps (GPTs).		
7. Treatment is to occur as close as practicable to the source to maximise effectiveness.	Yes	See the Integrated Water Management Report
8. 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.	Yes	See the Integrated Water Management Report
9. 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.	Noted	
24D Existing Drainage Systems 24D.1 General 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:	N/A	
1. Development is to be kept clear of floodways.		
2. Development is not to impede overland flows.	Yes	See Flood Impact Assessment
3. Development in the vicinity of drainage systems are not to result in: i) increased incidences of flooding; ii) damage to property and belongings; iii) risk to life; iv) loss of environmental amenity and integrity; or v) difficulty in maintaining or upgrading an associated drainage system.	Yes	See Flood Impact Assessment



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24D.2 Flood Studies and the Design Flood Standard <i>1. 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> <i>i) Development is confined to a part of the site which is flood free; or</i> <i>ii) All dwellings are set at or above the specified freeboard; and</i> <i>iii) All dwellings are set at or above the specified freeboard; and</i> <i>iv) 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>	Yes	See Flood Impact Assessment
<i>2. Where a Catchment Flood Study has not been completed or Council considers that a development proposal, associated with a nearby drainage system, may:</i> <i>i) be subject to inundation from overland flows causing damage to property or belongings; and/or</i> <i>ii) be subject to structural damage from overland flows or debris associated with the overland flows; and/or</i> <i>iii) 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> <i>iv) divert overland flows onto or into surrounding properties; and/or</i> <i>v) increase the downstream velocities of flow for the design flood standard.</i>	N/A	



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<i>Council reserves the right to request that a flood study be undertaken and prepared in accordance with 24R.3 of this Part.</i>		
3. <i>The design flood standard is to be calculated based on either:</i> <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> <i>ii) the overland flow associated with the 20% AEP storm event with any above-ground channel or underground pipes / culverts fully blocked;</i> <i>iii) whichever is the greater.</i>	Yes	See Flood Impact Assessment
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> <i>i) Sensitive and hazardous development includes:</i> <i>a) Early education and care facilities.</i> <i>b) Educational establishments.</i> <i>c) Emergency services facilities.</i> <i>d) Group homes.</i> <i>e) Hospitals.</i> <i>f) Respite day care centres.</i> <i>g) Seniors housing.</i> <i>h) Hazardous storage establishments.</i>	N/A	
24D.3 Development Over or Adjacent to a Natural Waterbody, Open Channel or Drainage Depression <i>The following controls apply to development over or adjacent to a natural waterbody, open channel or drainage depression.</i> 1. <i>Where works are proposed to be undertaken adjacent to the design flood standard conveyance zone associated with a</i>	N/A	



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<i>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> <i>i) be subject to inundation from flows associated with the watercourse causing damage to property or belongings; and /or</i> <i>ii) be subject to structural damage from flows associated with the watercourse or debris associated with the flows; and/or</i> <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> <i>iv) divert flows associated with the watercourse onto or into adjacent properties; and/or</i> <i>v) increase the downstream velocities of flow for the design flood standard.</i>		
2. <i>Bridges may be considered, where:</i> <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> <i>ii) the existing velocity of water in the watercourse would not be affected;</i> <i>iii) not more than one bridge is established per property; and</i> <i>iv) the watercourse and banks beneath the bridge are stabilised by rock lining or equivalent to prevent erosion that would otherwise result from reduced plant growth due to restricted solar access.</i>	N/A	
3. <i>Where the design flood standard is less than 20m³/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:</i> <i>i) 300mm above the design flood standard level; or</i>	N/A	



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ii) 300mm above the highest existing ground level along the associated overland flow path; or 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 <i>*where a flood study has been completed.</i>		
4. Where the design flood standard exceeds 20m³/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. <i>*where a flood study has been completed.</i>	N/A	
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 0.4m²/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.	N/A	
6. 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 0.6m²/s to 0.7 m²/s applies in these instances in accordance with Australian Rainfall and Runoff.	N/A	



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<i>Note: Australian Rainfall and Runoff is published by Engineers Australia www.eabooks.com.au. Information on updates to Australian Rainfall and Runoff can be found at www.arr.org.au</i>		
24D.4 Development Over or Adjacent to an Underground Pipeline 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>	N/A	
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>	N/A	
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> <i>i) existing overland flow paths are maintained, i.e there is no substantial alteration to existing ground levels;</i> <i>ii) the pipe size does not exceed 525mm;</i> <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> <i>iv) the structure has a minimum 2.5 m head clearance along the length of the easement or pipeline;</i> <i>v) footings do not encroach into the easement and are not located where they would cause any structural loading on an underground pipe;</i> <i>vi) velocity x depth profiles of associated overland flows do not exceed 0.4 m²/s; and</i>	N/A	



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<i>vii) the structure is readily removable and would not compromise future access to the in-ground drainage system for maintenance or upgrade.</i>		
4. <i>Parking stands to be paved as set out below.</i> <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> <i>ii) eave overhangs where a minimum 2.5m head clearance to ground level is provided;</i> <i>iii) 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> <i>iv) tennis courts and other sporting surfaces in accordance with 24D.5 of this Part; and</i> <i>v) fences, where construction does not, either partly or fully, obstruct any existing overland flowpath and which comply with 24D.6 of this Part.</i> Note: <i>The approval of such structures will be at the discretion of Council.</i>	N/A	
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>	N/A	
6. <i>Where works are required to Council's drainage systems or in easements on private land the natural form of the channel is be</i>	N/A	



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<i>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>		
7. 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. 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	N/A	
24D.5 Tennis Courts and Other Sporting Surfaces 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. 1. Tennis courts are not to be constructed within the riparian land associated with any watercourse (see 'Natural Resources - Riparian Lands Map' in the KLEP).	N/A	
24D.6 Fences 1. No fence of any construction type may be established within the cross-section of the main flow channel associated with watercourses.	N/A	
2. No fence of solid construction may be established over a natural watercourse, open channel or drainage depression.	N/A	
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.	N/A	



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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.	N/A	
24D.7 Swimming Pools and Spas 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. Note: This is to ensure that Council will be able to maintain the system without compromising the pool structure (eg. lifting plant).	Yes	See the Architectural Plans
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:	N/A	
3. Where the design flood standard flow is less than 20m ³ /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.	N/A	
4. Where the design flood standard flow is greater than 20m ³ /s, the minimum finished level of the swimming pool or spa coping level is to be not less than 300mm above the design flood standard level.	N/A	
5. No swimming pool or spa is to be established where it will be subject to inundation from the calculated design flood standard. Note: 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,	Yes	See the Architectural Plans



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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.		
24E Road and Trunk Drainage Design 24E.1 Design Procedures 1. All designs are to be prepared by a qualified civil engineer.	Yes	See Civil Engineering Plans
2. All calculations and designs are to be in accordance with the procedures set out in Australian Rainfall and Runoff.	Noted	
3. All submissions of calculations to Council are to, where appropriate, include: i) a catchment plan showing each sub-catchment and overland flow path; ii) engineering Plans detailing the proposed construction; and iii) calculations shown on the calculation sheet contained in Australian Rainfall and Runoff.	Noted	See the Integrated Water Management Report, and Engineering Plans, and Flood Impact assessment.
4. Where the calculations are to be performed by approved computer modelling, full details of the input and output files are to be provided in hard copy and in acceptable electronic form. Note: Australian Rainfall and Runoff is published by Engineers Australia www.eabooks.com.au . 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 www.arr.org.au/	Noted	
Hydrological Calculations 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.	Yes	See the Integrated Water Management Report and Flood Impact assessment



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Note: 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.		
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. Note: 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. Note: In some areas 1 dimensional modelling may not be considered sufficient and Council may require 2 dimensional modelling to be undertaken.	Noted	
7. Runoff coefficients and times of concentration are to give due consideration to likely future development within the catchment.	Yes	See the Integrated Water Management Report
Recurrence Intervals 8. Drainage systems are to be designed to provide both minor and major flow conveyance systems as detailed in Australian Rainfall and Runoff	Yes	See the Integrated Water Management Report
9. 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.	Yes	See the Integrated Water Management Report and Flood Impact Assessment
10. An overland flowpath 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	Yes	See the Integrated Water Management Report and Flood Impact Assessment



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<i>with all pipes blocked, whichever provides the greatest surcharge.</i>		
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>	Yes	See the Integrated Water Management Report and Flood Impact Assessment
Hydraulic Calculations and System Design 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>	Yes	See the Integrated Water Management Report and Civil Engineering Plans
13. <i>Minimum internal pipe diameter is to be 375mm.</i>	Yes	See the and Civil Engineering Plans
14. <i>Minimum pipe gradient is to be 1.0% to allow for cleaning and self-flushing.</i>	Noted	See the and Civil Engineering Plans
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>	Noted	See the and Civil Engineering Plans
16. <i>Minimum pipe cover in areas not subject to vehicular loading is to be 300mm (measured from the crown of the pipe).</i>	Noted	See the and Civil Engineering Plans
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>	Noted	See the and Civil Engineering Plans
18. <i>Pipe classes, backfill and bedding is to be determined using the AS3725 or any standard replacing that standard.</i>	Noted	See the and Civil Engineering Plans
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>	Noted	See the and Civil Engineering Plans and the Integrated Water Management Report



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20. 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.		Noted	See the and Civil Engineering Plans and the Integrated Water Management Report											
21. 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.		Noted	See the and Civil Engineering Plans											
22. The minimum pit size for any inlet, gully or junction pit on Council drainage systems is 900x900mm clear internal.		Noted	See the and Civil Engineering Plans											
23. The inlet capacity of on-grade and sag inlet pits are to be determined using equations given in Australian Rainfall 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: <table><tr><td>Inlet Type</td><td>Side Entry</td><td>Grated</td><td>Combination</td><td>Letterbox</td></tr><tr><td>% Capacity Blockage</td><td>10%</td><td>30%</td><td>100% side inlet capacity only</td><td>50%</td></tr></table> Table 24E.1-1: Inlet capacity allowance requirements.		Inlet Type	Side Entry	Grated	Combination	Letterbox	% Capacity Blockage	10%	30%	100% side inlet capacity only	50%	Noted	See the and Civil Engineering Plans	
Inlet Type	Side Entry	Grated	Combination	Letterbox										
% Capacity Blockage	10%	30%	100% side inlet capacity only	50%										
25. 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.		Noted												
26. 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		Noted												



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<i>be applied to the cross-section without consideration of upstream or downstream influences.</i>		
Preparation of Stormwater Design Drawings for Trunk Systems 27. 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	Yes	See the Integrated Water Management Report and Civil Engineering Plans
28. The plan view is to clearly show the location, dimensions and types of: i) all existing drainage features including drainage pipelines, channels, structures, utility services and overland flow paths; ii) all proposed drainage features including drainage pipelines, channels, structures and overland flowpaths; together with 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.	Yes	See the Integrated Water Management Report and Civil Engineering Plans
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: i) existing and design surface profile; ii) existing and design surface levels; iii) existing drainage pipelines; iv) utility services; v) design pit and pipe profiles; vi) chainages along pipe centreline; vii) proposed pipe grade, size and class; viii) design flow and velocity;	Yes	See the Integrated Water Management Report and Civil Engineering Plans



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ix) <i>drainage structure definition; and</i> x) <i>junction and node identification.</i>		
<u>Part 25 – Waste Management</u>		
25A.1 General Requirements	Yes	See the Operational Waste Management Plan
1. <i>All waste and recycling facilities are to comply with the NCC and all relevant Australian Standards.</i>		
2. <i>During the design of the development, construction waste is to be minimised by:</i> <i>i) using recycled materials, selecting materials that reduce waste or do not require disposal, or can be reused or recycled in the future; and</i> <i>ii) designing with minimal site disturbance by avoiding unnecessary excavation or fill.</i>	Yes	See the Construction and Demolition Waste Management Plan
3. <i>All waste and recycling storage containers are to be stored within the boundary of the subject site.</i>	Yes	See the Operational Waste Management Plan
4. <i>All putrescible and non-putrescible waste materials stored in any waste and recycling room or at centralised collection points are to be contained in approved rigid containers supplied by the Council.</i>	Yes	See the Operational Waste Management Plan
5. <i>No compaction equipment is to be used for any sized bin.</i>	Yes	See the Operational Waste Management Plan
25A.2 Waste Storage Rooms	Yes	See the Operational Waste Management Plan
1. <i>Sufficient space is to be provided within the premises for the storage and manoeuvring of the number of bins required to store the volume of waste and recycling materials.</i>		
2. <i>Sufficient space is to be provided to adequately house any additional equipment to handle or manage the waste generated from the development.</i>	Yes	See the Operational Waste Management Plan



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3. For buildings exceeding four (4) storeys which contain a residential component, where a chute system is proposed, a fully enclosed waste and recycling materials compartment is to be provided within each storey of the building. The facility is to be designed to contain the waste chute hopper and the number of recycling storage bins equivalent to 2 x 240 litre bins for every 4 units per storey.	Noted	See the Operational Waste Management Plan
25A. Access to collection point		
This section does not apply to residential developments of 2 dwellings or less, which do not have an internal collection point. 1. The location of the waste and recycling room is to be conveniently accessible and have unimpeded access for both occupants and collection service operators. In the event that the proposed development is protected by a security system and/or locked gates, the waste and recycling room/s are to have unimpeded access for the collection service providers. Where security gates are provided to the development, gates are to be accessible by Council's master key.	Yes	See the Operational Waste Management Plan and Architectural Plans
2. The waste and recycling collection point is to be located on a level surface away from gradients and vehicle ramps, with the path of travel being free from any floor obstructions, such as steps, to allow for the transfer of wheelie bins to and from the storage room to the collection vehicle.	Yes	See the Architectural Plans
3. The vehicle access road leading to and from the collection point in a waste and recycling room is to have a minimum finished floor to ceiling height of 2.6m for residential waste rooms and 4.5m for commercial waste rooms for the entire length of travel within the building. This clearance is to be kept free of any overhead conduits, ducting, services or other obstructions.	Yes	See the Architectural Plans
4. The Waste Management Plan (WMP) are to describe how the waste management system is to be managed and who is	Yes	See the Waste Management Plan



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responsible for each stage of the process. (Refer to Waste Management Plan, 25R.5 of this Part).												
25A.5 Residential buildings												
1. Centralised waste collection points are required in the following circumstances: i) Attached dwellings where the number exceeds two dwellings in total; and ii) Where site characteristics (eg. steep sites, narrow street frontage) make access to the street difficult for individual unit holders and where placement of bins on the street frontage is assessed as dangerous for either the public or service personnel, or would have a detrimental effect on the street amenity	Yes	See the Operational Waste Management Plan										
Residential Dwellings – 2 or less per site 2. For all single dwellings, including both the principal and secondary dwellings and dual occupancy development whether attached or detached, Council's standard waste and recycling service is: <table><tr><th>Waste Type</th><th>Bin Type</th></tr><tr><td>Waste (garbage)</td><td>1 x 120L</td></tr><tr><td>Co-mingled recycling</td><td>1 x 240L</td></tr><tr><td>Recycling of paper and cardboard</td><td>1 x 240L</td></tr><tr><td>Green waste (communal except for single dwellings) (subject to Owners Corporation Agreement on a fee for service basis)</td><td>1 x 360L</td></tr></table>	Waste Type	Bin Type	Waste (garbage)	1 x 120L	Co-mingled recycling	1 x 240L	Recycling of paper and cardboard	1 x 240L	Green waste (communal except for single dwellings) (subject to Owners Corporation Agreement on a fee for service basis)	1 x 360L	N/A	
Waste Type	Bin Type											
Waste (garbage)	1 x 120L											
Co-mingled recycling	1 x 240L											
Recycling of paper and cardboard	1 x 240L											
Green waste (communal except for single dwellings) (subject to Owners Corporation Agreement on a fee for service basis)	1 x 360L											
3. Developments are to allocate, within each property boundary, an area for storing Council specified waste and recycling bins, preferably located at the rear of the premises to minimise visual	Yes	See the Operational Waste Management Plan										



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<i>clutter. Steep sites will be considered on a merit basis. The storage area is to be a minimum of 3m from openable windows and integrated with the landscaping. Refer to 25R.1 of this Part for bin characteristics.</i>												
4. <i>An area is to be nominated for on-site composting.</i>												
Multi-Unit Dwellings – No Basement 5. <i>Where basement car parking is not provided and dwellings are separately accessed via a private access road, or where centralised arrangements are not required under 23.4 (25) of this Part, space is to be provided for:</i> <table><tr><th>Waste Type</th><th>Bin Type</th></tr><tr><td>Waste (garbage)</td><td>1 x 120L</td></tr><tr><td>Co-mingled recycling</td><td>1 x 240L</td></tr><tr><td>Recycling of paper and cardboard</td><td>1 x 240L</td></tr><tr><td>Green waste (communal) (subject to Owners Corporation Agreement on a fee for service basis)</td><td>1 x 360L</td></tr></table>	Waste Type	Bin Type	Waste (garbage)	1 x 120L	Co-mingled recycling	1 x 240L	Recycling of paper and cardboard	1 x 240L	Green waste (communal) (subject to Owners Corporation Agreement on a fee for service basis)	1 x 360L	N/A	
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Recycling of paper and cardboard	1 x 240L											
Green waste (communal) (subject to Owners Corporation Agreement on a fee for service basis)	1 x 360L											
6. <i>All new dwellings are to be designed to allow the internal accommodation of one receptacle to collect waste and two receptacles to collect recycling materials, each with the capacity to store one day's worth of material.</i>	N/A											
7. <i>All such developments are to allocate, within each property boundary, an area for storing Council specified waste and recycling bins, preferably located at the rear of the buildings to minimise visual clutter. The storage area is to be a minimum of 3m from openable windows and integrated with the landscaping. Refer to 25R.2 of this Part for bin characteristics</i>	N/A											



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8. Centralised collection points are to be provided, directly accessible from the street/rear lane and/or the internal road. Collection points are to be located a minimum of 12m from any openable window. One collection point is to serve a maximum of 6 units.	N/A	
9. Where on site collection points are provided, the full path of travel to and from the collection points is to be designed to allow a 6m rigid vehicle, weighing GVM 7 tonnes, to enter and exit the development in a forward direction.	N/A	
10. The maximum grade of any access road leading to a waste and recycling room is not to be more than 1:5 (20%). The turning area at the base of any ramp is to be sufficient to allow for the manoeuvre of a 6.0m rigid vehicle to exit the building in a forward direction	N/A	
11. A level path is to be established for wheeling bins to the collection point, free of steps or kerbs.	N/A	
12. A level path is to be established for wheeling bins to the collection point, free of steps or kerbs.	N/A	
Multi-Unit Dwellings and Residential Flat Buildings - With Basement 13. If there are four or more dwellings and basement parking is provided, Council's standard waste and recycling service is as follows:	Yes	See the Operational Waste Management Plan



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Control			Compliance	Comment									
<table><tr><th>Waste Type</th><th>Number of Units</th><th>Number of Bin/s</th></tr><tr><td>Waste (garbage)</td><td>N/A</td><td>1 x 120L MGB per unit dwelling or 1 x 240L MB per 2 units</td></tr><tr><td>Co-mingled recycling of glass, steel and aluminium cans and plastic etc</td><td>For every 4 units or part thereof.</td><td>1 x 240L MGB (communal)</td></tr></table>			Waste Type	Number of Units	Number of Bin/s	Waste (garbage)	N/A	1 x 120L MGB per unit dwelling or 1 x 240L MB per 2 units	Co-mingled recycling of glass, steel and aluminium cans and plastic etc	For every 4 units or part thereof.	1 x 240L MGB (communal)		
Waste Type	Number of Units	Number of Bin/s											
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Co-mingled recycling of glass, steel and aluminium cans and plastic etc	For every 4 units or part thereof.	1 x 240L MGB (communal)											
14. All new dwellings are to be designed to allow the internal accommodation of one receptacle to collect waste and another to collect recycling, each with the capacity to store one day's worth of materials.			Yes	See the Operational Waste Management Plan									
15. Centralised waste and recycling rooms are to be provided in the basement that has sufficient capacity to store all waste and recycling likely to be generated in the entire building in a week.			Yes	See the Operational Waste Management Plan									
16. The full path of travel to and from the waste and recycling room is to be designed to allow a 6.0m rigid vehicle, weighing GVM 7 tonnes, to enter and exit the development in a forward direction.			Yes	See the Architectural Plans and Transport Impact Assessment									
17. The maximum grade of any access road leading to a waste and recycling room is not be more than 1:5 (20%). The turning area at the base of any ramp is to be sufficient to allow for the manoeuvre of a 6.0m rigid vehicle to exit the building in a forward direction.			Yes	See the Architectural Plans and Transport Impact Assessment									
18. The minimum floor to ceiling height within the vehicle accessway leading to and from the waste and recycling room(s) is to be			Yes	See the Architectural Plans									



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2.6m for the entire length of travel required within the development.		
19. Noise attenuation measures are required to ensure that the use of, and collection from, the waste and recycling room do not give rise to "offensive noise" as defined under the Protection of the Environment Operations Act 1997	Yes	See Acoustic Report
20. An area is to be nominated for on-site communal composting.	Noted	
Mixed-Use Building/Dwelling Refer to Part 25A.5 for non-residential component of mixed-use buildings.	N/A	
21. In a mixed use development, the waste handling, storage and collection system from residential waste and commercial waste is to be completely separate and self-contained.		
22. There are to be at least two separate centralised waste and recycling storage areas, one for residential waste and one for commercial. The Waste Management Plan is to identify the collection points and management systems for both residential and commercial waste streams.	N/A	
23. An area is to be nominated on relevant Plans for on-site composting and/or worm farm for the residential component of the mixed-use building.	N/A	
24. Where there is a residential component, any new dwellings are to be designed to allow the internal accommodation of one receptacle to collect waste and another to collect recyclable materials, each with the capacity to store one day's worth of materials.	N/A	
25B.1 On-site bulky goods storage areas 1. All Residential Flat Buildings, Multi Dwelling Housing and Mixed-use developments are to provide an on-site Bulky Goods Storage Area that is.	Yes	See the Operational Waste Management Plan

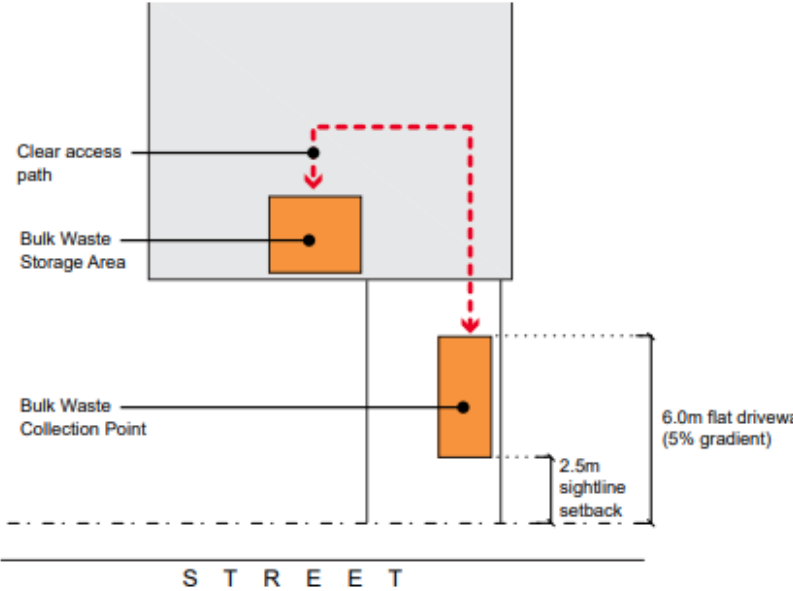


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i) located within the basement of the building; and ii) located directly adjacent to the basement vehicular entry; and iii) be separate from the general Waste Storage Area; and iv) be screened and not be visible from the street or any public area outside the basement; and v) not be accessible to the general public. 		
2. The following minimum on-site Bulky Goods Storage Area is to be provided within the basement:	Yes	



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Control	Compliance	Comment															
<table border="1"> <thead> <tr> <th></th><th>Number of Dwellings</th><th>Minimum Storage Area</th></tr> </thead> <tbody> <tr> <td>i.</td><td>Up to 50</td><td>6 sqm</td></tr> <tr> <td>ii.</td><td>50-100</td><td>12 sqm</td></tr> <tr> <td>iii.</td><td>100-110</td><td>15 sqm</td></tr> <tr> <td>iv.</td><td>Above 110</td><td>15 sqm + 1 sqm per 10 additional dwellings above 10</td></tr> </tbody> </table>		Number of Dwellings	Minimum Storage Area	i.	Up to 50	6 sqm	ii.	50-100	12 sqm	iii.	100-110	15 sqm	iv.	Above 110	15 sqm + 1 sqm per 10 additional dwellings above 10		
	Number of Dwellings	Minimum Storage Area															
i.	Up to 50	6 sqm															
ii.	50-100	12 sqm															
iii.	100-110	15 sqm															
iv.	Above 110	15 sqm + 1 sqm per 10 additional dwellings above 10															
3. The Bulky Goods Storage area is to be: i) a room or a caged area; and ii) have a minimum doorway width of 2 metres; and iii) have instructive signage regarding storage and collection of bulky items.	Noted	See the Operational Waste Management Plan															
4. The instructive signage displayed at the Bulky Goods Storage area is to: i) provide contact details for the Building Manager; and ii) clearly label the room as 'Bulky Goods Storage'; and iii) provide instruction on the storage of bulky goods; and iv) indicate the route to the 'Bulky Goods Collection Point'; and v) provide instruction on the timing and responsibility of movement of bulky goods from the Bulky Goods Storage area to the on-site Bulky Goods Collection Point.	Noted	See the Operational Waste Management Plan															
25B.2 On-site temporary bulky goods collection point																	
1. All Multi-Unit and Residential Flat Building developments are to provide an on-site Bulky Goods Collection Point as part of the entry access driveway, a separate hardstand area is not permitted.	Noted																
2. The Bulky Goods Collection Point:	Noted																



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<i>i) is to be located on the exit of the driveway within the front setback, close to the street boundary; and ii) is to be setback 2.5m from the street boundary to maintain sitelines; and iii) is to have a maximum 5% gradient in any direction; and iv) is to measure a minimum 2.0m wide x 3.5m long; and v) is to be line marked as a designated Bulky Goods Collection Point; and vi) is not to prevent access to and from the basement car park, and maintain at least one travel lane at all times while temporary storage of bulky goods takes place on the driveway</i>		

