

DCP Assessment Table

Senior Campus - 1-5 Jeffreys Street, Kirribilli (Lot 101, DP 1108496)

North Sydney DCP 2013 - Key Provisions		
Control	Description	Comment
Part B – Development Controls		
Section 3 – Non-Residential Development in Residential Zones		
3.1.2 When does this section of the DCP apply?	This section of the DCP applies to: <i>(b) development for any purpose on land zoned SP2 – Infrastructure, and where any adjacent or adjoining land is zoned:</i> <i>(i) R2 – Low Density Residential,</i> <i>(ii) R3 – Medium Density Residential,</i> <i>(iii) R4 – High Density Residential, or</i> <i>(iv) E4 – Environmental Living.</i> <i>If land zoned SP2 Infrastructure is located adjacent to more than one of the following zones:</i> (a) R2 – Low Density Residential, (b) R3 – Medium Density Residential, <i>(c) R4 – High Density Residential, or</i> <i>(d) E4 – Environmental Living,</i> <i>then the controls of the most restrictive zone will apply to the subject site. For example, if the subject site is located adjacent to land zoned R2 – Low Density Residential and R4 – High Density Residential, then the provisions of the R2 – Low Density Residential would apply.</i>	Pursuant to Section 3.2.1 the relevant controls apply to the proposed development.
3.2.1 Topography	<i>P1 Development should not result in the ground level (finished) being greater than 500mm above or below ground level (existing).</i> <i>P2 New development should not result in the removal or covering of rock outcrops, overhangs, boulders, sandstone platforms or sandstone retaining walls.</i> <i>P3 Excavation should not occur within 1m of any property boundary.</i> <i>P4 The depth of soil around buildings must be sufficient to sustain trees as well as shrubs and smaller scale gardens.</i>	The proposed development primarily involves alterations and additions to the internal fit-out. The proposed single storey extension will sit below the building line, as well as the street line. The built form will be set back in order to provide for landscaping along the boundary.
3.2.5 Noise	<i>P1 Noise emission associated with the operation of non-residential premises must not exceed the maximum 1-hour noise levels (LAeq 1 Hour) specified in Table B-3.1.</i> TABLE B-3.1: Noise Emission Limits	An Acoustic Report accompanies this application as Appendix 15 .

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Time Period			Max 1 hour noise levels (LAeq 1 Hour)	
Day	Week	Time	Urban Area	Suburban Area
Weekday	Day	7am-6pm	60dBa	55dBa
	Evening	6pm-10pm	50dBa	45dBa
	Night	10pm-7am	45dBa	40dBa
Weekend	Day	8am-7pm		
	Evening	7pm-10pm	50dBa	45dBa
	Night	10pm-8am	45dBa	40dBa

P2 In terms of determining the maximum noise levels as required by P1 above, the measurement is to be taken at the property boundary of the nearest residential premises.

P3 Despite P1 above, the noise emission associated with the operation of non-residential premises must not exceed 5 dBA above the background maximum 1 hour noise level (LAeq 1 Hour) during the day and evening and not exceeding the background level at night when measured at the boundary of the property.

P4 Council may require the submission of an Acoustic Report to ensure compliance with P1 above.

P5 Plant and machinery should incorporate noise reduction measures to minimise their impacts.

P6 Developments should be designed and / or incorporate features that reduce noise transmission.

P7 Where practical, development should incorporate adequate measures for tonal, low frequency, impulsive, or intermittent noise.

P8 Developments must comply with EPA Industrial Noise Policy 2000 in particular the modification required for acceptable noise level (ANL).

The changes identified at the Senior Campus from a noise perspective entail the minor increase in the building envelope at ground level and a small increase in the number of Air-Conditioning external condenser units at the same location they are currently placed. As a result, the changes at the Senior Campus are expected to be negligible in terms of noise impacts and can easily be mitigated to satisfy the required INP criteria.

3.2.8 Views

P1 Where appropriate, the opening up of views should be sought to improve the legibility of the area.

P2 Use setbacks, design and articulation of buildings to maintain street views and views from public areas.

P3 Maintain and protect views identified in the relevant area character statement (refer to Part C of the DCP) from future development.

P4 Where a proposal is likely to adversely affect views from either private or public land, Council will give consideration to the Land and Environment Court's Planning Principle for view sharing established in

The proposed development will sit below the existing building line and will not impact on surrounding views.

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	<i>Tenacity Consulting v Warringah Council [2004] NSWLEC 140. The Planning Principle is available to view on the Land and Environment Court's website (www.lawlink.nsw.gov.au/lec).</i>	
3.2.9 Solar Access	<i>P1 Developments should be designed and sited such that solar access at the winter solstice (21st June) provides a minimum of 3 hours between the hours of 9.00am and 3.00pm to:</i> <i>(a) any solar panels;</i> <i>(b) the windows of main internal living areas;</i> <i>(c) principal private open space areas; and</i> <i>(d) any communal open space areas located on any adjoining residential properties.</i> <i>Note: Main internal living areas excludes bedrooms, studies, laundries, storage areas.</i>	The proposed development will sit below the existing building line and will not impact on solar access.
3.2.10 Acoustic Privacy	<i>P4 Development comprising places of public worship, hospitals, <u>educational facilities</u> or child care centres on land which is on or is within 100m of a railway corridor, a road corridor for a freeway, a tollway, a transit way or any other road with an annual average daily traffic volume of more than 40,000 vehicles (based on the traffic volume data published on the website of the RMS) must consider the requirements of the DoP's Development Near Rail Corridors and Busy Roads – Interim Guideline (19 December 2008) in accordance with cl.87(2) and cl.102(2) of SEPP (Infrastructure) 2007. An acoustic report may be required to be prepared to demonstrate compliance with this Guideline and the acoustic requirements within cl.87(3) and cl.102(3) of the SEPP (Infrastructure) 2007.</i>	Refer to Section 3.2.5 above.
3.2.11 Vibration	<i>P1 Development on land which is on or is within 60m of a railway corridor, or is adjacent to a road corridor for a freeway, a tollway, a transit way or any other road with an annual average daily traffic volume of more than 40,000 vehicles (based on the traffic volume data published on the website of the RMS) must consider the requirements of the DoP's Development Near Rail Corridors and Busy Roads – Interim Guideline (19 December 2008) in accordance with cl.87(2) and cl.102(2) of SEPP (Infrastructure) 2007. In particular, consideration should be given to the vibration criteria contained within the Department of Environment Climate Change and Water's Assessing Vibration: a technical guideline. A vibration assessment report may be required to be prepared to demonstrate compliance with these Guidelines.</i>	Until more specifics regarding the construction equipment and methodology are known, a detailed construction vibration assessment is not possible. However, it is recommended to mitigate any potential impacts using the recommended safe working distances for vibration intensive plant as identified in Transport for NSW's Construction Noise Strategy.
3.2.12 Visual Privacy	<i>P1 Locate windows to avoid direct or close views into the windows, balconies or private open space of adjoining dwellings.</i> <i>P2 Where windows are located with a direct outlook to windows of an adjacent dwelling, the windows must be provided with a minimum sill height of 1.5m, or use fixed obscure glazing or other privacy devices.</i>	The specified provisions are not wholly applicable to development for the purpose of educational establishments as such, overlooking into adjacent residential areas must be minimised and can be treated through quality design.

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	<i>P3 Provide suitable screening structures or planting to minimise overlooking to the windows, balconies or private open space of dwellings on adjacent land.</i> <i>P5 Open entertaining spaces such as terraces, patio, gardens and the like on roof tops are generally not supported.</i> <i>P6 Despite P5 above, open spaces on roofs may be considered, but only if:</i> <i>(a) the space is designed such that there is no potential for existing or future overlooking of the space and subsequent noise and privacy issues;</i> <i>(b) the space is setback at least 1m from the extent of the external enclosing walls to the floor level below; and</i> <i>(c) the space does not exceed 50% of the floor area of the storey immediately below or 18m², whichever is the lesser; and</i> <i>(d) there is no other appropriate ground level space for outdoor recreation.</i>	Primarily the proposed works are internalised. The single storey extension on the eastern façade will sit below the existing building line and will not result in undue impacts on visual privacy. However, landscaping is proposed along the eastern boundary to prevent overlooking from the public domain into the Senior Campus.
3.3 Quality Built Form		
3.3.2 Streetscape	<i>P1 All works within the road reserve must be undertaken in accordance with the North Sydney Council Performance Guide (refer to Part B: Section 20 – Public Infrastructure of the DCP).</i> <i>P2 All existing sandstone kerb and guttering must be retained and maintained.</i> <i>P3 Existing street trees are to be retained and protected by avoiding excavation or building within the drip line of the tree (refer to Part B: Section 16 - Tree and Vegetation Management of the DCP).</i> <i>P4 Plant new trees of the same species that are present in the street, or in accordance with guidelines or strategies adopted by Council.</i> <i>P5 Maintain a nature strip on-street if one exists.</i>	The proposed development is primarily internal, with a single storey extension on the eastern façade, removed from the primary street frontage. Overall, the proposed development will not impact on the existing streetscape.
3.3.5 Siting	<i>P1 Buildings are to be sited in accordance with that described in the relevant area character statement (refer to Part C of the DCP), or if not identified in the relevant area character statement, sited to relate to neighboring buildings.</i> <i>P2 Site buildings within a single building form, addressing the street.</i>	The proposed single storey extension has been positioned to maximise the development potential of the Site, while minimise the impact on the public domain and the heritage significance of Wyalla.

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	<i>P3 Orient each external wall parallel to the corresponding boundary of the site, unless another orientation is characteristic.</i>											
3.3.6 Setbacks	Front <i>P1 The front setback must match the alignment of the primary facades of buildings on adjoining properties. Where different setbacks occur, the average of the setbacks of those primary facades is to be used.</i> <i>P2 An increased setback may be required where there is a need to reduce the visual dominance of a large scale premises through the incorporation of landscaping or other screening and design treatments.</i> Side <i>P3 Building setbacks are to comply with the requirements set out in Table B-3.4.</i> <table border="1"> <caption>Table B-3.2: Side Setback Requirements</caption> <thead> <tr> <th>Zone</th><th colspan="2">Minimum Setback Requirement</th></tr> </thead> <tbody> <tr> <td rowspan="3">R2 – Low Density Residential</td><td>1st storey (up to 4m)</td><td>900mm</td></tr> <tr> <td>2nd storey (up to 7m)</td><td>1.5m</td></tr> <tr> <td>3rd storey or higher (more than 7m)</td><td>2.5m</td></tr> </tbody> </table> <i>P4 Where possible, side setbacks should match those on adjoining properties, or, if adjoining properties are not characteristic, with setbacks identified in the relevant area character statement (refer to Part C of the DCP).</i> <i>P5 Despite P3 above, the building must be set back a minimum of 3m from the property boundary, where the adjoining site has balconies or windows to main living areas of dwellings or serviced apartments located at the same level.</i> Rear <i>P6 Provide rear building setbacks that match those on adjoining properties, or, if adjoining properties are not characteristic, with setbacks identified in the relevant area character statement (refer to Part C of the DCP).</i> Laneways <i>P8 Despite P1 and P5 above, all buildings and structures must be setback 1.2m from a laneway. This provision does not apply to side setbacks.</i>	Zone	Minimum Setback Requirement		R2 – Low Density Residential	1 st storey (up to 4m)	900mm	2 nd storey (up to 7m)	1.5m	3 rd storey or higher (more than 7m)	2.5m	The proposed development will maintain adequate setbacks from Robertson Lane. Refer to Appendix 6 for further detail.
Zone	Minimum Setback Requirement											
R2 – Low Density Residential	1 st storey (up to 4m)	900mm										
	2 nd storey (up to 7m)	1.5m										
	3 rd storey or higher (more than 7m)	2.5m										

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3.3.7 Form, Massing & Scale

P1 The height of buildings is not to exceed that stipulated within cl.4.3 to NSLEP 2013.

P2 The number of storeys should be consistent with that identified in the relevant area character statement (refer to Part C of the DCP).

P3 The finished floor height of the ground floor level should be no higher than 1m, measured vertically at any point, above ground level (existing).

P4 Finished floor to ceiling heights are a minimum of 3.3m at the ground floor and 2.7m for each floor above the ground floor. Council may consider a variation to the minimum requirements, but only if the applicant can demonstrate that the non-residential floor space is capable of receiving satisfactory natural daylight and ventilation (e.g. shallow commercial spaces with large amounts of window area).

P5 Where alterations and additions are proposed to a development relying on existing use rights, they must not result in the:

- (a) material loss of views from other properties or public places, or*
- (b) material overshadowing of other properties or public places, or*
- (c) material loss of privacy to other properties, or*
- (d) increasing of the overall building height, or*
- (e) landscaped area of the development being below the requirements set out in the DCP, or further decrease the landscaped area where the landscaped area is already below the requirements of the DCP, or*
- (f) site coverage of the development exceeding the requirements set out in this DCP, or further increase the site coverage where the landscaped area is already above the requirements of this DCP.*

P7 Ancillary buildings (e.g. garages, carports, sheds etc) should be a much smaller scale than the principle building.

P8 Where a building is to be located amongst buildings having a consistent form and scale the size, location and proportions of window, door openings and other distinctive features such as roof form should be carried over to the new development.

P9 Provide smaller door and window openings within masonry walls, so that glass does not dominate the façade.

P11 The apparent length of buildings should be broken down through the use of articulation, design and detailing, changes in materials and colours.

The height of the single storey extension will not exceed the prescribed maximum building height of 8.5m. Further, the proposed extension will be positioned behind the building line and will therefore will have minimal impact on the public domain.

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	<i>P12 High quality materials should be used throughout the building design.</i> <i>P13 Building elements, such as materials, finishes, and window dimensions should relate to neighbouring buildings.</i> <i>P14 Buildings are to respect the setting and curtilage of heritage items (refer to Part B: Section 13 - Heritage and Conservation of the DCP).</i>	
3.3.9 Colours and Materials	<i>P1 Buildings should use materials identified in the relevant area character statement (refer to Part C of the DCP), if provided.</i> <i>P2 Natural colours and muted and earth tones should be used for major areas of the building, such as walls and roof, with stronger colours restricted to smaller features, such as window frames, doors and architectural detailing.</i> <i>P3 Avoid the extensive use of reflective glass, reflective metal and plastics on the exterior of buildings.</i> <i>P4 Buildings should incorporate a high proportion of masonry to glass as follows - if a vertical or horizontal line is drawn in any position on any façade it should not pass over more than 50% of glass, or 75% of clear opening and glass.</i>	The proposed Colours and Materials ensure the proposed development integrates with the existing built form, whilst preserving the heritage significance of the Senior Campus.
3.4.1 Accessibility	<i>P1 Buildings are to be designed in accordance with the provisions contained within Part B: Section 12 - Access of the DCP.</i>	A BCA and Access Report accompanies this application (Appendix 34 and Appendix 36) and demonstrate the proposal is capable of complying with relevant BCA provisions. accompany any development application and provide evidence the proposal is capable of complying with any relevant BCA provisions.
3.4.2 Safety and Security	<i>P1 Design routes between building entrances to maximise personal safety. Routes from parking areas to lift lobbies are particularly important in this regard. Clear lines of sight and well-lit routes are required.</i> <i>P2 Adequate lighting must be provided to open spaces, entrances and pedestrian areas to avoid the creation of shadowed areas.</i>	The provisions involving safety and security are undoubtedly an important priority to the College.

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	<i>P3 Rear service areas and access lanes should either be well secured or easily visible.</i> <i>P4 Robust and durable design features should be used where relevant to discourage vandalism.</i> <i>P5 The use of security grilles at the street frontage is discouraged. If security grilles are necessary then install on the inside of the shopfront and maintain clear visibility into the shop. Use toughened glass.</i> <i>P6 Solid security rollers to shopfronts, building entries and the like are not permitted.</i> <i>P7 Fire escapes should not be recessed into the building form. If it is necessary locate them in a recess, then the recess must be shallow to provide for personal security of pedestrians.</i> <i>P8 Buildings should be designed to allow for the overlooking and natural surveillance of rear lanes (e.g. from retail and other uses at all levels of the building).</i> <i>P9 Rear lanes should be provided with safe and secure lighting.</i> <i>P10 Clear sight lines should be maintained around all vehicle access points.</i> <i>P11 Street numbering of buildings must be clearly visible from street at all times of the day such that they are easily identifiable.</i> <i>P12 Maximise views of the street and building entries and communal areas within the development.</i> <i>P13 Maintain sight lines along pathways (i.e. avoid blind corners or hiding places).</i> <i>P14 Use design, materials and features (such as street furniture, pavers, fencing and landscaping) to clearly distinguish public, communal and private domains.</i>	The proposed development has considered the CPTED principles in the detailed design development.
3.4.3 Vehicular Access & Car Parking	Quantity <i>P1 Comply with the parking requirements within Part B: Section 10 – Car Parking and Transport of the DCP.</i> Location <i>P2 All parking should be provided underground (i.e. within a basement) or where provided at grade, must be adequately screened from the public domain. At grade car parking may only be permitted, where it can be demonstrated that the development can comply with the landscaping and site coverage controls contained within this Section of the DCP.</i>	Provisions for car parking are specified as 1 car parking space per 6 staff. Additional car parking is not proposed as part of the alterations and additions and there is no forecast increase.

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P3 Where security doors/gates are proposed, an intercom system to facilitate visitor/service access to underground parking areas must be provided.

P4 Design accessways and driveways to:

- (a) enable vehicles to enter the parking space or garage in a single turning movement;*
- (b) enable vehicles to leave the parking space in no more than two turning movements;*
- (c) enable vehicles to avoid queuing on public roads; and*
- (d) comply with AS 1428.2 Design for Access and Mobility.*
- (e) comply with the requirements of vehicular crossings and driveways as set out in Section 20.4 to this Part of the DCP.*

P5 Parking areas must be designed to enable cars to enter and leave the site in a forward direction.

P6 Driveway and pedestrian access must be separated.

P7 The use of car spaces within a development is restricted to the occupiers of that development.

P8 Garages, carports or other like parking structures must not be located between the primary street frontage and the primary street façade of the building.

P9 Despite P8 above, car parking spaces (i.e. not within a garage, carport or other structure) may be located between the primary street frontage and the primary street façade of the building, but only if:

- (a) no other on-site parking exists or is possible;*
- (b) no rear laneway exists to provide vehicle access from the laneway rather than from the street;*
- (c) no demolition or partial demolition of the property is required to cater for the space;*
- (d) any excavation required is minimal in comparison to the area of the parking space;*
- (e) on-street parking is constrained by commuter parking and/or RMS clearways;*
- (f) the parking space is uncovered;*
- (g) porous materials are used for the parking space's surface;*
- (h) landscaped area complies with the minimum requirements under s.1.5.5 to this Part of the DCP, or if it is already less than the minimum requirement, the it is not further reduced;*
- (i) adequate space to fit vehicles within property boundary exists to avoid overhang onto the footpath;*
- (j) it complies with AS 2890.1.*

Access

P10 Provide vehicular access, directly from a public road.

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	<i>P11 Where the site has frontages to both a street and a rear laneway, vehicular access should be provided from the laneway rather than the street.</i> <i>P12 Do not compromise streetscape, building form and landscaped area, or heritage significance through the provision of vehicle access.</i> <i>P13 Provide a minimum of 5.5m between gates or doors to parking areas and the boundary of the site to allow a car to be within the property boundary while the gates/doors are opening.</i> <i>P14 If security gates/doors are to be used provide an intercom to allow access for visitors.</i> <i>P15 Set back any development, including fences, at least 1.2m from a boundary with a laneway to provide adequate turning space within the lane.</i>															
3.4.4 Site Coverage	<i>P1 Maximum site coverage must be in accordance with Table B-3.3.</i> <table border="1"> <caption>TABLE B-3.3: Maximum Site Coverage Requirements</caption> <thead> <tr> <th>Zone</th><th>Lot Size (m²)</th><th>Site Coverage (max)</th></tr> </thead> <tbody> <tr> <td rowspan="5">R2 – Low Density Housing</td><td>0-229</td><td>65%</td></tr> <tr> <td>230-499</td><td>50%</td></tr> <tr> <td>500-749</td><td>40%</td></tr> <tr> <td>750-999</td><td>35%</td></tr> <tr> <td>1000+</td><td>30%</td></tr> </tbody> </table> <i>P2 For the purposes of P1, the following items are considered to constitute site coverage:</i> <i>(a) buildings as defined by the EP&A Act;</i> <i>(b) garages and carports;</i> <i>(c) sheds;</i> <i>(d) enclosed / covered decks, pergolas and the like;</i> <i>(e) swimming pools, spa pools and the like;</i> <i>(f) other structures including:</i> <i>(i) permanent BBQ structures;</i> <i>(ii) cabanas;</i> <i>(iii) external staircases;</i> <i>(iv) gazebos;</i> <i>(v) greenhouse/glasshouse;</i> <i>(vi) plant rooms;</i>	Zone	Lot Size (m ²)	Site Coverage (max)	R2 – Low Density Housing	0-229	65%	230-499	50%	500-749	40%	750-999	35%	1000+	30%	The lot size of the subject site is approximately 3,421.06m², and as such the maximum permitted site coverage is 30%. The Campus is located in a highly developed urban area. The Campus will exceed the maximum Site coverage requirement. However, this is seen to be acceptable as the proposed development will respond to the needs of the College to create flexible, contemporary learning spaces at the College, whilst enforcing a sense of community whilst creating opportunities for study and recreation.
Zone	Lot Size (m ²)	Site Coverage (max)														
R2 – Low Density Housing	0-229	65%														
	230-499	50%														
	500-749	40%														
	750-999	35%														
	1000+	30%														

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	(vii) rainwater tanks; (viii) ramps; (ix) garbage storage facilities. However, site coverage excludes: (g) any basement; (h) unenclosed balconies, decks, pergolas and the like; (i) paving and patios (porous and non-porous); (j) driveways and car stand areas (porous and non-porous); (k) water features; or (l) anything else defined as landscaped area.																													
3.4.5 Landscape Area	P1 Provide a minimum landscaped area and maximum un-built upon area in accordance with Table B-3.4. <table><tr><th colspan="4">TABLE B-3.4: Minimum Landscaped Area and Site Coverage Requirements</th></tr><tr><th>Zone</th><th>Lot Size (m²)</th><th>Landscaped Area (min)</th><th>Un-built upon area (max)</th></tr><tr><td rowspan="5">R2 – Low Density Housing</td><td>0-229</td><td>15%</td><td>20%</td></tr><tr><td>230-499</td><td>30%</td><td>20%</td></tr><tr><td>500-749</td><td>40%</td><td>20%</td></tr><tr><td>750-999</td><td>45%</td><td>20%</td></tr><tr><td>1000+</td><td>50%</td><td>20%</td></tr><tr><td>R3 – Medium Density Housing</td><td>All</td><td>30%</td><td>20%</td></tr></table> P2 For the purposes of P1: (a) landscaped area is considered to comprise all parts of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area² ; and (b) the following items are considered to constitute un-built upon area: (i) any part of a basement which does not comprise site coverage; (ii) unenclosed balconies³ , decks, pergolas and the like; (iii) paving and patios (porous and non-porous); (iv) driveways and car stand areas (porous and non-porous); (v) water features; or however, un-built upon area excludes:	TABLE B-3.4: Minimum Landscaped Area and Site Coverage Requirements				Zone	Lot Size (m ²)	Landscaped Area (min)	Un-built upon area (max)	R2 – Low Density Housing	0-229	15%	20%	230-499	30%	20%	500-749	40%	20%	750-999	45%	20%	1000+	50%	20%	R3 – Medium Density Housing	All	30%	20%	There is minimal opportunity across the Site to provide adequate Landscape Areas. As such, the proposed development to provide alternative design solutions to provide an appropriate level of landscaping across the Site. Adequate landscaping will be provided between the single storey addition and the eastern boundary fronting Robertson Lane. Refer to Appendix 12 for further detail.
TABLE B-3.4: Minimum Landscaped Area and Site Coverage Requirements																														
Zone	Lot Size (m ²)	Landscaped Area (min)	Un-built upon area (max)																											
R2 – Low Density Housing	0-229	15%	20%																											
	230-499	30%	20%																											
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R3 – Medium Density Housing	All	30%	20%																											

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	<i>(vi) anything else comprising site coverage; or</i> <i>(vii) anything else comprising landscaped area.</i> <i>P3 Avoid creating landscaped areas that are broken into a series of small fragmented unusable areas.</i> <i>P4 Establish a significant landscaped setting for pathways and paved areas.</i> <i>P5 Use planting to create a buffer against cold winter winds (generally westerly), or to direct cooling breezes in summer (generally north easterly).</i> <i>P6 Locate driveways and pathways at least 500mm from common boundaries.</i> <i>P7 Provide screen planting, including trees, within the 1.5m setback from the common boundary.</i> <i>P8 Retain existing mature vegetation and trees and show what measures are to be implemented to protect this vegetation during construction (refer to Part B: Section 16 – Trees and Vegetation Management of the DCP).</i> <i>P9 Vegetation and landscape elements should be selected and designed to avoid overshadowing existing solar panels or roof spaces which are capable of accommodating solar panels.</i> <i>P10 Use pervious materials or stepping stones where pathways are incorporated within side setbacks.</i>	
3.4.6 Excavation	<i>O1 To retain existing vegetation and allow for new substantial vegetation and trees.</i> <i>O2 To minimise the adverse effects of excavation on the amenity of neighbouring properties.</i> <i>O3 To minimise excavation and site disturbance so as to retain natural landforms, natural rock faces, sandstone retaining walls and the like and to retain natural water runoff patterns and underground water table and flow patterns.</i> <i>O4 To ensure the structural integrity of adjoining properties.</i> <i>O5 To minimise adverse effects of adjoining transport infrastructure.</i> <i>P1 Development that includes excavation must not be carried out unless:</i> <i>(a) the development is in accordance with and promotes the objectives of this subsection;</i> <i>(b) land stability of the site and adjoining land is preserved;</i> <i>(c) the natural drainage patterns of the land and catchment will not be disrupted; and</i> <i>(d) adverse effects on other properties are avoided or minimised.</i> <i>P2 Consent must not be granted to a development where the excavation for any associated garages, car parking, plant rooms or ancillary storage and access thereto exceeds 70% of the site area.</i>	There is no excavation proposed as part of this development.

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	<i>P3 Where practical:</i> <i>(a) a minimum of 50% of the un-excavated area should be located at the rear of the site. Sites with dual or rear lane frontages, this area may be relocated to allow buildings to address the secondary frontage.</i> <i>(b) a minimum of 30% of the un-excavated area should be located within the front setback.</i> <i>(c) a minimum 1.5m wide strip of soft landscaped area should be located along at least one side boundary. A minimum 1.5m wide strip should be provided along both boundaries where the site width permits.</i> <i>P4 Basement car parks must not extend to the full width of a site.</i>	
3.4.7 Landscaping	<i>P1 Development on properties in proximity to bushland must be consistent with the requirements of Part B: Section 15 - Bushland of the DCP. Note: Refer to the Bushland Buffer Map in Appendix 4 to this DCP to determine if the subject property is located in proximity to bushland.</i> <i>P2 Retain existing trees wherever practical.</i> <i>P3 Avoid works which are to occur within the drip line of any tree that has a height greater than 6m, or a girth greater than 1m, measured 1m above the base of the tree.</i> <i>P4 Where a development proposes to incorporate plant containers, they should have a minimum diameter of 110mm and a minimum depth of 135mm.</i> <i>P5 Developments should incorporate locally occurring native species and reduce water and fertilizer requirements.</i> <i>P6 Achievement of maximum density, pursuant to Council's controls, will be subject to retention of significant trees (as identified by Council) and other important topographic features.</i> <i>P7 Minimise disturbance of natural ground levels, native vegetation and topography in the vicinity of identified significant trees.</i> <i>P8 New hedges must not result in the unreasonable reduction of access to sunlight or views. A condition may be imposed on a development consent which may restrict the maximum height of a hedge.</i> <i>P9 Trees should provide at least 50% canopy cover over landscaped areas at maturity.</i> <i>P10 Plant the largest growing and longest lived tree species appropriate to the site conditions.</i>	The subject site is not located within proximity to bushland. The proposed alterations and additions must retain trees where practical. Additional Landscaping is proposed along the eastern boundary line at the interface of Robertson Lane. Primarily the landscaping is proposed to minimise undue visual impacts on the educational establishment. Refer to Appendix 12 for further detail.

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	<i>P11 Council encourages the incorporation of green walls into developments where appropriate.</i>							
3.5.2 Passive Solar Design	<i>P1 Buildings should be oriented within 20 degrees west of north to 30 degrees east of north to maximise solar access.</i> <i>P2 Adapt site layout and building orientation to local climatic conditions and prevailing site characteristics, such as existing overshadowing, planting and slope.</i> <i>P3 Orient the long axis or length of the building to the northerly aspect.</i> <i>P4 East and west facing glazing should be minimised and fully shaded at the summer solstice.</i> <i>P5 Provide shading devices on north facing walls to completely shade glazing from October to late February. To calculate the extent of shading device, draw a section and extend a line from the base of the window at 70 degrees. The outer edge of the shading device or eaves should reach this line.</i> <i>P6 Optimise natural light access to reduce the amount of energy used to run artificial lighting (limiting the internal depth of the building allows efficient use of natural light).</i> <i>P7 If landscaping is proposed as part of the development, a documented landscape design concept shows how the landscaping contributes to energy efficiency by providing substantial shade in summer, especially to west-facing windows and open car park areas, and admitting winter sunlight to outdoor and indoor living and working areas.</i> <i>P8 Buildings are designed, wherever possible, to include a north facing roof where a solar hot water system or collector can be installed.</i>	The proposed development will sit below the existing building line and will not impact on solar access. Due to the orientation of the Site, the single storey extension will achieve adequate solar access in the morning.						
Section 10 – Car Parking and Transport								
10.2 Parking Provision								
10.2.1 Quantity Provisions	<i>Non-Residential Development</i> <i>P8 For specific non-residential uses, provide on-site car parking at the maximum rates specified in Table B-10.3.</i> <table border="1"><tr><th colspan="2"><i>Table B-10.3 – Parking rates for specific nonresidential uses</i></th></tr><tr><th><i>Development Type</i></th><th><i>Maximum Parking Rate</i></th></tr><tr><td><i>Educational Establishments</i></td><td><i>1 space / 6 staff</i></td></tr></table>	<i>Table B-10.3 – Parking rates for specific nonresidential uses</i>		<i>Development Type</i>	<i>Maximum Parking Rate</i>	<i>Educational Establishments</i>	<i>1 space / 6 staff</i>	The specified rate for car parking is 1 space per 6 staff. Car parking is not proposed as part of the development. There is no proposed increase to staff and student numbers. Therefore, the existing parking provisions
<i>Table B-10.3 – Parking rates for specific nonresidential uses</i>								
<i>Development Type</i>	<i>Maximum Parking Rate</i>							
<i>Educational Establishments</i>	<i>1 space / 6 staff</i>							

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	<i>P9 On-site car parking provision significantly below maximum rates specified in Tables B- 10.2 and B-10.3 will generally only be considered if the proposed development has good access to public transport due to the impact that unmet on-site parking demand may have on surrounding residential streets, if viable alternative transport modes are not available.</i> <i>P10 Parking within the North Sydney Centre may exceed the requirements in Table B-10.2, but only where the level of non-residential parking provided does not exceed the number legally existing on the 28 February 2003. North Sydney Development Control Plan 2013 Car Parking and Transport Part B Page B10-5</i> <i>P11 Council must not grant consent for car parking spaces for entertainment facilities unless the location and availability of existing public car parking in the vicinity of the proposed entertainment facility has been considered. Any car parking allowed specifically for the entertainment facility may, with consent, also be available only for short-stay parking during the hours of 9.30am to 6pm, but for no other purpose.</i> <i>P12 In addition to P7 and P8 above, parking for motor cycles must be provided at the minimum rate of 1 space per 10 cars or part thereof.</i>	are considered to remain adequate for the Site.
10.6 Green Travels Plans	<i>P1 Green Travel Plans must be submitted with all development applications that involve:</i> <i>(a) New, or redevelopment of, educational establishments which result in the total number of students exceeding 100 persons.</i> <i>(b) New, or redevelopment of, non-residential developments which result in the total floor space of the development exceeding 2,000m² (approximately 100 employees in an office development).</i> <i>(c) The provision of 50 or more dwellings.</i> <i>(d) Any development involving the construction of a new building in the St Leonards/Crows Nest Planning Study Precincts 2 & 3.</i> <i>P2 Components/strategies of a Green Travel Plan will likely vary according to the nature of the proposed development and may incorporate:</i> <i>(a) Identification and promotion of public transport options to access the site (for example, on a website and /or business cards);</i> <i>(b) Preparation of a Transport Access Guide (TAG) for the site. Note: Transport Access Guides (TAGs) provide information to staff and clients on how to reach places via public transport, walking or cycling. More information on development, implementation and publicising TAGs is available on the Roads and Traffic Authority website: www.rta.gov.au/usingroads/traveldemandmanagement/transportaccessguides/index</i> <i>(c) Implementation of a car pool system for employees;</i> <i>(d) Introduce staff car sharing scheme for fleet vehicles;</i> <i>(e) Use taxis or public transport for work related journeys;</i>	A formal Green Travel Plan was not considered as part of the preparation of the application and accompanying traffic report following the positive outcomes of the mode of travel survey of staff and students (Appendix 13). That is the College exhibits a high proportion of public transport use in an areas which is protected from all day parking, with existing parking restrictions. Further, the proposed development will not result in any increase in either student or staff population across the College. In addition, the proposed development would have the benefit of reducing the need to travel to and from Campuses with improved additional facilities provided within the College grounds.

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	(f) Provide priority parking for staff who car pool with more than 2 passengers; (g) Encouragement of cycling and walking to the workplace through generous provision of bicycle parking, showers and lockers; (h) Incentive schemes to encourage employees to commute using sustainable transport modes (such as the provisions of public transport vouchers/subsidised public transport tickets); (i) Allocation of designated parking spaces for a car sharing scheme; (j) Prominent display of a large map of cycling routes (i.e. in the foyer of a residential complex); (k) Provide staff with cycling allowances, loans and insurance together with bicycle storage and showering and changing facilities; (l) Provision of a bus to pick up and drop off staff to the nearest railway station. (m) The undertakings made in the submitted GTP will be included under the terms of any development consent <i>Note: The strategies listed in P2 above do not comprise an exhaustive list and Council will consider alternative strategies that reduce the reliance on the use of private motor vehicles.</i> <i>P4 At Council's discretion, requirements for onsite car parking may be reduced on the basis of a written agreement between Council and the owner/ occupiers for the implementation of a Green Travel Plan.</i> <i>P5 The undertakings made in a Green Travel Plan submitted with a development application may be included as conditions to any development consent</i>	On the basis that is was considered that a formal Green Travel Plan was considered a desirable outcome as part of the proposed works, the requirement is able to form a condition of consent to be submitted at the time of Construction Certificate.
Section 13 – Heritage and Conservation		
13.4 Development in the Vicinity of Heritage Items	<i>P1 Respect and respond to the curtilage, setbacks, form, scale and style of the heritage item in the design and siting of new work.</i> <i>P2 Maintain significant public domain views to and from the heritage item.</i> <i>P3 Ensure compatibility with the orientation and alignment of the heritage item.</i> <i>P4 Provide an adequate area around the heritage item to allow for its interpretation.</i> <i>P5 Retain original or significant landscape features that are associated with the heritage item or that contribute to its setting. P6 Protect and allow interpretation of archaeological features (as appropriate and relevant).</i>	The proposed alterations and additions to and surrounding the heritage item must has been designed in accordance with the provisions of Section 13.4 of the DCP. A Heritage Impact Statement has been prepared by NBRS Architecture and accompanies this application as Appendix 17. The Statement concludes there will be minimal impact on the heritage item and appropriate mitigation measures will be adopted to ensure the heritage value and significance is maintained.

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Part C – Character Statements**8.2 Kirribilli Neighbourhood**

8.2.1 Significant Elements	Land Use <i>P1 Predominantly residential development</i> <i>P2 Educational Establishments</i> Views <i>P5 The following views and vistas are to be preserved and where possible enhanced:</i> <i>(a) District views from streets and reserves to Sydney Harbour and beyond.</i> <i>(b) Slot views of Sydney Harbour from Elamang, McDougall, Upper Pitt Streets and Kirribilli Avenue.</i> <i>(c) Views of the harbour from Robertson Lane Lookout (61); Bradfield Park Lookout No. 2 (68), Copes Lookout (66); Jeffreys Street Lookout (65), Stanton Lookout (67).</i> Streetscape <i>P13 Narrow streets with limited landscaping.</i> <i>P14 Split carriageways with sandstone retaining walls and one-way movement.</i> <i>P15 High masonry fences except to heritage items.</i> <i>P16 Buildings generally setback a minimum from the boundary with a skewed alignment to respective street frontages.</i> <i>P17 Garages built to the boundary.</i> Public transport <i>P18 Development should capitalise on the Area's high level of access to public train, bus and ferry services.</i>	The following provisions are characteristic of the Kirribilli Neighbourhood and have been considered in the design of the proposed development in terms of minimising view loss and retaining the desired streetscape. The educational establishment is an existing and desired land use which capitalises on the abundance of public transport serving the subject site.
8.2.2 Desire Future Character Diversity	<i>P3 Educational establishments.</i> <i>P4 Limited redevelopment is envisaged for this Area with no substantial increase in density.</i>	The development proposed at the subject site is for the use of an existing educational establishment which is not applicable in terms of residential density.

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8.2.3 Desired Built Form	<i>Form, massing and scale</i> <i>P1 Development is to generally conform with the provisions contained within Part B – Development Controls of the DCP.</i> <i>P2 Educational establishments are to reflect the scale and massing of development on adjoining properties at its interface with the adjoining property.</i> <i>Materials</i> <i>P3 Walls - Masonry, face brick</i> <i>P4 Windows - Timber framed</i> <i>P5 Roofs - Terracotta tiles, slate</i>	The prescribed provisions in Part B outline the desired form, massing and scale of any proposed development. The proposed internal alterations and additions are considered negligible. The single storey extension, fronting Robertson Lane will not impact on the appearance of the existing building form, and will sit below the existing building line. Overall, the proposed development has been designed to consider the adjoining properties in relation to the relevant built form controls outlined in Part B of NSDCP 2013.
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