

DEVELOPMENT APPLICATION REPORT

NEW APARTMENTS at
75-77 FOAMCREST AVENUE, NEWPORT BEACH for
PROVENT PROPERTY GROUP PTY LTD
DECEMBER 2020



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A. INTRODUCTION

A 1 GENERAL

This report has been prepared as part of the development application to Northern Beaches Council for a new development at 75-77 Foamcrest Avenue, Newport. The aim of this report is to assess and substantiate compliance of the proposal with the applicable planning provisions and to identify the effect of the proposal on the locality.

This report forms the Statement of Environmental Effects required as part of the development application.

The owners of the site, Project Venture Development No 4 Pty Ltd, approached Richard Cole Architecture with a brief to create a development that responds sensitively to the natural environment, site and context. Both the owner and architect have strived to create a development that is appropriate in scale, form, siting, materials and character, and that responds sensitively to the environment. The same team recently completed a seven apartment development in the same street at 2-4 Foamcrest Avenue, Newport. The proposal provides a high quality solution to the demand for medium density housing within the context of the Newport locality.

The proposed development consists of the following:

- Demolition of the existing dwellings.
- Consolidation of two lots into a single lot.
- Seven apartments on two levels with basement carparking.
- Extensive landscaping and improvement of the streetscape.

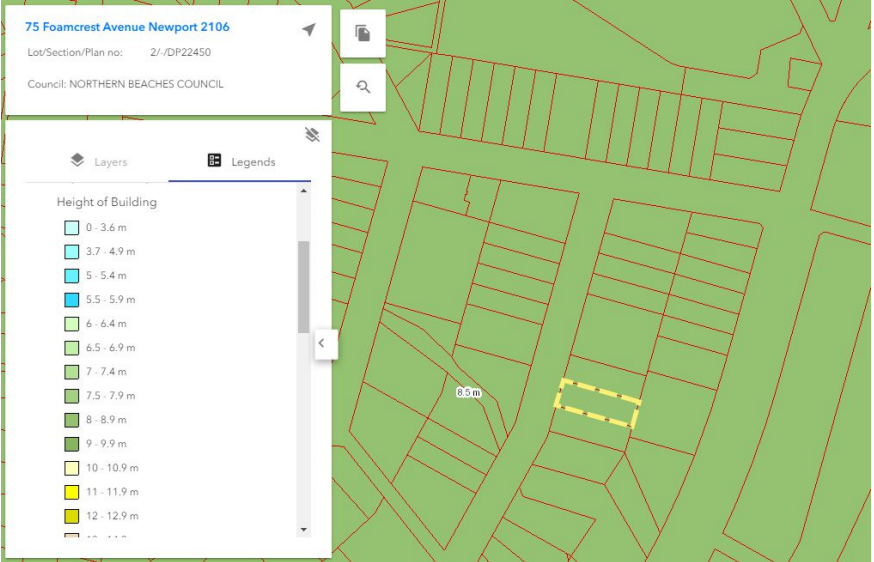
A 2 PITTWATER LEP 2014

The property is zoned R3 Medium Density Residential, under which residential flat buildings, and multi-residential buildings are permissible. As the proposed development comprises the demolition of two single detached residences and the construction of 4 ground floor and 3 first floor apartments, the development will result in a nett increase of 5 dwellings.

The land is not zoned environmentally sensitive, is not a known archaeological site, and is not in the vicinity of a heritage item. The application complies with all the statutory aspects of the LEP.

A 3 PRINCIPAL DEVELOPMENT STANDARDS

A 3.01 Height of Buildings



The maximum height of buildings on the site is 8.5m (Area I) as shown on the Height of Buildings Map. The proposal complies with this control, and most of the proposed building will be significantly below the maximum height limit.

A 3.02 Density Controls for Certain Residential Accommodation

In R3 Medium Density Residential zones there is a maximum of 1 dwelling per 200m² of site area for residential apartment Buildings.

The two building sites have a combined area of 1393m², which allows 6.965 dwellings to be constructed on the site. While common sense would round this figure to permit seven dwellings to be constructed, the wording of the control technically permits only 6 dwellings. As the proposal includes 7 apartments, an exception to development standards application is provided with this application.

Strict compliance with the development control will result in one less dwelling on the site, but as the proposed development complies with the height, setback, landscape area and building envelope controls, whether there are six larger apartments or seven apartments with a mix of sizes in the development will not affect the overall form of the building. The proposed building will be consistent with the desired character of the locality whether there are six or seven apartments, and seven allows for a greater range of sizes and choice for residents and the local community. At 1393sqm the site area falls just short of the required 1400sqm under this control, and results in a density of 199sqm site area per unit. Council recently approved a developments at 6 Foamcrest Avenue and 2-4 Foamcrest Avenue with higher densities than the subject site. The proposed development meets all the required amenity controls including height, setbacks, parking, private open space, landscape areas, solar access, privacy, and bulk and scale. The development site is immediately adjacent to the village centre, beach and transport facilities, and limiting the number of dwellings restricts the potential of the site to fewer households. In this instance it is appropriate that the development proposal be judged on its merits.

In terms of environmental impact, the difference between six and seven apartments is minimal. The development meets all amenity requirements for occupants and neighbours and the locality has adequate infrastructure that is more than capable of servicing an additional household. The peninsula is an area that is dominated by the single detached house on large residential blocks and it will benefit by more diversity of housing types and a range of apartment sizes close the amenity of shops, recreational facilities and transport.

A 3.03 Exceptions to development standards

An Application Form to vary a development standard has been submitted with this

application in relation to Section 4.5A of the PLEP Density Controls for Certain Residential Accommodation.

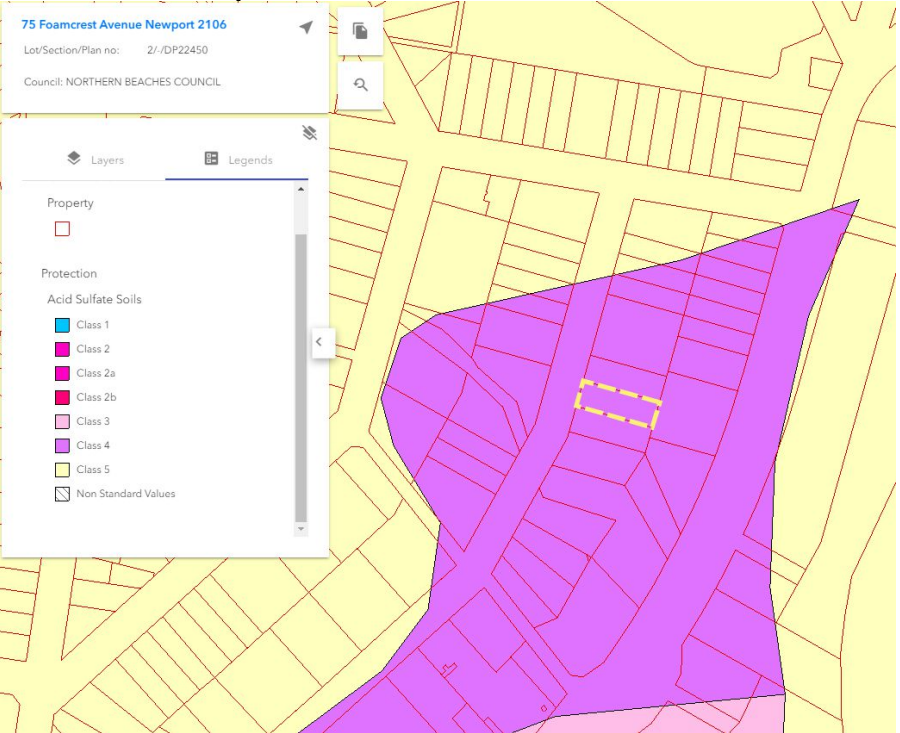
A 4 MISCELLANEOUS PROVISIONS

A 4.01 Heritage Conservation

The site is not in a heritage conservation area and is not in the vicinity of a heritage item.

A 5 ADDITIONAL LOCAL PROVISIONS

A 5.01 Acid Sulphate Soils



The sites are classified as Class 4 Acid Sulphate Soils on the Acid Sulphate Soils Map. A Geotechnical Report from Croziers Geotechnical Consultants has been submitted with this application.

A 5.02 Earthworks

Excavation and earthworks for the site will be limited to the excavation required for the basement carparking, and the adjustments to the ground levels immediately around the proposed building. The appropriate measures will be undertaken during the works to ensure the amenity of the adjacent properties is not disturbed.

A 5.03 Essential Services

All essential services; water, electricity, sewage and gas are currently available on both sites. Suitable vehicular access and stormwater drainage will be provided as part of this development. Refer to the Traffic Management Report, and the Water Management Plan submitted with this application.

A 6 PITTWATER 21 DCP

The proposed development complies with both the general and specific controls of this policy. Refer to section B, C and D of this report for specific compliance assessment.

A 7 SEPP – BUILDING SUSTAINABILITY INDEX (BASIX) 2004

A BASIX Certificate prepared by Insight Energy has been submitted with this

application.

A 8 SEPP 65 – DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT

The proposed development incorporates 4 ground level apartments and 3 first floor apartments, with a level of sub-ground basement carparking. The development is classed as a Residential Flat Building:

Residential flat building Definition: (Pittwater Local Environmental Plan 2014 DICTIONARY): *means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.*

SEPP 65 applies to residential flat buildings that are at least 3 or more storeys, not including levels below ground level. This policy is therefore not applicable to this development.

SEPP 65 Definition

Residential Flat Building means a building that comprises or included:

3 or more storeys (not including levels below ground provided for carparking or storage, or both, that protrude less than 1.2m above ground level), and

4 or more self-contained dwellings (whether or not the building included uses for other purposes, such as shops)

But does not include a Class 1A or a Class 1b building under the Building Code of Australia.

4 Application of Policy

(I) This Policy applies to development for the purpose of a residential flat building, shop top housing or mixed-use development with a residential accommodation component if:

- (a) the development consists of any of the following:
 - (i) the erection of a new building,
 - (ii) the substantial redevelopment or the substantial refurbishment of an existing building,
 - (iii) the conversion of an existing building, and
- (b) the building concerned is at least 3 or more storeys (not including levels below ground level (existing) or levels that are less than 1.2 metres above ground level (existing) that provide for car parking), and
- (c) the building concerned contains at least 4 or more dwellings.

Despite SEPP 65 not being applicable, the design of the proposed development has incorporated both the general and specific elements and controls of both SEPP 65 and the Apartment Design Guide.

A 9 REPORTS

The following reports have been provided as part of this application:

Architectural Plans	Richard Cole Architecture Pty Ltd
Water Management Report	Barrenjoey Consulting Engineers
Arborist Report	Raintree - Consulting Arborists
Landscape Plans	Karen Ruthven Landscape Architect
Traffic Report	TEF Consulting
Basix Assessment	Insight Energy
Accessibility Compliance Report	Accessible Building Solutions

Development Application Model	Richard Cole Architecture
Geotechnical Report	Crozier Geotechnical Consultants
BCA Report	Dix Gardner

A 10 LOCALITY – NEWPORT

The site is located in the suburb of Newport, on the western edge of Newport village. Newport is located on the Barrenjoey Peninsula which extends from Mona Vale to Palm Beach. The peninsula is bordered by the Pacific Ocean and surfing beaches to the east and the enclosed waters of Pittwater to the west. It is approximately 30 km north of the Sydney CBD.

The locality is serviced by road with public transport limited to buses and taxis. The primary road link from the peninsula is Barrenjoey Road which links to the rest of the northern beaches via Pittwater Road, the upper north shore via the Wakehurst Parkway and the lower north shore via Mona Vale Road.



Figure 1: Aerial Map of Newport

A 11 THE SITE

The site is a combination of two properties on Foamcrest Avenue, Newport: numbers 75 and 77. The site is rectangular in shape, with a frontage to Foamcrest Avenue to the west, a northern boundary to No. 79-83 Foamcrest Avenue, a boundary to the east to 405 Barrenjoey Rd and a boundary to the south to 73 Foamcrest Avenue.

The immediate vicinity comprises primarily of residential flat buildings, a single residential dwelling to the south, and local shops and a further down the road. The site is less than 150 metres from the central shopping village of Newport, and approximately 100 metres from Newport Beach.

Surrounding buildings vary between 2 and 4 storeys high. There is a 4 storey high residential flat building to the east of the subject site at 405 Barrenjoey Rd. The site is currently two residential lots, both with one-storey dwellings. The site slopes gently from north to south with a fall of approximately 1.0 metres.

The site is accessed via two existing concrete driveways fronting Foamcrest Avenue and via a footpath along the same street.

The site has a total area of 1393 m².

The site is identified as Lots 1 & 2 in D.P. 22450.



Figure 2: Aerial Map of Site



Figure 3: Aerial View of Site (photo credit realestate.com.au)

A 12 EXISTING STRUCTURES

The site contains one single storey bungalow in reasonable condition at 75 Foamcrest Ave and a one storey bungalow in poor condition at 77 Foamcrest Ave that are proposed to be demolished. The existing buildings have no heritage significance.



Figure 4; The existing bungalow at 75 Foamcrest Ave



Figure 5; The existing bungalow at 77 Foamcrest Avenue



Figure 6; The neighbouring dwelling to the south at 73 Foamcrest.



Figure 7; The existing units adjacent to the site at 79-83 Foamcrest

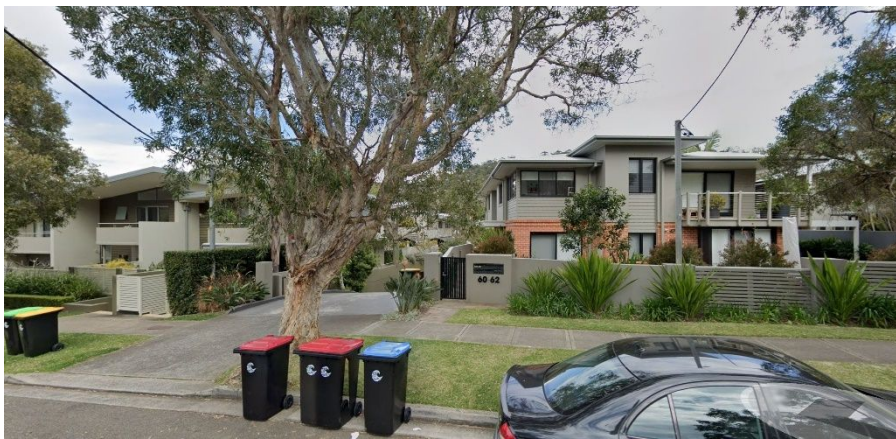


Figure 8: 60-62 Foamcrest opposite the Site



Figure 9; 58 Foamcrest opposite the Site



Figure 10; The apartments to the east of the site at 405 Barrenjoey Rd (from Barrenjoey Rd)

A 13 SURROUNDING LAND USE AND BUILDINGS

The immediate vicinity comprises primarily of residential flat buildings. There are many of these along both Foamcrest Avenue and Barrenjoey Road, ranging from two to four storeys.

The neighbour to the north of the site at 79-83 Foamcrest Avenue is a two storey residential flat development that is approximately 15 years old. A driveway to a basement carpark runs along the southern boundary, to the north of the subject site. To the south of the site is a single storey detached dwelling at 73 Foamcrest Ave. To the east is a four storey high flat roofed apartment building. Opposite the road on Foamcrest Ave are 58 and 60-62 Foamcrest, both of which are two storey high townhouse developments.

The site is zoned R3 Medium Density Residential and is surrounded by multi-residential dwellings which range from 2 to 4 storeys in height. There is no particular uniformity of scale, materials or building form along the street or within the immediate precinct. Building types within the area range from single storey fibre cement clad cottages to larger scale architecturally designed and older multi residential developments. The locality is predominantly medium density residential.

Local recreational facilities include Newport Beach and ocean pool approximately 100metres to the east, the Newport Tennis and Bowling Clubs within 200 metres, the Community Centre, Newport Surf Club and Newport playing fields all within walking distance. Pittwater and Crystal Bay are located approximately 1km to the west. Newport Public School and Pittwater High School are both within the

locality. Recreation walking tracks are located nearby along the coastline.

Blocks sizes in the area are medium to large with setbacks permitting landscaping along the streetscapes. Canopy trees are generally located within the front and rear setbacks of these blocks.

A bus stop is located a short walk from the site on Barrenjoey Road which links with public transport via bus routes to Avalon Beach, Mona Vale, Manly and Sydney CBD. The site is also within the catchment area for the Keoride Service. Newport Village provides a full range of services and facilities including medical, aged care, supermarket, banking travel agents, general retail, butchers, bakers, take away food, restaurants, dentist, hairdressers, clothing and shoes, newsagents, bowling club, community centre, rugby club, post office, surf club, beach and ocean pool.

A 14 THE PROPOSAL

The proposal aims to create a development that incorporates a high quality of design and which compliments the surrounding area and enhances the environment. Design directions that have been applied to the proposal include the following:

- A combination of different sized apartments with easy access to private open space and individual parking areas
- Low profile building form articulated with balconies, awning and canopy roofs.
- Orientation of the proposal to take advantage of solar access and amenity. All apartments have north facing courtyards or balconies.
- A selection of high quality durable materials and finishes with a preference of natural textures and a coastal sensibility best suited to complement the desired future character of the locality.
- Substantial new landscaping.

The proposal is designed as seven (7) self-contained dwellings on two levels, each with their own carparking facilities.

The dwellings have been designed to meet the standards of AS 4299:1995 Adaptable Housing. Whilst only 20% of the apartments are required to meet this standard under the DCP, 100% of the apartments have been designed to enable them to adapt to appropriate housing for elderly and disabled occupants. The development meets the needs of seniors, disabled or any residents who wish to remain in the area and occupy a high quality residential facility within a short distance of Newport village and the beach.

All seven dwellings have vehicular access to the basement carparking from Foamcrest Avenue, with a lift providing pedestrian access to the dwellings. The existing two crossovers on Foamcrest will be removed, with one new crossover proposed. Existing street trees will be retained along Foamcrest Avenue as part of the development.

Pedestrian access to the site is provided from Foamcrest Avenue, with circulation to each dwelling via an attractive open breezeway featuring the lift, brick screened façade, planter beds and walkway.

All dwellings have living areas focussed around north facing courtyards and balconies. Apartments are all single level, with generous master bedrooms and ensuites for each dwelling. An additional two bedrooms, study nooks and bathroom are provided for each dwelling. Ground floor apartments open onto landscaped areas. The first-floor apartments are larger with generous balconies.

The building form features a wrap around awning roof and “floating” canopy roof that maximises natural daylighting and cross ventilation. datum. The contemporary form is highly modelled with a horizontality that responds to the level site and

detailing that will be simple and clean. A mix of slim textured brickwork, concrete beams, highlight glazing, skylights and private courtyards all contribute to enhancing the form and providing an appealing character that contributes positively to the locality and streetscape.

The following table summarizes the mix of residences:

UNIT	FLOOR AREA	TERRACE AREA
1	134.02 m ²	15.99 m ²
2	121.21 m ²	16.47 m ²
3	121.21 m ²	16.47 m ²
4	148.49 m ²	15.98 m ²
5	187.89 m ²	39.02 m ²
6	171.85 m ²	51.00 m ²
7	186.20 m ²	39.02 m ²

Figure 13: Area Table

B. GENERAL CONTROLS

All relevant submission requirements for the Development Application have been met. The proposal is not a Designated or Integrated Development and is not within a Heritage Conservation Area. A BASIX Certificate has been submitted with the application.

B 1 HERITAGE CONTROLS

B 1.01 Heritage Conservation – Heritage items, heritage conservation areas and archaeological sites listed in Pittwater LEP 2014

Not Applicable.

B 1.02 Heritage Conservation – Development in the vicinity of a heritage item, heritage conservation areas, archaeological sites or potential archaeological sites

Not Applicable.

B 1.03 Heritage Conservation – General

The property does not meet any of the criteria for heritage listing.

B 1.04 Aboriginal Heritage Significance

The property does not meet any of the criteria for being a potential Aboriginal place or containing an Aboriginal object.

B 2 DENSITY CONTROLS

B 2.01 Subdivision – Rural and Large Lot Residential Land
Not Applicable.

B 2.02 Subdivision – Low Density Residential Areas
Not Applicable.

B 2.03 Subdivision – Business Zoned Land
Not Applicable.

B 2.04 Subdivision – Light Industrial & Business Park Zoned Land
Not Applicable.

B 2.05 Dwelling density and Subdivision – Medium Density Residential

For a site to be suitable for medium density housing, the street frontage must be greater or equal to one third of the longest side boundary. The site complies with this control. A draft strata plan is provided with this application. Parking spaces, courtyards, balconies and storage areas are allocated to each sole occupancy unit.

Landscaped areas, access areas and signage not forming part of an individual dwelling are included as common property.

B 2.06 Dwelling density and Subdivision – Shop-Top Housing
Not Applicable.

B 3 HAZARD CONTROLS

B 3.01 Landslip Hazard

The site is not classified as being in an area of Landslip Hazard. Due to the extent of excavation, and the proximity to areas of class 3 & 4 Acid Sulphate Soils, a Geotechnical Report has been submitted with this application.

B 3.02 Bushfire Hazard
Not Applicable

B 3.03 Coastline (Beach) Hazard
Not Applicable

B 3.04 Coastline (Bluff) Hazard
Not Applicable

B 3.05 NIL

B 3.06 Contaminated Land and Potentially Contaminated Land
There is no evidence that the land is contaminated, and the proposal does not include a change of use.

B 3.07 Estuarine Hazard – Low Density Residential
Not Applicable

B 3.08 Estuarine Hazard – Medium Density Residential
Not Applicable

B 3.09 Estuarine Hazard - Business, Light Industrial and Other Development
Not Applicable.

B 3.10 Estuarine Hazard - Subdivision
Not Applicable.

B 3.11 Flood Prone Land
Not Applicable.

B 3.12 Climate Change (Sea Level Rise and Increased Rainfall Volume)
Not Applicable

B 3.13 Flood Hazard - Flood Emergency Response Planning
Not Applicable.

B 4 CONTROLS RELATING TO THE NATURAL ENVIRONMENT

B 4.01 Flora and Fauna Conservation Category 1 Land
Not Applicable.

B 4.02 Flora and Fauna Conservation Category 1 and Wildlife Corridor
Not Applicable.

B 4.03 Flora and Fauna Habitat Enhancement Category 2 Land
Not Applicable.

B 4.04 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor
Not Applicable.

B 4.05 Landscape and Flora and Fauna Enhancement Category 3

Land

Three prescribed trees (14,20 and 21) are proposed for removal in order to construct the development. No trees of landscape significance are proposed to be removed as part of this proposal. Six additional exempt species are identified for removal and one for transplanting. The site will be extensively landscaped to retain and enhance habitat for threatened species, endangered populations, endangered ecological communities and locally native species. The new landscape will not include environmental weeds.

A landscape plan prepared by Karen Ruthven Landscape Architect proposing extensive landscaping including new site trees and the arborist report prepared by Raintree Consulting Arborists have been submitted with this application. Tree protection measures will be provided to protect street trees and trees at the rear of the property in accordance with the recommendations of the report.

B 4.06 Wildlife Corridors

Not Applicable.

B 4.07 Pittwater Spotted Gum Forest - Endangered Ecological Community

Not Applicable.

B 4.08 Freshwater Wetland Endangered Ecological Communities

Not Applicable.

B 4.09 Duffys Forest Endangered Ecological Community

Not Applicable

B 4.10 Themeda Grasslands - Endangered Ecological Community

Not Applicable

B 4.11 Land Adjoining Bushland

Not Applicable

B 4.12 Mangrove Conservation

Not Applicable

B 4.13 Freshwater Wetlands - Non Endangered Ecological Communities

Not Applicable

B 4.14 Development in the Vicinity of Wetlands

Not Applicable.

B 4.15 Saltmarsh Endangered Ecological Community

Not Applicable

B 4.16 Seagrass Conservation

Not Applicable

B 4.17 Littoral Rainforest - Endangered Ecological Community

Not Applicable

B 4.18 Heathland /Woodland Vegetation

Not Applicable

B 4.19 Estuarine Habitat

Not applicable

B 4.20 Protection of Estuarine Water Quality

Not Applicable

B 4.21 Bush-Stone Curlew Habitat

Not Applicable

B 4.22 Preservation of trees or Bushland Vegetation

Not Applicable

B 5 WATER MANAGEMENT**B 5.01 Water Management Plan**

An integrated approach has been taken toward the management of rainwater, stormwater, and wastewater as detailed in the Water Management Plan, prepared by Barrenjoey Consulting Engineers.

A minimum of 32,000 litres of rainwater will be collected and recycled for use with WC's, landscape irrigation and laundry facilities. A total of 24,000 litres will be held in the On-Site Detention system during peak rainfall periods. No greywater system is proposed.

B 5.02 NIL

Repealed

B 5.03 Greywater Reuse

A greywater reuse system is not proposed.

B 5.04 Stormwater Harvesting

The proposal will harvest rainwater from the roofs of the development for use in garden irrigation.

A stormwater management plan, prepared by Barrenjoey Consulting Engineers is included with this application.

B 5.05 Rainwater Tanks – Business, Light Industrial and Other Development

Not Applicable.

B 5.06 Rainwater Tanks – Water Supply

Not Applicable.

B 5.07 Stormwater Management – On-site Stormwater Detention

A total of 24,000 litres will be held in the On-Site Detention system during peak rainfall periods. Refer to the stormwater management plan, prepared by Barrenjoey Consulting Engineers submitted with this application.

B 5.08 Stormwater Management – Water Quality – Low Density Residential

Not Applicable.

B 5.09 Stormwater Management – Water Quality – Other than Low density residential

The proposal will incorporate pre-screening, primary and secondary treatment of the stormwater discharged from the site. Refer to the Water Management Plan for further information.

B 5.10 Stormwater Discharge into Public Drainage Systems

Stormwater will be discharged to the public drainage system. Refer to the water management plan included with this application.

B 5.11 Stormwater Discharge into Waterways and Coastal Areas

Not Applicable.

B 5.12 Stormwater Drainage Systems and Natural Watercourses

Refer to the Water Management Plan, prepared by Barrenjoey Consulting Engineers.

B 5.13 Development on Waterfront Land

Not Applicable.

B 5.14 Stormwater Drainage Easements (Public Stormwater Drainage System)

Not Applicable.

B 6 ACCESS AND PARKING**B 6.01 Access Driveways and Works on the Public Road Reserve**

All the existing driveways and pathways to the site are to be removed and replaced with a new pedestrian entrance and a new vehicular access to Foamcrest Avenue. The existing footpath along Foamcrest Avenue will be retained. The existing street trees located on Foamcrest Avenues will be retained.

The location of the new access driveway is in the same location as the existing driveway to 75 Foamcrest Ave. This is approximately 130m from the intersection of Neptune Avenue and Foamcrest Avenue to the north and 100m from the intersection of Coles Parade and Foamcrest Avenue to the south.

The driveway will have a plain concrete finish, and is designed to provide safe and convenient access for vehicles.

The driveway width at the boundary and gutter is 5.5m to enable safe access by vehicles in both directions and clear sightlines. Vehicles are able to enter and exit the site in a forward direction.

Retaining walls to the driveway will not be located on the road. Driveway retaining walls will be faced in sandstone.

Refer to the Stormwater plan, prepared by Barrenjoey Consulting Engineers, for drainage details.

Refer to the Traffic Management Report prepared by TEF Consulting for compliance with relevant Australian Standards.

B 6.02 Internal Driveways

The proposal includes a new internal concrete driveway off Foamcrest Avenue to provide access to the basement level garage. Refer to the Traffic Management Report prepared by TEF Consulting for compliance with relevant Australian Standards. The driveway will have a plain concrete finish.

B 6.03 Off street vehicle parking requirements

The requirement for residential flat buildings in Table 1 of this control is for 2 spaces per 2 or more bedroom dwellings, and visitor parking at 1 space per 3 dwellings, rounded up. An apartment building containing 7 apartments therefore requires 14 private car spaces and 3 visitor car spaces.

A total of seven basement double garages (14 spaces), and three visitor or maintenance vehicle parking spaces (total 17 spaces) are provided in the basement, accessed from Foamcrest Avenue.

The double garages are 6000mm wide and therefore provide a compliant accessible car space.

Adaptable Housing requires 1 space per dwelling in accordance with AS4299-1995.

Adaptable Housing in accordance with C1.9 of the Pittwater Development Control Plan requires 20% of units to be adaptable rounded up, which is the equivalent of 2 units. All apartments and parking areas in the proposed development are adaptable.

Refer to the Traffic Management Report prepared by TEF Consulting for compliance with relevant Australian Standards.

B 6.04 NIL

Repealed.

B 6.05 Access Driveways and Works on Road Reserves on or adjacent to a Main Road

Not Applicable

B 6.06 On-Street Parking Facilities

The removal of two driveways and the addition of one new driveway will increase the number of on-street carparking spaces on Foamcrest Avenue by one place.

B 6.07 Transport and Traffic Management

A Traffic Management Plan by TEF Consulting is provided with this application. The report concludes that the proposed development meets or exceeds all applicable parking requirements and fully complies with Pittwater Council's DCP in terms of parking and traffic management. The additional traffic generated by the proposed development will not affect the operation of the street network. The report also finds that the site is well served by existing bus services.

B 6.08 Access Driveways and Works on the Public Road Reserves on or Adjacent to a Commercial Centre Primary Road

Not Applicable.

B 6.09 **NIL**

B 6.10 **NIL**

B 6.11 Access Driveways, Internal Driveway and Off Street Parking Requirements – Dwelling House – Scotland Island

Not Applicable.

B 7 SECTION 94 CONTRIBUTIONS

Section 94 contributions will be provided as per Council calculations.

B 8 SITE WORKS MANAGEMENT**B 8.01 Construction and Demolition - Excavation and Landfill**

The proposal will require excavation for the basement carparking, and minimal excavation for footings and levelling of the site, beyond the basement. Excavation will be designed to have minimal impact upon adjoining public or private land.

B 8.02 Construction and Demolition - Erosion and Sediment Management

Erosion and sediment control measures will be used to prevent the migration of sediments from the site during any earthworks in accordance with Managing Urban Stormwater: Soils and Construction (Landcom 2004).

B 8.03 Construction and Demolition - Waste Minimisation

Waste materials generated through demolition, excavation and construction works will be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility, such as Kimbriki Resource Recovery Centre.

Waste storage areas will be provided on site to separate and sort the waste into the following categories – landfill waste, excavation materials, recyclable off-site, reusable on-site.

Materials storage areas will be located on-site and will be separated from waste storage areas, and consideration given to slope, drainage, vegetation, access and handling requirements. Both storage areas will be managed to prevent damage from the elements, odours, health risks or windborne litter.

There are two dwelling houses on the site which will be removed or demolished as part of the proposal. The dwelling on 75 Foamcrest will be relocated to another site and therefore generate no waste. The dwelling on 77 Foamcrest is a one-storey weatherboard building on a brick base with a lightweight roof. The estimate of waste materials generated by the demolition and construction, and the proposed method of disposal is detailed in the Waste Management Plan.

B 8.04 Construction and Demolition - Site Fencing and Security

The site will be protected by site fencing for the duration of the works.

B 8.05 Construction and Demolition - Works in the Public Domain

Other than driveway crossovers, landscaping or other works required by Council, no works are proposed in the public domain. Any works that are required will obtain relevant permits and provide protection and barriers in accordance with Council policy.

B 8.06 Construction and Demolition - Traffic Management Plan

A construction Traffic Management Plan will be provided to Council prior to the commencement of works.

C. DEVELOPMENT TYPE CONTROLS**C I DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT****C I.01 Landscaping**

A landscape plan prepared by Karen Ruthven Landscape Architect, is submitted with the application. The landscape plans conform to the DCP requirements in terms of native species, canopy trees, screening, clearance from canopy trees, soil depths and noxious weeds.

The proposal incorporates the following design features:

- A range of low lying shrubs, medium high shrubs and canopy trees are provided to soften the built form.
- Feature tree planting including Cabbage Tree Palm groves provide attractive vistas and enhances the character of the locality as well as providing links to existing Newport village planting theme.
- Screen planting provides privacy between lots and internal strata divisions.
- Extensive deep soil planting areas around the perimeter of the building provide effective screening and softening of the built form.
- Permanent seating is provided in the landscaped area.
- Above ground gardens are incorporated into each dwelling at all levels (other than ground floor)
- Extensive planting of native species will enhance the local ecology and improve the existing dilapidated landscape and street frontages.

C I.02 Safety and Security

The proposed residences include adequate lighting and surveillance of visitors approaching front doors by means of sidelight windows. Windows from the proposal overlook public spaces. Shared entrances to residences are visible from the road and will be able to be locked and incorporate an intercom system, or the like, to allow visitors to gain entry. Entrances to the development will be clearly indicated and obvious from the public domain.

C I.03 View Sharing

The proposal is within council height guidelines. All primary views from surrounding neighbours will be maintained.

C I.04 Solar Access

The proposal is sited and designed to maximise solar access during mid-winter. All apartments have north facing private open space and principal living areas. Shadow diagrams confirm that at least 3 hours of sunlight are maintained to the private open space and principal living areas of units in mid-winter. All apartments also receive a high degree of natural daylighting. There is no impact on the neighbouring development at 79-83 Foamcrest Avenue to the north. The shadow diagrams confirm that 3 hours of sunlight are maintained to the private open space and principal living areas of 73 Foamcrest Ave to the south. Awning roofs and fixed timber screens and retractable blinds to the west provide screening to hot western summer sun. Shadow diagrams have been provided with this application.

C I.05 Visual Privacy

Private open space, recreation areas and living areas of residences and adjoining dwellings are protected from direct overlooking within 9 metres in accordance with AMCOR principles. First floor rooms are screened to achieve visual privacy

between floors, and first floor balconies incorporate screening devices.

C I.06 Acoustic Privacy

Bedroom areas are separate from the living spaces and will be insulated for acoustic privacy. Party walls will comply with Part F(5) of the building code of Australia. Air conditioning units are located within the basement, away from noise sensitive areas.

C I.07 Private Open Space

At least 15% of the floor area of the apartments is provided as private open space. These private open spaces all have minimum dimensions larger than 2.5m and have a level surface. The private open space is directly accessible from the living areas of each apartment and, where possible, dwellings have north facing living areas and courtyards which access landscaped areas.

The ground floor apartments all have private open space of more than 30m², with minimum dimension of 4m.

The upper level apartments have sufficient balconies of more than 10m² and a minimum dimension of 2.4m. The first floor balconies incorporate screens to limit overlooking and maintain privacy of adjoining residences.

C I.08 Dual Occupancy Specific Controls

Not Applicable

C I.09 Adaptable Housing and Accessibility

The DCP requires that for residential flat buildings 20% of the units (rounded up) must be adaptable under AS4299:1995 Adaptable Housing to the minimum class of Silver Level of the *Liveable Housing Guide*. For this proposal 2 units must therefore be adaptable.

All residences within the development are designed to meet the criteria of AS 4299-1995: Adaptable Housing. Refer to the Accessibility report prepared by Accessibility Solutions for compliance with this control.

C I.10 Building Facades

No service pipes or conduits will be visible from the public domain.

The mailboxes are orientated obliquely to the street to reduce visual clutter.

C I.11 Secondary Dwellings and Rural Worker's Dwellings

Not Applicable.

C I.12 Waste and Recycling Facilities

The proposal allows for a communal waste and recycling facility located in accordance with NBC requirements. The entrance pathway provides easy access to a collection point.

As the development proposes 7 residential units, the waste and recycling enclosure is to be designed in accordance with "Better Practice Guide for Waste Management in Multi-Unit Dwellings", published by the Department of Environment and Climate Change, June 2008, and the NBC Waste Management Guidelines.

The waste and recycling enclosure complies with the following:

- Masonry construction, cement rendered and steel trowelled to a smooth even surface and made vermin proof
- The floor shall be of impervious material, coved at the intersection with the walls, graded and drained to an approved floor waste within the enclosure. Wastewaters shall be drained to the sewer.
- Is clear of any service and utility infrastructure and related activities
- The enclosure is fully covered and stormwater will not be able to enter the floor of the enclosure so the sewer will not be contaminated by stormwater
- The enclosure will be naturally vented to the external air.

- Hot and cold hose cocks shall be located in the enclosure, but not obstruct aisles, access ways or placement of bins.
- The enclosure shall be of adequate size to accommodate the following bin numbers and capacity
3 x 240l bins for waste, 2 x 240l bins for paper, 2 x 240l bins for bottles and 2 x 240l bins for green waste (total 9 bins) as noted in the Waste management guidelines appendix A

C I.13 Pollution Control

The development will be designed, constructed, maintained and used in a proper and efficient manner to prevent air, water, noise or land pollution.

C I.14 Separately Accessible Structures

There are no separately accessible structures as part of this development.

C I.15 Storage Facilities

Lockable storage is provided within the basement garage spaces, in addition to the storage provided within the residential units.

C I.16 Development Ancillary to Residential Accommodation - Tennis Courts

Not applicable

C I.17 Swimming Pool Safety

Not Applicable.

C I.18 Car / Vehicle / Boat Wash Bays

As the proposed development has less than 10 units, no designated wash bay is required.

C I.19 Incline Passenger Lifts and Stairways

Not applicable.

C I.20 Undergrounding of utility services

All existing and proposed services within the site, and from the public road reserve will be located underground, or encapsulated within the building.

There are currently 2 power poles on the road reserve adjacent to the site boundary. One pole is located adjacent to 73 Foamcrest Avenue to the south and another adjacent to the northern boundary of 77 Foamcrest Avenue, with overhead power lines between. It is proposed to locate the new connection from the site to the northern pole underground.

The existing utility services (electricity and data wires) in the road reserve on Foamcrest Avenue will be retained.

It should also be noted that there are two mature Paperbark trees (*Melaleuca quinquenervia*) within the road reserve to Foamcrest Avenue. If the electrical lines are required to be relocated underground, the excavation will have a significant detrimental effect on these trees.

C I.21 Seniors Housing

Not Applicable

C I.22 NIL**C I.23 Eaves**

Eaves are incorporated on the northern facades of the building, and to the roofs over the living spaces.

C I.24 Public Road Reserve – Landscaping and Infrastructure

The public road reserve to Foamcrest Avenue contains two crossovers and driveways, existing footpath, kerb and guttering, street lighting, two street trees (Tree 20 - Norfolk Island Pine) and a grass verge. It is proposed to remove the existing crossovers and replace them with a single driveway to the basement carparking. The existing street trees will be retained.

C I.25 Plant, Equipment Boxes and Lift Over-run

There will be no plant located on the roof of the building. All air-conditioning

units will be located in the basement. The proposed lift is contained within the roof of the building.

D. LOCALITY SPECIFIC DEVELOPMENT CONTROLS**D I NEWPORT LOCALITY****D I.01 Character as viewed from a public place**

The proposal achieves a high quality of design and is consistent with the desired future character of the locality. The proposal incorporates design elements such as expressive roof forms, textures, materials, the arrangement of windows, façade modulation, spatial separation, and landscaping that are compatible with the design themes for the locality.

The building gives the appearance of being predominantly two storey. It is below the canopy height of the existing trees to be retained. The entries to the dwellings are articulated by a porticoes to the south of the site. There are no blank walls greater than 8 metres to any street frontage.

The basement carparking area is accessed via a single door, and driveway of 4.0m wide, and is not the dominant feature when viewed from the street. General service areas are all located underground.

The site will be heavily landscaped to ensure the landscape screens the visual impact of the building and so that the building is secondary to the landscaping and vegetation.

The development is an appropriate response to Newport's coastal setting. The design is a responsive, energy efficient building that will support and enhance this relaxed, beachfront character and its outdoor lifestyle, contributing to the unique sense of place. The proposal is a contemporary design solution that responds to Newport's climate and setting, including generous private outdoor spaces, openings that capture ocean breezes, and shade elements.

D I.02 Character – Newport Commercial Centre

Not Applicable.

D I.03 Scenic Protection - General

The proposed development does not subtract from the visual impact of the natural environment when viewed from the road or surrounding neighbours. It will enhance and improve the natural environment significantly.

D I.04 Building Colours and Materials

The colours and materials of the development are selected to harmonise with the natural environment. Mid toned colours are proposed for the roofing, which will be a steel roof on a timber frame. Finishes are of low reflectivity. Materials include face brickwork, painted timberwork, anodised aluminium, sandstone, fibre cement cladding with copper trim and glazing which are in keeping with the desired future character of the area.

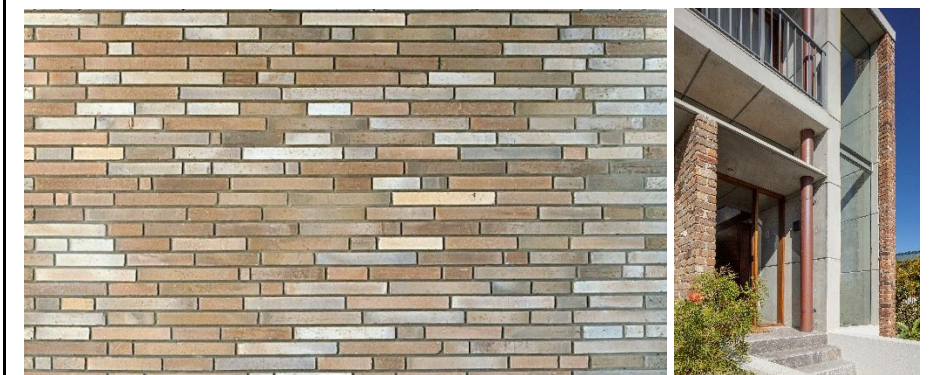


Figure 16: Examples of materiality and finishes

D I.05 NIL**D I.06 Street Frontage Building Envelope – Newport Commercial Centre**

Not Applicable.

D I.07 Front Building Line – Excluding Newport Commercial Centre

The site has one street frontage to Foamcrest Avenue.

The established building setback to Foamcrest Avenue for the block is approximately 6.5m from the boundary as shown on drawing DA01. The proposal provides a 6.5m setback to the street which complies with this control.

A bay window and balcony on the first floor project approximately 1m into the setback area in order to provide greater articulation and modulation to the building façade. These elements achieve the desired outcomes of this control, with a complementary and compatible building form:

- To achieve the desired future character of the Locality. In height, bulk, scale, form, character and materiality the proposal is in

keeping with the desired future character of the locality.

- *The amenity of residential development adjoining a main road is maintained.*
Not applicable
- *Vegetation is retained and enhance to visually reduce the built form.*
Substantial landscaping and new planting is proposed within the setbacks to both streets, as shown on the Landscape plans. The proposed planting scheme with a preponderance of native flora establishes a unique character that enhances and extends the planting scheme established in the Newport village centre.
- *Vehicle manoeuvring in a forward direction is facilitated.*
All vehicles will be able to manoeuvre within the basement carpark to enable entry and exit from the carpark in a forward direction.
- *To encourage attractive street frontages and improve pedestrian amenity.*
The proposed landscaping to the front setback, in addition to the removal of a vehicle crossing will provide an attractive and safe street frontage. The building form is low, modulated and articulated with a careful composition of appropriate materials.
- *To ensure new development responds to, reinforces and sensitively related to the spatial characteristics of the existing urban environment.*
The primary wall of the proposed development is set back from the Foamcrest Avenue boundary in keeping with the established building line and approved setbacks. The only elements that project into the building setbacks are a first floor balcony and window bay that will read as lightweight and sculptural forms. These elements add to the articulation of the façade, providing depth and modulation of sunlight. The proposal is lower than most of the surrounding residential flat building development and provides a higher quality design that the majority of buildings in the vicinity.

D 1.08 Side and Rear Building Line – excluding Newport Commercial Centre

Residential flat buildings must comply with the side setback calculation as follows: $S = 3 + (H-2)/4$, where S is the distance in metres and H is the height of the wall at that point measured in metres above existing ground level.

As can be seen from the sectional drawings, the proposal complies with the side setback controls.

Unroofed balconies, verandahs, covered entranceways, porches and light or open structures are permissible variations to this control, providing it can be demonstrated that the objectives are met. Verandahs and balconies to Units 5, 6 and 7 do encroach to a minor extent within this setback, but do not contravene any of the objectives of the control.

The proposal achieves the desired outcomes of this control:

- *To achieve the desired future character of the Locality.*
In height, bulk, scale, form and materiality the proposal is in keeping with the desired future character of the locality.
- *The bulk and scale of the built form is minimised.*
The building is two storeys and reads as a long, modulated, low slung sculptural form. The balconies and awning verandah roofs within the northern setback articulate the form, break down the scale and provide modulation of sunlight and shade.
- *Equitable preservation of views and vistas to and/or from public/private places.*
No significant views are affected.
- *To encourage view sharing through complimentary siting of buildings, responsive*

design and well-positioned landscaping.
View sharing is not applicable.

- *To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.*
High levels of privacy, amenity and solar access is provided within the development and maintained to neighbouring dwellings. The first-floor balconies to the north of the development have obscure privacy screens and planter beds that will restrict overlooking whilst maintaining solar access. Overlooking from ground floor apartments is restricted by fencing and screen planting to boundaries and strata divisions.
- *Substantial landscaping, a mature tree canopy and an attractive streetscape.*
Substantial landscaping and retention or planting of canopy trees in and around the development is achieved as shown on the landscape plan.
- *Flexibility in the siting of buildings and access.*
Access and flexibility in and around each dwelling is achieved.
- *Vegetation is retained and enhanced to visually reduce the built form.*
Substantial native trees are retained and supplemented extensively in and around the development to visually reduce the form.
- *A landscaped buffer between commercial and residential zones is achieved.*
Not applicable

D 1.09 Setbacks – Newport Commercial Centre

Not Applicable.

D 1.10 NIL

Not Applicable.

D 1.11 Building Envelope – excluding Newport Commercial Centre

Buildings are to fit within a building envelope, where the plane is to be projected at 45 degrees from a height of 4.2m above the existing ground level at the side boundary to the maximum building height. The proposal complies with this control.

D 1.12 Landscaped Area – General

The control for Residential R3 zoning requires a minimum of 50% of the area of the site is to be landscaped.

The proposed development has a landscaped ratio of 50.15%, which complies with the control but includes some hard landscaped area. The development meets all of the objectives of the control, and provides a building that sits within a landscaped setting. The development has a Deep Soil Landscape ratio of 31%.

Northern Beaches Council provided development consent (Consent No: N0313/17) in December 2017 for the residential flat building development at 6 Foamcrest Avenue with a landscape ratio of 44%.

The proposal includes a number of areas of planter beds over building structure, where the minimum soil depth is over 800mm. These are permitted as a variation to the control, provided the following outcomes are achieved:

- *The bulk and scale of the built form is minimised.*
The building is two storeys and reads as a long, modulated, low slung sculptural form. Balconies and awning verandah roofs articulate the form, break down the scale and provide modulation of sunlight and shade. Windows and openings are carefully composed and an open breezway circulation area is part of the form.
- *To ensure a reasonable amenity and solar access is provided and maintained.*
High levels of privacy, amenity and solar access are provided within the development and maintained to neighbouring dwellings.
- *Vegetation is retained and enhanced to visually reduce the built form.*
Substantial landscaping and retention or planting of canopy trees in and

around the development is achieved as shown on the landscape plan.

- *Conservation of natural vegetation and biodiversity.*
The proposal includes retaining existing significant native trees which are supplemented by substantial additional planting of endemic species. Noxious and non-desirable species are removed in order to conserve natural vegetation and biodiversity.
- *Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.*
Stormwater runoff is reduced and all stormwater is controlled within the site. Refer to the water management plan prepared by Barrenjoey Consulting Engineers, submitted as part of this application.
- *To preserve and enhance the rural and bushland character of the area*
Not Applicable
- *Soft surface is maximised to provide for infiltration of water to the water table, minimise runoff and assist with stormwater management.*
Substantial areas of porous ground surface are maintained to minimise runoff and assist with stormwater management.

D 1.13 Landscaped Area - Environmentally Sensitive Land

Not Applicable

D 1.14 Fences – General

The front fences to the primary outdoor living areas on Foamcrest Avenue will be a maximum height of 1 metre above existing ground level, or be 1.8m high with 50% open area and substantive landscaped screening, in order to be compatible with the streetscape character and not obstruct views available from the road. Fences will be constructed along the side boundary to a maximum height of 1.8m.

D 1.15 Fences - Flora and Fauna Conservation Areas

Not Applicable

D 1.16 Construction, Retaining Walls, Terracing and Undercroft Areas

There are no undercroft areas proposed as part of this development.

Retaining walls comply with the control..

D 1.17 Character of the Public Domain – Newport Commercial Centre

Not Applicable

D 1.18 Scenic Protection Category One Areas

Not Applicable.

D 1.19 Subdivision and Amalgamation – Newport Commercial Centre

Not Applicable.

D 1.20 Design of Mixed Use Developments – Newport Commercial Centre

Not Applicable.

D 1.21 Active Frontages – Newport Commercial Centre

Not Applicable.

D 1.22 Arcades – Newport Commercial Centre

Not Applicable.

D 1.23 Building Entries – Newport Commercial Centre

Not Applicable.

D 1.24 Building Depth and Separation – Newport Commercial Centre

Not Applicable.

D 1.25 **Roof Form – Newport Commercial Centre**
Not Applicable.

D 1.26 **Views – Newport Commercial Centre**
Not Applicable.

D 1.27 **Design for Flooding – Newport Commercial Centre**
Not Applicable.

D 1.28 **Open Space – Newport Commercial Centre**
Not Applicable.

D 1.29 **Landscaping – Newport Commercial Centre**
Not Applicable.

D 1.30 **Facades – Newport Commercial Centre**
Not Applicable.

D 1.31 **Ecological Sustainable Development Responsive Design –
Newport Commercial Centre**
Not Applicable.

D 1.32 **Solar Access and Ventilation – Newport Commercial Centre**
Not Applicable.

D 1.33 **Privacy – Newport Commercial Centre**
Not Applicable.

E. CONCLUSION

This report clearly and comprehensively addresses the statutory framework required for the approval of the proposed residential flat building development, and demonstrates that in every respect the development meets the objectives and in the vast majority of cases the required minimum development controls. The unusual shape of the site and extensive double street frontage provides a circumstance where the development in respect of many controls should be assessed on its merits.

The proposal is both compatible and complimentary to the desired future character of the Newport locality. It is permissible in terms of zoning and achieves the provisions of both the Pittwater Local Environment Plan 2014 and the Pittwater 21 DCP 2014. It meets the aims, objectives and controls of the State Environmental Planning Policy 65 (Design Quality of Residential Flat Development) and the Apartment Design Guide despite these policies not being applicable. The proposal creates an additional five dwellings which will contribute to the increased densities required under the Metropolitan Strategy: *A Plan for Growing Sydney*.

The Traffic Management Plan submitted with this application concludes that the proposed development meets or exceeds all applicable parking requirements and fully complies with Pittwater Council's DCP in terms of traffic management. The additional traffic generated by the proposed development will not affect the operation of the street network. The report also finds that the site is well served by existing bus services.

The proposal permits and encourages “ageing in place” by providing 100% of apartments that are adaptable for use by elderly or disabled occupants. It provides high quality residences with communal amenities that facilitate socialisation. The proposal meets a clear demand in the community to provide appropriate, flexible and varied accommodation for a population with decreasing household sizes and those seeking to downsize. Most importantly it allows older generations and people with disabilities to remain in their own communities close to facilities and infrastructure. It provides choice in housing types and an alternative to the single-dwelling type on large lots that predominate in the locality.

As demonstrated in this comprehensive application to Council, the proposal

makes a positive contribution to the locality of Newport. There are no matters which would prevent Council from granting consent to this development.

F. COMPLIANCE TABLE**F I COMPLIANCE TABLE - PITTWATER 21 DEVELOPMENT CONTROLS**

T - Can the proposal satisfy the technical requirements of the control

O - Can the proposal achieve the control outcomes

N - Is the control free from objection?

Control	Standard	Proposal	T	O
Pittwater LEP 2014				
Zoning	R3 Medium Density Residential	Residential flat buildings are permissible	✓	✓
4.3 Height of Buildings	8.5m	Complies	✓	✓
4.5A Density Controls for Certain Residential Accommodation	Maximum of 1 dwelling per 200sqm site area (6 dwellings)	1 dwelling per 199sqm site area. Meets objectives		✓
4.6 Exceptions to development Standards		4.5A Density Controls for Certain Residential Accommodation	-	-
5.10 Heritage Conservation	Not a heritage item, within a conservation area or in the vicinity of a heritage area.	Complies	-	-
7.1 Acid Sulfate Soils	Class 5	Complies	✓	✓
7.2 Earthworks	Excavation for basement carpark	Geotechnical report provided	✓	✓
7.10 Essential Services	All essential services provided to site	Complies	✓	✓
Pittwater DCP				
A1.7 Considerations before consent is granted		N/A	✓	✓
B1.1 Submission of a completed Development application Form and payment of appropriate fee		YES	✓	✓
B1.2 Submission of a Statement of Environmental Effects		YES	✓	✓
B1.3 Submission of supporting documentation - site plan / survey plan / development drawings		YES	✓	✓
A5.1 Notification		YES	✓	✓
B1.5 Building Code of Australia		Complies. Report provided	✓	✓
B1.3 Heritage Conservation – General		N/A	-	-
B1.4 Aboriginal Heritage Significance		N/A	-	-
B1.6 SEPPs and SREPs		N/A	-	-
B1.7 Designated Development		N/A	-	-

Control	Standard	Proposal	T	O
B2.5 Dwelling Density and Subdivision		Complies	✓	✓
B3.1 Landslip Hazard		N/A	✓	✓
B3.6 Contaminated Land and Potentially contaminated Land		N/A	-	-
B3.7 Acid sulphate soils		Class 5. Report provided	✓	✓
B4.5 Landscape and Flora and Fauna Enhancement Category 3 land		Complies	✓	✓
B5.1 Water Management Plan		Report provided	✓	✓
B5.3 Greywater reuse		N/A	-	-
B5.4 Stormwater harvesting		Report provided	✓	✓
B5.7 Stormwater Management – On-site Stormwater Detention		Report provided	✓	✓
B5.9 Stormwater Management - Water Quality – Other than Low density Residential		Complies	✓	✓
B5.10 Stormwater Discharge into Public Drainage System		Complies	✓	✓
B5.12 Stormwater Drainage Systems and Natural Watercourses		N/A	-	-
B5.13 Development on Waterfront land		N/A	-	-
B5.14 Stormwater Drainage Easements		N/A	-	-
B6.1 Access driveways and works on the public road reserve		Complies	✓	✓
B6.2 Internal Driveways		Complies	✓	✓
B6.3 Off-street vehicle parking requirements	14 private car spaces and 3 visitor car spaces required	14 private car spaces and 3 visitor car spaces provided	✓	✓
B6.5 Access Driveways and Works on Road Reserves on or adjacent to a main road		Complies	✓	✓
B6.6 On-Street Parking Facilities		No change	✓	✓
B6.7 Transport and Traffic Management		Report provided	✓	✓
B7.4 Section 94 contributions - Community service facilities		Complies	✓	✓
B8.1 Construction and demolition - excavation and landfill		Complies	✓	✓
B8.2 Construction and demolition - erosion and sediment management		Complies	✓	✓
B8.3 Construction and demolition - waste minimisation		Complies	✓	✓
B8.4 Construction and demolition - site fencing and security		Complies	✓	✓
B8.5 Construction and demolition –		Complies	✓	✓

Control	Standard	Proposal	T	O
works in the public domain				
B8.6 Construction and demolition - traffic management plan		Report provided	✓	✓
C1.1 Landscaping		Plans provided	✓	✓
C1.2 Safety and security		Complies	✓	✓
C1.3 View sharing		Complies	✓	✓
C1.4 Solar access	3 hours of sunlight provided to the private open space and principal living areas of apartments and neighbouring dwellings in id-winter	Complies	✓	✓
C1.5 Visual privacy		Complies	✓	✓
C1.6 Acoustic privacy		Complies	✓	✓
C1.7 Private open space		Complies	✓	✓
C1.9 Adaptable Housing & Accessibility	20% Apartments adaptable	100% Apartments adaptable	✓	✓
C1.10 Building Facades		Complies	✓	✓
C1.12 Waste and recycling facilities		Complies	✓	✓
C1.13 Pollution Control		Complies	✓	✓
C1.14 Separately accessible structures		N/A	-	-
C1.15 Storage Facilities		Complies	✓	✓
C1.18 Car/vehicle/boat wash bays		N/A	-	-
C1.19 Incline passenger lifts and stairways		N/A	-	-
C1.20 Undergrounding of utility services	Underground all utility services	Street connection underground. Street electrical and data services not undergrounded to preserve trees. Complies with objectives.	X	✓
C1.23 Eaves		Complies	✓	✓
C1.24 Public Road Reserve – Landscaping and Infrastructure		Complies	✓	✓
C1.25 Plant, Equipment boxes and lift overrun		Complies	✓	✓
D10.1 Character as viewed from a public place		Complies	✓	✓
D10.3 Scenic protection		Complies	✓	✓
D10.4 Building colours and materials		Complies	✓	✓
D1.6 Height - General	8.5m	8.5m max	✓	✓

Control	Standard	Proposal	T	O
D10.7 Front building line (excluding Newport Commercial Centre)	Primary 6.5 building line setback or established building line	<ul style="list-style-type: none"> 6.5m to Foamcrest Avenue (5.42m to articulation elements within setback) 	✓	✓
D10.8 Side and rear building line (excluding Newport Commercial Centre)	<ul style="list-style-type: none"> Comply with formula $S = 3 + (H-2)/4$ 	<ul style="list-style-type: none"> 3.0m northern and 3.32m southern side boundary) 6.5m rear boundary, 5.42m to balcony/window bay. 	✓	✓
D10.11 Building envelope (excluding Newport Commercial Centre)		Complies	✓	✓
D10.12 Landscaped Area - General	50%	50%	✓	✓
D10.14 Fences - General	Front fences 1m high or if greater set back 1m and 50% open. Side fences 1.8m high.	Complies	✓	✓
D10.16 Construction, retaining walls, terracing and undercroft areas		Complies	✓	✓