

**WDCP 2011 Compliance Table**

DCP Control	Response	Compliance
<b>Part B – Built Form Controls</b>		
<b>B4 Site Coverage</b> The total building footprint(s) must not cover more than 33.3% of the site area	<p>Proposed Lot 1 = 6,187m<sup>2</sup> = 45%</p> <p>Proposed Lot 2 = 2,074m<sup>2</sup> = 42%</p> <p>Proposed Lot 1 comprises existing warehouses, offices and on-ground car parking and retains all existing on-site landscaping including the mature trees. It does not have direct street frontage and would not be visible from the street or any other public place.</p> <p>Departure from standard for Lot 2 is justified as proposal contains generous setbacks, extensive landscaped areas and deep soil zones which retain mature vegetation</p>	<p>Lot 1 Departure from standard justified as the building footprint is existing.</p> <p>Lot 2 Departure justified given the deep soil zones proposed, generous setbacks and retention of mature vegetation.</p>
<b>B5 Side Boundary Setbacks</b> 1. The site is prescribed a Nil setback. <i>Exceptions for land zoned B7:</i> 2. Basement carparking structures, and private open space: <ul style="list-style-type: none"> <li>○ Variations will be considered for residential flat buildings on existing narrow width allotments, where compliance is unreasonable in the context of surrounding medium density development for basement carparking and private open space.</li> <li>○ Basement car parking may extend:               <ul style="list-style-type: none"> <li>▪ Up to 2 metres from the side boundary, and</li> <li>▪ No more than 1 metre above ground level (existing)</li> </ul> </li> <li>○ Private open space may extend:               <ul style="list-style-type: none"> <li>▪ Up to 3.5 metres from a side boundary</li> </ul> </li> </ul>	<p>Building is setback from western boundary by between 6m and 8.4m. Therefore, complies with nil setback.</p> <p>The basement's setback ranges from 2m to 6m from the western side boundary of the site.</p>	<p>Complies</p>

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<p><b>B7 Front Boundary Setbacks</b></p> <p><b>The site is prescribed a 10 m front setback and the following requirements apply.</b></p> <ol style="list-style-type: none"> <li>1. Development is to maintain a minimum setback to road frontages.</li> <li>2. The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences.</li> <li>3. Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways.</li> </ol>	<p>The proposal is located on a corner site and is setback to Frenchs Forest Road ranges from 10.3m to 17.7m.</p> <p>The setback to Skyline Place ranges from 3m to 4m. The proposal addresses both streets through design, pedestrian pathways and landscaping.</p> <p>The setbacks proposed are consistent with those of the surrounding developments and sufficient landscaping is proposed within these setbacks.</p>	Complies
<p><b>B9 Rear Boundary Setbacks</b></p> <ol style="list-style-type: none"> <li>1. Development is to maintain a minimum setback to rear boundaries.</li> <li>2. The rear setback area is to be landscaped and free of any above or below ground structures.</li> </ol>	<p>Setback of proposal (within Lot 2) to the rear boundary (southern boundary) is 6m. The proposal adjoins the existing development (Lot 1).</p> <p>There will be approximately 32m to 47m separation between the proposed seniors living units and mixed use development and the existing warehouses and office on Lot 1, limiting the opportunity for overlooking.</p> <p>Lot 1 comprises as a community garden and considerable landscaping is provided along the southern boundary and a substantial landscaped frontage is maintained along the northern frontage of the site.</p>	Complies
<b>Part C Siting Factors</b>		
<p><b>C1 Subdivision</b></p> <p><i>Access</i></p> <p><i>2. Motor vehicle access to each residential allotment is required from a constructed and dedicated public road.</i></p> <p><i>Where access is proposed to a section of unconstructed public road, then the subdivision will need to provide legal, constructed access to the Council's satisfaction.</i></p> <p><i>Access for Council service vehicles, emergency vehicles and garbage collection vehicles must be provided.</i></p> <p><i>Driveways, accessways, etc, to allotments should have a gradient not exceeding 1:4 and</i></p>	<p>The proposed 2 lot subdivision is for mixed use purposes. Access into the site is via the existing driveway point from Skyline Place for Lot 1 and a new access point from Skyline Place.</p> <p>The proposed internal driveway within Lot 2 is approximately 24m in length. The Traffic and Parking Assessment Report provided in Appendix 17 of DA 18/0995 remains relevant to the current proposal.</p> <p>The civil and structural report provided with DA 2018/0995 remain relevant to the current proposal.</p>	Complies

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<p><i>allow for transitions at a minimum length of 1.5m and at a grade no steeper than 1:10.</i></p> <p><i>Driveways in excess of 200 metres will not be allowed for residential development.</i></p> <p><i>Driveways that are 30m or more in length require a passing bay to be provided every 30m. To provide a passing bay, driveways shall be widened to 5.0m for a distance of at least 10m.</i></p> <p><i>Passing bays should have regard to sight conditions and minimise vehicular conflict.</i></p> <p><i>Vehicular ingress/egress points to internal lots may be used as passing/turning bays, subject to extension of a right-of-carriageway over the passing/turning bay.</i></p> <p><i>Rights-of-carriageway should be located so as to accommodate all vehicle turning facilities.</i></p> <p><i>Width of accessways are to be 3.5m</i></p> <p><i>Design and construction</i>  <i>3.All roads, rights of carriageway, drainage design and construction is to be in accordance with Council's policy requirements including; AUSPEC 1 - Council's Specification for Engineering Works, Development Engineering Minor Works Specification, On Site Stormwater Detention (OSD) Technical Specification and Council's Water Sensitive Urban Design Policy.</i></p> <p><i>Additionally, internal roads must be designed in accordance with the relevant Australian Standards.</i></p> <p><i>Drainage</i>  <i>4.Provision should be made for each allotment to be drained by gravity to a Council-approved drainage system. The topography of the land should not be altered to adversely affect the natural drainage patterns. Stormwater should drain directly to a Council-approved drainage system and not via adjoining properties unless via a formalised interallotment drainage system. The proposed allotments are to be drained to the direction of the natural fall of the land. Interallotment drainage easements will be required through adjoining properties to adequately drain land to Council's downstream system.</i></p> <p><i>Bushfire</i>  <i>7.Subdivision should be designed to minimise the risk from potential bushfire. Asset</i></p>	<p>The Bushfire Protection Report provided in DA 2018/0995 and remains relevant to the current proposal. The proposed footprint remains consistent with the proposal considered in DA 2018/0995</p> <p>The proposed development within Lot 2 will be connected to the existing available utilities. No change is proposed to connections for Lot 1.</p>	

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<p>protection zones should be contained within the property boundaries of the new subdivision.</p>		
<p><b>C2 Traffic, access and safety</b></p> <p><i>Vehicular Access</i></p> <p>1. Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives.</p> <p>2. Vehicle access is to be obtained from minor streets and lanes where available and practical.</p> <p>3....</p> <p>4. Vehicle crossing approvals on public roads are to be in accordance with Council's Vehicle Crossing Policy (Special Crossings) LAP-PL413 and Vehicle Access to Roadside Development LAP-PL 315.</p> <p>5. Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.</p> <p><i>On-site loading and unloading</i></p> <p>6. Facilities for the loading and unloading of service, delivery and emergency vehicles are to be: appropriate to the size and nature of the development; screened from public view; and designed so that vehicles may enter and leave in a forward direction.</p>	<p>DA 2018/0995 was accompanied with a Traffic and Parking Assessment Report which confirms the proposal meets the requirements on the DCP in regard to traffic, access and safety. The Report was included in Appendix 17 in DA 2018/0995 and remains relevant to the current proposal.</p>	<p>Complies</p>
<p><b>C3 Parking Facilities</b></p> <p>1. The following design principles shall be met:</p> <ul style="list-style-type: none"> <li>• Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site.</li> <li>• Laneways are to be used to provide rear access to carparking areas where possible;</li> <li>• Carparking is to be provided partly or fully underground for apartment buildings and other large scale developments;</li> <li>• Parking is to be located so that views of the street from front windows are not obscured; and</li> </ul> <p>2. Off street parking is to be provided within the property demonstrating that the following matters have been taken into account:</p> <ul style="list-style-type: none"> <li>• the land use;</li> <li>• the hours of operation;</li> <li>• the availability of public transport;</li> <li>• the availability of alternative car parking;</li> </ul> <p>and</p> <ul style="list-style-type: none"> <li>• the need for parking facilities for courier vehicles, delivery / service vehicles and bicycles.</li> </ul> <p>3. Carparking, other than for individual dwellings, shall:</p> <ul style="list-style-type: none"> <li>• Avoid the use of mechanical car stacking spaces;</li> </ul>	<p>The entry into the basement carpark is below the ground level and screened with a security gate.</p> <p>The internal driveway proposed permits service vehicles to access the waste and recycling storage room and for drop-offs for the residential and commercial spaces.</p> <p>The proposed basement car parking is generally below ground.</p> <p>The site is within an accessible location being within 400m of regular public transport. There is a bus stop immediately in front of the site. The Traffic and Parking advice (Appendix 9) support the provision of the proposed 127 parking spaces for Lot 2 and the retention of 82 car spaces on Lot 1.</p> <p>No stacked parking is proposed. All parking spaces proposed enable vehicles to leave the site in a forward direction.</p> <p>The new car parking proposed in Lot 2 complies with AS2890.1 and AS 2890.6.</p>	<p>Complies</p>

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<ul style="list-style-type: none"> <li>• Not be readily apparent from public spaces;</li> <li>• Provide safe and convenient pedestrian and traffic movement;</li> <li>• Include adequate provision for manoeuvring and convenient access to individual spaces;</li> <li>• Enable vehicles to enter and leave the site in a forward direction;</li> <li>• Incorporate unobstructed access to visitor parking spaces;</li> <li>• Be landscaped to shade parked vehicles, screen them from public view, assist in micro-climate management and create attractive and pleasant places;</li> <li>• Provide on site detention of stormwater, where appropriate; and</li> <li>• Minimum car parking dimensions are to be in accordance with AS/NZS 2890.1.</li> </ul> <p>4. Carparking is to be provided in accordance with Appendix 1 which details the rate of car parking for various land uses. Where the carparking rate is not specified in Appendix 1 or the WLEP, carparking must be adequate for the development having regard to the objectives and requirements of this clause. The rates specified in the Roads and Traffic Authority's Guide to Traffic Generating Development should be used as a guide where relevant.</p> <p>5. Adequate provision for staff, customer and courier parking, and parking and turning of vehicles with trailers must be provided if appropriate to the land use.</p> <p>6. NA</p> <p>7. Where appropriate, car parking which meets the needs of people with physical disabilities must be provided in accordance with the relevant Australian Standard.</p>	<p>The car parking within Lot 1 remains unchanged.</p> <p>The proposal incorporated landscaping and trees throughout Lot 1 and Lot 2.</p> <p>The parking rates for the commercial spaces and existing warehouses within Lot 1 have been calculated using Council's DCP as detailed in the Traffic and Parking Advice.</p>	
<p><b>C3(A) Bicycle Parking and End of Trip Facilities</b></p> <p>1. Bicycle parking facilities must be provided for new buildings and for alterations or additions to existing buildings. In the case of alterations or additions to existing buildings bicycle parking facilities are required for the additional floor area only.</p> <p>2. Bicycle parking shall be designed and constructed in accordance with Australian Standard AS 2890.3 – Bicycle Parking Facilities.</p> <p>3. Bicycle parking facilities shall be designed to be an integral part of the development and where visible from public places or streets, will complement the visual quality of the public domain.</p> <p>4. Bicycle parking shall be provided in accordance with the generation rates in the following table and is determined by adding Column 1 and Column 2 requirements and rounding up: <b>1 per 2 independent living units</b></p>	<p>Bicycle parking for seniors: 1 per 2 ILU's = 39 spaces</p> <p>Bicycle parking spaces for office space: 1 per 200m<sup>2</sup> GFA = 6.47</p> <p>Total: 46 spaces</p> <p>Given the nature of the seniors development, parking of 39 bicycles is not considered to be necessary.</p> <p>Provision can be made for a bike rack within the site or storage at the front of the commercial/retail car spaces within the basement if Council considers this appropriate.</p> <p>End of trip facilities are not proposed as the proposal was and still is generally a</p>	<p>Departure from standard justified.</p>

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<p><b>and for all other types of development 1 per 15 beds</b></p> <p>5. End of trip facilities must be provided for new buildings and for alterations or additions to existing buildings. In the case of alterations or additions to existing buildings end of trip facilities are required for the additional floor area only. End of trip facilities are not required for schools, wholly residential buildings or residential components of mixed use buildings.</p>	<p>residential flat building and residents can shower in their own units.</p>	
<p><b>C4 Stormwater</b></p> <p>Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like.</p> <p>The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management Policy.</p> <p>Exceptions Refer to Council's Water Management Policy for exceptions.</p>	<p>The proposal will connect into the existing stormwater system available. The proposed landscaping will minimise runoff from the site.</p>	<p>Complies</p>
<p><b>C5 Erosion and Sedimentation</b></p> <p>All developments which involve the disturbance of land must install and maintain erosion and sediment controls until the site is fully stabilised.</p> <p>Any erosion and sedimentation is to be managed at the source.</p> <p>Erosion, sediment and pollution controls including water discharge from the site must comply with Council's Water Management Policy.</p> <p>An Erosion and Sediment Control Plan must be prepared in accordance with Landcom's Managing Urban Stormwater: Soil and Construction Manual (2004) for all development which involves the disturbance of up to 2500m<sup>2</sup> of land.</p> <p>Soil and Water Management Plan must be prepared in accordance with Landcom's Managing Urban Stormwater: Soil and Construction Manual (2004) for all development which involves the disturbance of more than 2500m<sup>2</sup> of land.</p>	<p>Erosion and sediment can be managed through the demolition and construction phases through the installation of barriers around the site.</p>	<p>Complies</p>
<p><b>C7 Excavation and Landfill</b></p> <p>1.All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation.</p> <p>2.Excavation and landfill works must not result in any adverse impact on adjoining land.</p>	<p>The proposal will be undertaken in a manner which is consistent with the requirements of the DCP. The SEE is accompanied with a Preliminary Site Investigation Report and a Geotechnical Report which were provided in DA</p>	<p>Complies</p>



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<p>3. Excavated and landfill areas shall be constructed to ensure the geological stability of the work.</p> <p>4. Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment.</p> <p>5. Rehabilitation and revegetation techniques shall be applied to the fill.</p> <p>6. Where landfill is necessary, it is to be minimal and shall have no adverse effect on the visual and natural environment or adjoining and surrounding properties.</p>	<p>2018/0995 and remain relevant to the current proposal</p>	
<p><b>C8 Demolition and Construction</b></p> <p>1. All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan. Removal of asbestos must be undertaken in accordance with the following:          The relevant Australian Standard. Australian Standard AS 2601-2001 'Demolition of Structures' applied at the time the DCP was adopted.          Code of Practice for the Safe Removal of Asbestos, 2nd Edition [NOHSC:2002(2005)], Australian Government, National Occupational Health and Safety Commission.</p> <p>Initiatives to ensure that site impact is minimised include:          Restricting vehicles to one entry/ exit which is appropriately stabilised with aggregate or the like;          Provision of a sediment control device at the access point to prevent sediment depositing on roads;          Managing the number and frequency of vehicular movements to minimise impact on the neighbourhood;          Minimising air pollution by watering, limiting site disturbance and landscaping at the end of the project;          Locating drainage in close proximity to the built area to avoid excavation;          Implementing methods to control stormwater and erosion during construction;          Implement rehabilitation techniques to restore the site for future use; and          Regularly check and maintain devices.          Exceptions          Reference should be made to Part G for additional, site specific requirements.</p>	<p>A Waste Management Plan addressing construction and operational waste was provided in Appendix 20 in DA 2018/0995 and remains relevant to the current proposal.</p>	<p>Complies</p>
<p><b>C9 Waste Management</b></p> <p>1. All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant</p>	<p>A Waste Management Plan addressing operational waste was provided in Appendix 20 in DA 2018/0995 and remains relevant to the current proposal.</p>	<p>Complies</p>

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<p><i>Development Applications must be accompanied by a Waste Management Plan.</i></p>	<p>A chute system is proposed in each residential level which directs the recycling and waste into the appropriate storage area on the ground floor.</p>	
<b>Part D Design</b>		
<p><b>D1 Landscaped Open Space and Bushland Setting</b>            The required minimum area of landscaped open space is 33.3%. To measure the area of landscaped open space:</p> <p>(a) Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation;</p> <p>(b) ...</p> <p>(c) Landscaped open space must be at ground level (finished); and</p> <p>(d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.</p>	<p>The proposal provides 34.6% of the Lot 2 site area as landscaped area, including deep soil planting area (25.3%).</p> <p>Proposed Lot 1 will comprise the existing light industrial uses and the landscaping remains unchanged (19.5% landscape area). Therefore, the non-compliance for Lot 1 is the direct result of the existing conditions of the site. No reduction will result from the proposal.</p> <p>The objectives are met as quality landscaping can be achieved on-site as adequate spaces for landscaping are provided.</p> <p>The proposal was and will be therefore consistent with the landscaping provisions of the DCP.</p>	<p>Proposed Lot 2 complies</p> <p>Departure from standard justified for Lot 1.</p>
<p><b>D2 Private Open Space</b></p> <ol style="list-style-type: none"> <li>1. Residential development is to include private open space for each dwelling.</li> <li>2. The minimum area and dimensions of private open space are as follows: for a residential flat building a total of 10m<sup>2</sup> with minimum dimensions of 2.5 metres</li> <li>3. Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play.</li> <li>4. Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development.</li> <li>5. Private open space shall not be located in the primary front building setback.</li> <li>6. Private open space is to be located to maximise solar access.</li> </ol>	<p>The proposal incorporated private open space for each dwelling. Each dwelling has a balcony that has a minimum area of 10m<sup>2</sup> and a minimum dimension of 2.5m that is accessible from a living area as required by SEPP 65 and the ADG.</p>	<p>Complies</p>
<p><b>D3 Noise</b></p> <ol style="list-style-type: none"> <li>1. Noise from combined operation of all mechanical plant and equipment must not generate noise levels that exceed the ambient background noise by more than 5dB(A) when measured in accordance with the NSW Industrial Noise Policy at the receiving boundary of residential and other noise sensitive land uses.</li> </ol>	<p>The SEE is accompanied with an Acoustic Report confirmed the proposal achieved the relevant noise criteria in DA 2018/0995. This report remains relevant to the current proposal.</p> <p>The proposal will use Council's waste collection service, the waste storage</p>	<p>Complies</p>



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2. <i>Development near existing noise generating activities, such as industry and roads, is to be designed to mitigate the effect of that noise.</i> 3. <i>Waste collection and delivery vehicles are not to operate in the vicinity of residential uses between 10pm and 6am.</i> 4. <i>Where possible, locate noise sensitive rooms such as bedrooms and private open space away from noise sources. For example, locate kitchens or service areas closer to busy road frontages and bedrooms away from road frontages.</i> 5. <i>Where possible, locate noise sources away from the bedroom areas of adjoining dwellings/properties to minimise impact.</i>	area is accessed via the rear laneway on-site for Lot 2.	
<b>D4 Electromagnetic Radiation</b> <i>Radiation levels from mobile phone base stations, antennas and transmitters which emit electromagnetic radiation are to comply with the following requirements:</i> <ul style="list-style-type: none"> <li>o Telecommunications Act 1997</li> <li>o Code of Practice</li> <li>o ACMA</li> </ul>	There are existing high voltage power lines on 79 Frenchs Forest Road.  The proposed development on Lot 2 is a minimum of 16m from these power lines.	Complies
<b>D6 Access to Sunlight Objectives</b> <ol style="list-style-type: none"> <li>1. <i>Development should avoid unreasonable overshadowing any public open space.</i></li> <li>2. <i>At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.</i></li> </ol>	The shadow diagrams provided in DA 2018/0995 demonstrate the development will not unreasonably overshadow any public open space. The overshadowing plans demonstrate the proposal will not overshadow adjoining dwellings.  SEPP 65 and the ADG apply to the proposal and take precedence over the DCP. The proposal achieves the objectives of SEPP 65 and complies with the ADG and in particular solar access to private open spaces.	Complies
<b>D7 Views</b> Development shall provide for the reasonable sharing of views.  <i>Assessment of applications will refer to the Planning Principle established by the Land and Environment Court in Tenacity Consulting v Warringah Council (2004) NSWLEC 140.</i>	A view impact analysis was prepared by PA Studio and was provided in DA 2018/0995. This was discussed in Section 7 of the SEE for DA 2018/0995 and remains relevant to the current proposal. The reduced height and scale of the proposal further reduces any potential view impacts.  The residential properties north of the site will continue to enjoy distant views towards the north.	Complies
<b>D8 Privacy</b> <ol style="list-style-type: none"> <li>1. <i>Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.</i></li> </ol>	Northerly views from the proposal in DA 2018/0995 were not expected to impact on the privacy of those existing neighbouring residences to the North. The proposal retains the separation from	Complies

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2. <i>Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.</i> 3. <i>The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.</i> 4. <i>The windows of one dwelling are to be located so they do not provide direct or close views (ie from less than 9 metres away) into the windows of other dwellings.</i> 5. <i>Planter boxes, louvre screens, pergolas, balcony design and the like are to be used to screen a minimum of 50% of the principal private open space of a lower apartment from overlooking from an upper apartment.</i>	the nearest residential properties of a minimum of 36m which is consistent with DA 2018/0995.	
<b>D9 Building Bulk</b> 1. <i>Side and rear setbacks are to be progressively increased as wall height increases.</i> 2. <i>Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.</i> 3. <i>On sloping land, the height and bulk of development (particularly on the downhill side) is to be minimised, and the need for cut and fill reduced by designs which minimise the building footprint and allow the building mass to step down the slope. In particular:</i> <ul style="list-style-type: none"> <li>o <i>The amount of fill is not to exceed one metre in depth.</i></li> <li>o <i>Fill is not to spread beyond the footprint of the building.</i></li> <li>o <i>Excavation of the landform is to be minimised.</i></li> </ul> 4. <i>Building height and scale needs to relate to topography and site conditions.</i> 5. <i>Orientate development to address the street.</i> 6. <i>Use colour, materials and surface treatment to reduce building bulk.</i> 7. <i>Landscape plantings are to be provided to reduce the visual bulk of new building and works.</i> 8. <i>Articulate walls to reduce building mass.</i>	The bulk and scale of the proposal was discussed in Section 7 of the SEE and in the View Analysis that was prepared by PA Studio in Appendix 15 of DA 2018/0995. The proposed bulk and scale of the proposal has been revised to address the determination notice as discussed in the Review of Determination Report.	Complies
<b>D10 Building Colours and Materials</b> 1. <i>In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping.</i> 2. <i>The colours and materials of development on sites adjoining, or in close proximity to, bushland areas, waterways or the beach must blend in to the natural landscape.</i>	The proposal incorporated high quality design finishes. Details of the proposed materials and finishes were provided in the Architectural Plan Package which was included in Appendix 2 of DA 2018/0995 and this remains relevant to the current proposal.	Complies

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<p><b>D11 Roofs</b></p> <ol style="list-style-type: none"> <li><i>Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs.</i></li> <li><i>Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.</i></li> <li><i>Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.</i></li> <li><i>Roofs shall incorporate eaves for shading.</i></li> <li><i>Roofing materials should not cause excessive glare and reflection.</i></li> <li><i>Service equipment, lift overruns, plant and other mechanical equipment on the roof shall be minimised by integrating as many services, etc as possible into the building.</i></li> </ol>	<p>The proposed lift overrun and other plant will not detract from or dominate the appearance of the roof when viewed from a distance.</p>	<p>Complies</p>
<p><b>D12 Glare and Reflection</b></p> <ol style="list-style-type: none"> <li><i>The overspill from artificial illumination or sun reflection is to be minimised by utilising one or more of the following: Selecting an appropriate lighting height that is practical and responds to the building and its neighbours;</i> <ul style="list-style-type: none"> <li><i>Minimising the lit area of signage;</i></li> <li><i>Locating the light source away from adjoining properties or boundaries; and</i></li> <li><i>Directing light spill within the site.</i></li> </ul> </li> <li><i>Any glare from artificial illumination is to be minimised by utilising one or more of the following:</i> <ul style="list-style-type: none"> <li><i>Indirect lighting;</i></li> <li><i>Controlling the level of illumination; and</i></li> <li><i>Directing the light source away from view lines.</i></li> </ul> </li> <li><i>Sunlight reflectivity that may impact on surrounding properties is to be minimised by utilising one or more of the following:</i> <ul style="list-style-type: none"> <li><i>Selecting materials for roofing, wall claddings and glazing that have less reflection eg medium to dark roof tones;</i></li> <li><i>Orienting reflective materials away from properties that may be impacted;</i></li> <li><i>Recessing glass into the façade;</i></li> <li><i>Utilising shading devices;</i></li> <li><i>Limiting the use of glazing on walls and glazed balustrades and avoiding the use of highly reflective glass; and</i></li> <li><i>Selecting windows and openings that have a vertical emphasis and are significantly less in proportion to solid massing in walls.</i></li> </ul> </li> </ol>	<p>Lighting details are unknown at this stage. However lights will be placed to ensure light spill does not unreasonably affect adjoining sites.</p> <p>The proposal does not incorporate materials which are highly reflective.</p>	<p>Complies</p>
<p><b>D14 Site Facilities</b></p> <ol style="list-style-type: none"> <li><i>Site facilities including garbage and recycling enclosures, mail boxes and clothes drying facilities are to be adequate and convenient for users and services and are to</i></li> </ol>	<p>The recycling and waste storage area proposed within Lot 2 are proposed at the ground level, accessible via Skyline Lane.</p>	<p>Complies</p>

DCP Control	Response	Compliance
<p>have minimal visual impact from public places. In particular:</p> <ul style="list-style-type: none"> <li>• Waste and recycling bin enclosures are to be durable, integrated with the building design and site landscaping, suitably screened from public places or streets and located for convenient access for collection;</li> <li>• All dwellings which are required to have landscaped open space are to be provided with adequate open air clothes drying facilities which are suitably screened from public places or streets;</li> <li>• Garbage areas are to be designed to avoid common problems such as smell, noise from collection vehicles and the visibility of containers;</li> <li>• Landscaping is to be provided to reduce the impact of all garbage and recycling enclosures. They are to be located away from habitable rooms, bedrooms or living areas that may detract from the amenity of occupants; and</li> <li>• Mail boxes are to be incorporated into the front fence or landscaping design. They are to be easily accessible and clearly identifiable.</li> </ul>	<p>The proposed mailboxes will be located within the lobby of the building.</p>	
<p><b>D18 Accessibility</b></p> <ol style="list-style-type: none"> <li>1. The design is to achieve a barrier free environment with consideration given to the design of door handles and switches, entrances and corridors. Steep, rough and slippery surfaces, steps and stairs and narrow paths should be avoided.</li> <li>2. There are to be continuous, independent and barrier-free access ways incorporated into the design of buildings.</li> <li>3. Pathways are to be reasonably level with minimal cross fall and sufficient width, comfortable seating and slip-resistant floor surfaces.</li> <li>4. Where there is a change of level from the footpath to commercial or industrial floor levels, ramps rather than steps should be incorporated.</li> <li>5. There is to be effective signage and sufficient illumination for people with a disability.</li> <li>6. Tactile ground surface indicators for the orientation of people with visual impairments are to be provided in accordance with the relevant Australian Standard.            Note            Australian Standard AS1428.4:2002 'Design for Access and Mobility Part 4: Tactile Indicators' applied at the time the DCP was adopted.            Requirements</li> <li>7. Access for people with a disability is to be provided at the main entrance to the development.</li> </ol>	<p>The Access Report prepared by Code Performance was provided in Appendix 7 of DA 2018/ 0995 and provided an evaluation of the proposal's compliance with Schedule 3 of the Seniors SEPP and relevant Australian Standards and concluded compliance is readily achievable. These remains relevant to the current proposal.</p>	<p>Complies</p>

DCP Control	Response	Compliance
<p>8. Development is to comply with Australian Standard AS1428.2.</p> <p>Note All applicants are reminded of their responsibilities under the Disability Discrimination Act 1992. The Residential Flat Design Code provides accessibility standards which are to be satisfied for residential flat building developments.</p>		
<p><b>D20 Safety and Security</b></p> <p>6. For larger developments, a site management plan and formal risk assessment, including the consideration of the 'Crime Prevention through Environmental Design' principles may be required. This is relevant where, in Council's opinion, the proposed development would present a crime, safety or security risk. See Crime Prevention and Assessment of Development Applications – Guidelines under Section 79C of the Environmental Planning and Assessment Act 1979 prepared by the Department of Urban Affairs and Planning (now Department of Planning).</p>	<p>DA 2018/ 0995 considered the proposal against the key Crime Prevention Through Environmental Design (CPTED) principles and concluded that the proposal was consistent with CPTED. The proposal will remain consistent with CPTED</p>	<p>Complies</p>
<p><b>D21 Provision and Location of Utility Service</b></p> <p>1. If a proposed development will involve a need for them, utility services must be provided, including provision of the supply of water, gas, telecommunications and electricity and the satisfactory management of sewage and drainage.</p> <p>2. Service structures, plant and equipment are to be located below ground or be designed to be an integral part of the development and suitably screened from public places or streets.</p> <p>3. Where possible, underground utility services such as water, gas, telecommunications, electricity and gas are to be provided in a common trench. The main advantages for this are:</p> <ul style="list-style-type: none"> <li>a) A reduction in the number of trenches required;</li> <li>b) An accurate location of services for maintenance;</li> <li>c) Minimising the conflict between services;</li> <li>d) Minimising land required and cost;</li> </ul> <p>4. The location of utility services should take account of and minimise any impact on natural features such as bushland and natural watercourses.</p> <p>5. Where natural features are disturbed the soil profile should be restored and landscaping and tree planting should be sited and selected to minimise impact on services, including existing overhead cables.</p> <p>6. Where utilities are located above ground, screening devices should include materials that complement the streetscape, for example fencing and landscaping. The</p>	<p>All essential services are available to the site. The Applicant will liaise with the relevant authorities upon approval of the application to arrange connection of the development on proposed Lot 2.</p>	<p>Complies</p>

DCP Control	Response	Compliance
<p>location of service structures such as electricity substations should be within the site area.</p> <p>7. Habitable buildings must be connected to Sydney Water's sewerage system where the density is one dwelling per 1050 square metres or greater.</p> <p>8. On land where the density is less than one dwelling per 1050 square metres, and where connection to Sydney Water is not possible, Council may consider the on-site disposal of effluent where the applicant can demonstrate that the proposed sewerage systems or works are able to operate over the long term without causing unreasonable adverse effects.</p> <p>Note For further information on onsite management of sewage, see section 68 of the Local Government Act at <a href="http://www.legislation.nsw.gov.au">www.legislation.nsw.gov.au</a>.</p> <p>Exceptions Reference should be made to Part G for site specific requirements.</p>		
<p><b>D23 Signs</b></p>	<p>Signage panels remain as part of the revised proposal. The signage panels are proposed along the eastern façade fronting Frenchs Forest Road and along the retaining walls within the site. Detailed design will be subject of a separate application if needed.</p>	<p>N/A</p>
<p><b>Part E The Natural Environment</b></p>		
<p><b>E1 Tree Development Applications (Tree DAs) are required for:</b></p> <p>a) Removal or cutting down of any tree over five (5) metres in height;</p> <p>b) Pruning of more than ten percent (10%) of a tree canopy.</p> <p>c) The removal of "Bushland".</p> <p>The applicant must demonstrate that any tree to be removed as part of a Tree DA meets one or more of the criteria of the Removal of Tree Test in Appendix 8 (WDCP) and the Tree Retention Assessment in Appendix 9 (WDCP). An arborist report may be required to satisfy this requirement.</p>	<p>The proposed works within Lot 2 necessitate the removal of trees. The Arboricultural Impact Appraisal submitted with DA 2018/0995 remains relevant to the current proposal. The landscaping scheme will result in an appropriate and high quality landscaping for the site.</p>	<p>Complies</p>
<p><b>E2 Prescribed Vegetation</b></p> <p>1. The following is prescribed for the purposes of clause 5.9(2) of the WLEP: All native vegetation identified on:</p> <p>a) DCP Map Threatened and High Conservation Habitat</p> <p>b) DCP Map Wildlife Corridors</p> <p>c) DCP Map Native Vegetation</p> <p>d) known or potential habitat for threatened species, populations or ecological communities as listed under the NSW Threatened Species Conservation Act 1995 and/or the Commonwealth Environment</p>	<p>The site is not identified as comprising threatened and high conservation habitat, wildlife corridors or native vegetation.</p> <p>Site adjoins land identified as a wildlife corridor and is within close proximity to land identified as comprising native vegetation and threatened and high conservation habitat.</p>	<p>Complies</p>



DCP Control	Response	Compliance
<p><i>Protection and Biodiversity Conservation Act 1999.</i></p> <p><i>2. Development is to be situated and designed to minimise the impact on prescribed vegetation, including remnant canopy trees, understorey vegetation, and ground cover species.</i></p>		
<p><b>E6 Retaining unique environmental features</b></p> <p><i>1. Development is to be designed to address any distinctive environmental features of the site and on adjoining nearby land.</i></p> <p><i>2. Development should respond to these features through location of structures, outlook, design and materials.</i></p>	<p>The proposal retain trees where feasible.</p>	<p>Complies</p>
<p><b>E10 Landslip Risk</b></p> <p><i>1. The applicant must demonstrate that:</i></p> <ul style="list-style-type: none"> <li><i>• The proposed development is justified in terms of geotechnical stability; and</i></li> <li><i>• The proposed development will be carried out in accordance with good engineering practice.</i></li> </ul> <p><i>2. Development must not cause detrimental impacts because of stormwater discharge from the land.</i></p> <p><i>3. Development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties.</i></p> <p><i>4. To address Requirements 1 to 3:</i></p> <p><i>i) For land identified as being in Area A: Council may decide that a preliminary assessment of site conditions is required. If Council so decides, a preliminary assessment of site conditions must be prepared, in accordance with the Checklist for Council's assessment of site conditions (see Notes) by a suitably qualified geotechnical engineer/engineering geologist. The preliminary assessment must be submitted to Council before the granting of any development consent.</i></p>	<p>The site is categorised as part:            Area A – Slope &lt;5 degrees and            Area B – Flanking Slopes 5 – 25</p> <p>A Geotechnical Report prepared by Douglas Partners which accompanied DA 2018/ 0995 confirmed that the sloped section of the site adjacent to Frenchs Forest Road is stable with an extremely low probability of failure. This report remains relevant to the current proposal.</p>	<p>Complies</p>