



WILLANA
URBAN

STATEMENT OF ENVIRONMENTAL EFFECTS

PLATINUM PROPERTY ADVISORS PTY LTD

28 LOCKWOOD AVENUE
BELROSE

STATEMENT OF ENVIRONMENTAL EFFECTS



28 LOCKWOOD AVENUE
BELROSE

DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A MIXED-USE DEVELOPMENT

PREPARED FOR
PLATINUM PROPERTY ADVISORS PTY LTD

PREPARED BY



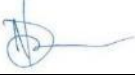

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APPENDIX A – WARRINGAH DCP 2011 COMPLIANCE TABLE

1 INTRODUCTION

1.1 THE CLIENT

This Statement of Environmental Effects (SEE) has been prepared by Willana Urban for Platinum Property Advisors Pty Ltd, to accompany a Development Application (DA) to Northern Beaches Council. The application is for the construction of a mixed-use development.

1.2 THE REGULATIONS

This report addresses Schedule 1 (2) (4) of the *Environmental Planning & Assessment Regulation 2000* (the Regulations) and therefore includes only what a 'Statement of Environmental Effects' accompanying a DA needs to include (in the case of development other than designated development or State significant development).

Schedule 1 (2) (4) of the Regulations states that:

A statement of environmental effects must indicate the following matters:

- (a) *the environmental impacts of the development,*
- (b) *how the environmental impacts of the development have been identified,*
- (c) *the steps to be taken to protect the environment or to lessen the expected harm to the environment,*
- (d) *any matters required to be indicated by any guidelines issued by the Director-General for the purposes of this clause.*

1.3 THIS REPORT

This SEE is divided into the following sections that address matters (a) to (d) above.

- Section 1 This introduction.
- Section 2 A description of the site and its surrounds.
- Section 3 A description of the proposal in detail.
- Section 4 An assessment of the proposal in accordance with the relevant matters for consideration prescribed by Clause 4.15 of the Environmental Planning and Assessment Act, 1979 (as amended).
- Section 5 The conclusion to the assessment.

1.4 LIST OF DRAWINGS

Table 1 below lists the Architectural plans that this SEE has relied upon in order to detail as a minimum, any likely environmental and social impacts of the development. The plans have been prepared by DKO Architecture.

TABLE 1 | LIST OF DRAWINGS

SHEET NO.	REVISION	DESCRIPTION	DATE
DA000	A	Cover Sheet	29/11/19
DA001	A	Development Summary	29/11/19
DA100	A	Site Analysis Plan	29/11/19
DA101	A	Existing Site Survey	29/11/19
DA102	A	Site Plan	29/11/19
DA103	A	Demolition Plan	29/11/19
DA200	A	Basement 4	29/11/19
DA201	A	Basement 3	29/11/19
DA202	A	Basement 2	29/11/19
DA203	A	Lower Ground Floor	29/11/19
DA204	A	Ground Floor	29/11/19
DA205	A	Level 1	29/11/19
DA206	A	Level 2	29/11/19
DA207	A	Roof	29/11/19
DA300	A	Elevations – Sheet 1	29/11/19
DA301	A	Elevations – Sheet 2	29/11/19
DA302	A	Elevations – Sheet 3	29/11/19
DA303	A	Perspectives – Sheet 1	29/11/19
DA304	A	Perspectives – Sheet 2	29/11/19
DA400	A	Sections – Sheet 1	29/11/19
DA401	A	Sections Sheet 2	29/11/19
DA500	A	Eye of the Sun – Sheet 1	29/11/19
DA501	A	Eye of the Sun – Sheet 2	29/11/19
DA503	A	Shadows Study	29/11/19
DA504	A	3D Height Plane – Sheet 1	29/11/19
DA505	A	3D Height Plane – Sheet 2	29/11/19
DA506	A	Solar Access Calc.	29/11/19
DA507	A	Cross Ventilation Calc.	29/11/19
DA508	A	GFA Calc.	29/11/19

SHEET NO.	REVISION	DESCRIPTION	DATE
DA509	A	C.O.S. & Deep Soil Calc.	29/11/19
DA510	A	Unit Mix	29/11/19
DA511	A	Adaptable Unit Locations	29/11/19
DA512	A	Liveable Unit Locations	29/11/19
DA513	A	Adaptable Unit Plans	29/11/19
DA514	A	Liveable Unit Plans – Sheet 1	29/11/19
DA515	A	Liveable Unit Plans – Sheet 2	29/11/19

1.5 BACKGROUND

PRE-DA MEETING

A pre-DA meeting was attended on 2 June 2019 to discuss the proposed development with Council. The outcomes of that meeting and subsequent correspondence have been considered and are reflected in the design of the development, the subject of this Development Application.

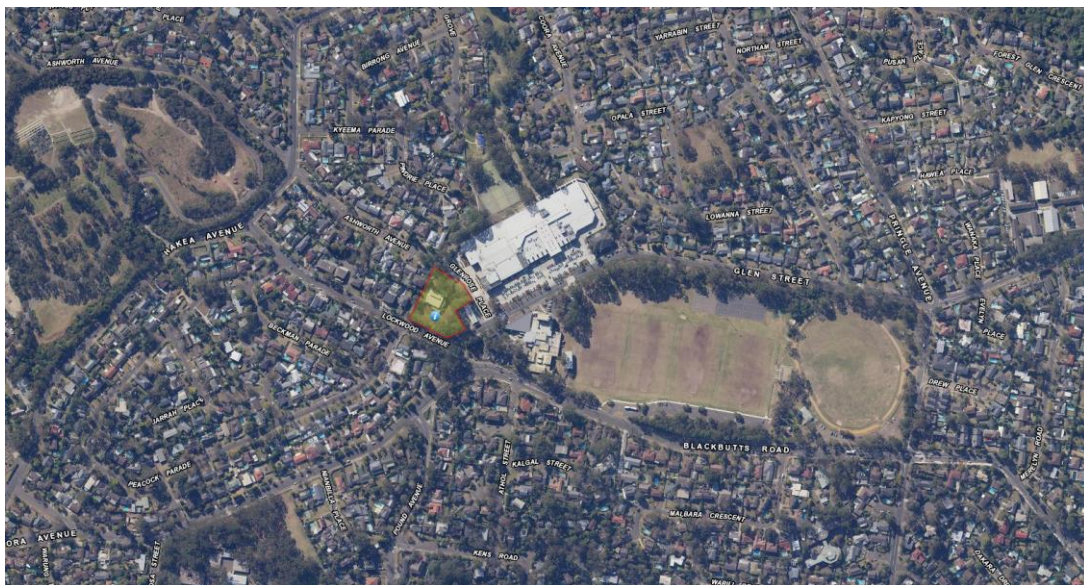
2 LOCALITY AND THE SITE

2.1 THE LOCALITY

The Site is located within the suburb of Belrose in the Northern Beaches Local Government Area. Belrose is predominantly residential in character with a local commercial centre. The Site is located adjacent to the Glenrose Village Shopping Centre, which incorporates a Woolworths and Aldi Supermarkets, as well as a variety of food and retail stores. The local centre also comprises the Glen Street Cultural Hub, which holds a library and the Glen Street Theatre. A Caltex Service Station adjoins the Site to the east.

The area surrounding the Site is characterised by a mixture of lower density residential development and more significant non-residential building forms. These include the Glen Street Cultural Hub complex which has a more significant scale than surrounding development. There are significant recreational reserves to the east.

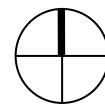
FIGURE 1 | LOCALITY AERIAL VIEW



SOURCE SIX MAPS 2019



AERIAL OF SUBJECT SITE & SURROUNDS



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ADJOINING SITES TO THE NORTH

Glenrose Shopping Village

The Site is located adjacent to the Glenrose Village Shopping Centre, which incorporates a Woolworths and Aldi Supermarkets and a variety of food and retail stores. The property has a total site area of 12,000m². At grade parking is located along the south-eastern boundary adjacent to Glen Street.

IMAGE 1 | GLENROSE VILLAGE



SOURCE: STREETVIEW 2019 (IMAGE CAPTURE 2017)

ADJOINING SITES TO THE EAST

60 Glen Street, Belrose

This property is located on the corner of Glen Street and Glenrose Place and accommodates a Caltex Service Station. Vehicular access and egress is via Glen Street. The property is predominantly hardstand with landscaped planters extending along the street frontages.

106 Blackbutts Road, Belrose

This property comprises the Glen Street Cultural Hub and Energize Health Club. It is located on the southern side of Glen Street and makes up part of the Glen Street Theatre revitalisation that is currently being undertaken by Council. At grade parking is located in the eastern corner of the property. Large trees are located along the property boundaries.

ADJOINING SITES TO THE SOUTH

23 Lockwood Avenue, Belrose

This property consists of a single storey, detached residential dwelling with pitched tile roofing. It is predominantly turfed with vehicular access from Peacock Parade.

25 Lockwood Avenue, Belrose

Number 25 Lockwood Avenue is currently used as a Dental Practice. A single storey, detached building is centrally located on the property. Customer car parking is located within the frontage to Lockwood Avenue with vehicular access from Lockwood Avenue. Several large mature trees are located on the property.

ADJOINING SITES TO THE WEST

1 Ashworth Avenue, Belrose

Glen Kindergarten is located on the property, adjoining 28 Lockwood Avenue. The pre-school facility is a two-storey, detached brick building with pitched tile roofing. A playground area is located within the front setback and vehicular access is via Ashworth Avenue.

Council Reserve

A small Council reserve, used as an easement/pocket park, is located at the south west corner of 28 Lockwood Avenue. It currently comprises a grassed area, with some footpath access from Lockwood Avenue to Glenrose Place, in conjunction with the adjoining Site at 28 Lockwood Avenue.

2.2 SITE DESCRIPTION

AREA / SHAPE / DIMENSIONS

The Site is known as 28 Lockwood Avenue, Belrose and is legally identified as Lot 1 DP 1199795. It is located on the northern side of the intersection of Lockwood Avenue and Glen Street, with Glenrose Place adjoining the Site to the east. The Site is irregular in shape with a total site area of 5,322m². There is a considerable slope on the Site from Lockwood Avenue, falling to the north towards Glenrose Place.

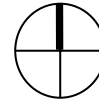
FIGURE 2 | SUBJECT SITE



SOURCE SIX MAPS 2019



SUBJECT SITE



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USE / BUILDINGS / STRUCTURES

The Site currently accommodates the Belrose Library building (now closed). The building is located centrally on the Site with mature trees and public pedestrian links surrounding the building, providing access from Lockwood Avenue to Glenrose Place.

2.3 SITE AND LOCALITY PHOTOS

PHOTO 1 | THE SITE: PREVIOUS LIBRARY BUILDING FACING WEST



PHOTO 2 | THE SITE: PREVIOUS LIBRARY BUILDING FROM GLENROSE PLACE



PHOTO 3 | THE SITE & ADJOINING COUNCIL RESERVE VIEWED FROM LOCKWOOD AVENUE – 24 LOCKWOOD AVENUE ON THE LEFT



PHOTO 4 | PREVIOUS PEDESTRIAN LINK THROUGH THE SITE



PHOTO 5 | SERVICE CENTRE ADJOINING THE SITE VIEWED FROM GLEN STREET



PHOTO 6 | GLEN STREET THEATRE VIEWED FROM GLEN STREET, PART OF THE LOCAL CENTRE



3 THE PROPOSAL

3.1 THE PROPOSAL

The application proposes the demolition of the existing structures on the Site and the construction of a mixed-use development generally comprising the following:

- Retail premises
- A recreation facility (indoor) (a gym)
- Shop top housing with 51 dwellings
- Basement carparking
- Landscaping

PROPOSED CONFIGURATION

The mixed-use development will be developed to complement the irregular shape of the Site and to address the various street frontages.

FIGURE 3 | FLOOR PLAN OF RETAIL TENANCIES AND CENTRAL PUBLIC SQUARE



SOURCE: DKO ARCHITECTURE

FIGURE 4 | PHOTOMOTAGE LOOKING EAST FROM LOCKWOOD AVENUE



SOURCE: DKO ARCHITECTURE

FIGURE 5 | PHOTOMONTAGE FROM LOCKWOOD AVENUE LOOKING NORTH



SOURCE: DKO ARCHITECTURE

FIGURE 6 | PHOTOMONTAGE VIEW ALONG GLENROSE PLACE/ ASHWORTH AVE



SOURCE: DKO ARCHITECTURE

Table 2 outlines the key elements on each level of the development.

TABLE 2 | THE PROPOSED DEVELOPMENT

LEVEL	DETAILS
Basement 4	<ul style="list-style-type: none"> ▪ Lift and stair access ▪ Ramp access for vehicles ▪ 133 x car spaces ▪ 6 x bicycle spaces ▪ Storage areas ▪ Plant pump room
Basement 3	<ul style="list-style-type: none"> ▪ Lift and stair access ▪ Ramp access for vehicles ▪ 60 x car spaces ▪ Car wash area and office (15 bays) ▪ 48 x bicycle spaces ▪ 2 x storage rooms ▪ Gym/amenities area ▪ Storage areas ▪ 2 x Bin rooms

LEVEL	DETAILS
Basement 2	<ul style="list-style-type: none"> ▪ Lift and stair access ▪ Vehicle access point via Glenrose Place ▪ Vehicle turntable ▪ 5 x Retail tenancies ▪ Services room and bin holding area ▪ Landscaped central public square ▪ Landscaped pedestrian access from Lockwood Avenue ▪ 3 x building lobbies
Lower Ground	<ul style="list-style-type: none"> ▪ Lift and stair access ▪ 4 x Retail tenancies on Lockwood Avenue ▪ 1 x 1 bedroom unit ▪ 10 x 2 bedroom units ▪ 5 x 3 bedroom units ▪ 3 x 3 bedroom units (two storey)
Ground	<ul style="list-style-type: none"> ▪ 3 x Retail tenancies ▪ 1 x 1 bedroom unit ▪ 9 x 2 bedroom units ▪ 6 x 3 bedroom units
Level 1	<ul style="list-style-type: none"> ▪ 1 x 1 bedroom units ▪ 7 x 2 bedroom units ▪ 3 x 3 bedroom units
Level 2	<ul style="list-style-type: none"> ▪ 1 x 2 bedroom units ▪ 4 x 3 bedroom units

URBAN DESIGN

The urban design of the project has been informed by the design and place-making expertise of Roberts Day. An Urban Design Report, prepared by Roberts Day, is submitted under separate cover as part of this application.

The urban design advice has been incorporated to address matters raised during the pre-DA process and to establish an overarching vision and intent for the design and function of the proposal.

The following vision has guided the design for the project:

The Belrose Village Square Precinct is the amended design concept to address Council's Pre-lodgement Advice, whilst improving public benefit and enhancing the local character envisaged by Council for a local centre.

The concept proposes at its heart a generous, central square (679sqm) providing a social gathering place for locals activated by a diversity of retail shops, public art, landscape and place-making activities. Within a local centre devoid of such spaces, it will be particularly attractive for locals offering a sense of safety, comfort and interest.

Aligned with the street level of Glenrose Place, excellent connectivity between the square and broader activities of the local centre encourages walking and reduces vehicle dependence.

Encouraging walking is the first step in fostering a healthy lifestyle. The total public realm network constitutes 27% of the site area – a significant benefit. In improving the concept's built form, a rigorous place-led process has also been applied to successfully resolve the site's significant level change, respond to local character and respect neighbours.

A contextually responsive perimeter courtyard provides varied setbacks, varied perceived building heights and building mass in response to the local character of Lockwood Avenue and Glenrose Place streetscapes, whilst creating an 'inner world' identifiable by the square. Within this inner world, the built form shapes the spatial experience of the square into a pleasant 'outdoor room' for people to enjoy.

Celebrating the site's topography, the layering of uses activates Lockwood Avenue and Glenrose Place, as well as this new spatial system for locals. A diversity of retail tenancies will contribute to a sense of community and complement other uses within the centre today. Rather an engineering-led approach to earthworks with unsightly retaining walls and batters, the building itself and proposed places elegantly accommodates the changes in level.

The Urban Design Report, prepared by Roberts Day, provides a detailed understanding of the design rationale for the proposal.

VEHICLE ACCESS AND PARKING

Vehicle access and egress for the Site is provided via Glenrose Place. Access is provided to two lower Basement Levels of Parking. A total of 193 car spaces are provided with 77 residential spaces and 116 retail spaces, including 23 for the proposed gym.

PEDESTRIAN ACCESS

There are numerous pedestrian access points to achieve a functional and permeable design outcome for the numerous uses and buildings on the Site. These include landscaped access to the central public square, as well as safe and identifiable, thru-site paths to respective building lobbies and retail entries.

LANDSCAPING

The proposed landscaping theme primarily consists of extended landscaped areas adjoining the boundaries with neighbouring properties and a large central courtyard. Landscape plans have been prepared by Paul Scrivener and accompany this DA.

FIGURE 7 | LANDSCAPE SITE PLAN



SOURCE: PAUL SCRIVENER LANDSCAPE

4 ENVIRONMENTAL ASSESSMENT

4.1 ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000

This report considers the environmental consequences of the development as required under Schedule 1 (2) (4) of the Environmental Planning & Assessment Regulation 2000 (the Regulations).

Any environmental impacts of the development have been identified through a review of applicable planning instruments as outlined below; review of the site and its surrounds and review of other related documents. Our assessment of the proposal, against the planning instruments guiding development, concludes that environmental impacts, as a result of the development, are satisfactory.

4.2 SEPP PROVISIONS

STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND (SEPP 55)

In relation to development applications, Clause 7(1) of SEPP 55 requires the consent authority to consider whether the land is contaminated, and if so, the consent authority must be satisfied the land will be suitable in its contaminated state, or will be suitable after remediation for the purpose for which development is proposed.

Clause 7(2) of SEPP 55 requires the consent authority, before determining a DA that would involve a change of use on certain land (specified in sub clause (4)), to consider a report specifying the findings of a preliminary investigation of the land in accordance with the contaminated land planning guidelines.

A Contamination Report has been prepared by Atlas Geotechnical Services and accompanies the application. It concludes that the samples analysed indicate that the site is suitable for the proposed development. Given the above factors, no further investigation of land contamination is warranted in this case. The site is suitable in its present state for the proposed development. Therefore, pursuant to the provisions of SEPP 55, Council can consent to the carrying out of development on the land.

STATE ENVIRONMENTAL PLANNING POLICY NO. 65 – DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT

SEPP 65 was introduced to improve the design of Residential Apartment Development (RAD). It contains design quality principles, which must be incorporated into new or substantially altered existing RAD. Clause 50 of the Regulations requires that DAs for a RAD are designed by a “qualified designer”, and

accompanied by a statement by the qualified designer verifying that the nine design quality principles have been incorporated in the DA and how the objectives in Parts 3 and 4 of the Apartment Design Guide (ADG) have been achieved.

The proposal is consistent with the objectives of SEPP 65; the design quality principles therein and with the relevant requirements of the ADG. The scheme has been designed by DKO Architecture. A Design Quality Statement, prepared by Registered Architect Nicholas Byrne (Registration Number 7806), accompanies the DA for the Site. An assessment of the proposed development's compliance with the Apartment Design Guide is also provided by DKO Architecture under separate cover. The statement demonstrates a very high level of compliance with the relevant design criteria.

The development is well-designed and will provide excellent amenity for future residents and visitors. At the same time, the proposal will not diminish, to any unreasonable extent, the amenity of adjoining properties. The nine principles of the SEPP 65 and the objectives, design criteria and design guidance of the ADG have been important guiding documents for the proposed development. Consistency with SEPP 65 and the ADG ensures that high quality urban design will be achieved.

Design Quality Principles

The Design Quality Statement provides a detailed assessment and analysis of the design quality and the design rationale of the proposal, prepared by a qualified designer, in accordance with Clause 50(1A) of the Regulations.

Apartment Design Guide

Pursuant to the provisions of Clause 28(2)(c), the ADG is to be taken into consideration in determining a DA to carry out the proposed development. The ADG has been considered in the design of the proposal. A compliance summary, with the design criteria contained within the ADG, is provided by DKO Architecture under separate cover.

STATE ENVIRONMENTAL PLANNING POLICY (BUILDING SUSTAINABILITY INDEX: BASIX) 2004

SEPP (Building Sustainability Index: BASIX) 2004 relates to the BASIX Scheme, which encourages sustainable residential development via the achievement of energy and water saving targets. The BASIX Scheme aims to:

- *Reduce consumption of mains-supplied potable water and reduce emissions of greenhouse gases, in the use of a building or in the use of the land on which the building is situated; and*
- *Improve the thermal performance of the building.*

The proposed development is within the category of development affected by the SEPP (Building Sustainability Index: BASIX) 2004. Accordingly, the DA is accompanied by a BASIX Certificate.

4.3 LEP PROVISIONS

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011 (WLEP 2011)

WLEP 2011 is the relevant local planning instrument applicable to the Site. The following assesses the proposal against the relevant objectives and controls of WLEP 2011.

Clause 1.4 – Definitions

The following definitions contained within the WLEP 2011 are relevant to the proposal:

Mixed use development means a building or place comprising 2 or more different land uses.

Shop top housing means one or more dwellings located above ground floor retail premises or business premises.

Business premises means a building or place at or on which:

- an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or*
- a service is provided directly to members of the public on a regular basis, and includes a funeral home and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access facilities, betting agencies and the like, but does not include an entertainment facility, home business, home occupation, home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital.*

Recreation facility (indoor) means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

Retail premises means a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following:

(a) (Repealed) (b) cellar door premises, (c) food and drink premises, (d) garden centres, (e) hardware and building supplies, (f) kiosks, (g) landscaping material supplies, (h) markets, (i) plant nurseries, (j) roadside stalls, (k) rural supplies, (l) shops, (la) specialised retail premises, (m) timber yards, (n) vehicle sales or hire premises, but does not include highway service centres, service stations, industrial retail outlets or restricted premises.

Comment:

The proposal includes the above uses and is consistent with the abovementioned definitions. Specifically, the definition of shop top housing, which requires all proposed dwellings are located above ground level retail premises, has been met with this proposal.

The proposed gym is also expressly permissible within the B2 Local Centre Zone being a Recreational Facility (indoor). Business premises are also permissible and are an acceptable use as part of a shop top housing development. This also future proofs the building as a “shop top housing” scheme as future retail and business premises can form part of the ground floor uses and therefore, remain consistent with the definition.

Clause 2.1 – Land use zone

The Site is within the B2 Local Centre Zone according to the WLEP 2011 and its relevant zoning maps.

FIGURE 8 | ZONING MAP



Clause 2.3 – Zone objectives and land use table

The relevant objectives of the B2 Local Centre Zone are:

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*
- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To provide an environment for pedestrians that is safe, comfortable and interesting.*
- *To create urban form that relates favourably in scale and in architectural and landscape treatment to neighbouring land uses and to the natural environment.*
- *To minimise conflict between land uses in the zone and adjoining zones and ensure the amenity of any adjoining or nearby residential land uses.*

The proposal is consistent with the objectives of the B2 Local Centre Zone for the following reasons:

- The proposal provides a range of new retail and business tenancies to serve the needs of people who live, work and visit the area.
- The proposed commercial uses encourage employment in accessible locations.

- The proposal provides additional housing and commercial opportunities within close proximity to public transport options and provides landscaped pedestrian links and bicycle parking.
- The proposal provides landscaped pedestrian links through the Site that are safe, comfortable and interesting.
- The proposal adopts a compatible built form to the numerous street frontages and varying surrounding contexts. Buildings are scaled down and set back at more residential interfaces, while providing a mix of commercial and residential opportunities as part of the Belrose Local Centre.
- The proposal incorporates appropriate and permissible land uses and adopts a high-quality design that adheres to the principles and controls of the Apartment Design Guide.

Clause 2.7 – Demolition requires consent

Demolition of existing structures is proposed and accordingly, the proposal seeks consent as part of this Development Application.

Clause 4.3 – Height of buildings

The height of buildings for this Site is 8.5m according to the WLEP 2011 and the relevant Height of Buildings map. The proposed maximum building height is 12.42m for one of the central lift overruns. Despite the height variation, the majority of the development is compliant and perceived as a satisfactory built form from the streetscapes and public domain.

A detailed request to vary the development standard, pertaining to building height, is provided in accordance with the requirements of Clause 4.6 of WLEP 2011. This is submitted under separate cover as part of this DA package.

Clause 6.4 – Development on sloping land

The site is zoned area A – slope <5 according to the WLEP 2011. Clause 6.4 (3) states:

(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:

(a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and

(b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and

(c) the development will not impact on or affect the existing subsurface flow conditions.

The DA is accompanied by a suite of technical reports that demonstrate the proposal's adequacy with regard to geotechnical appropriateness, stormwater and landscaping.

4.4 DCP PROVISIONS

WARRINGAH DEVELOPMENT CONTROL PLAN 2011 (WDCP 2011)

The WDCP 2011 provides additional guidelines and controls for specific types of development. An assessment of the proposed development's compliance with the relevant provisions of WDCP 2011 is provided at *Appendix A – Table 3, Warringah DCP 2011 Compliance Table*.

In summary, the scheme is very compliant with the DCP controls, with significant justification provided where merit assessment is required. The operational requirements of the development are well-considered with required documentation in support of the proposal provided as part of this application.

4.5 OTHER RELEVANT MATTERS

ACCESS

An Access Report has been prepared by Vista Access Architects and accompanies this DA. The Report acknowledges compliance with Council's requirements for 10% Adaptable Units and 20% Liveable Units, in accordance with SEPP 65 Objective 4Q1, as well as the provision of accessible parking spaces.

The Access Report concludes that the proposal achieves the spatial requirements to provide access for people with a disability. Assessment of the internal fit-out; details of stairs, ramps and other features will occur at Construction Certificate stage.

Compliance with the recommendations within the Access Report will result in the development complying with the requirements of the Access Code of Disability (Access to Premises-Building) Standards 2010; the Disability Access relevant sections of Building Code of Australia 2019; the requirements of SEPP 65 related to Liveable Housing and the essential criteria of AS4299-Adaptable Housing.

The proposed development is therefore, satisfactory regarding accessibility.

ACOUSTIC PRIVACY

An Internal Noise and Environmental Noise Assessment has been prepared by Acoustic, Vibration and Noise Pty Ltd. The aim of this Report is to determine the building materials to be used and the construction methods to be adopted such that, the proposed development at No. 28 Lockwood Avenue, Belrose is built to achieve acceptable internal noise levels.

The Report concludes that the proposal achieves the required acoustic criteria, subject to implementation of the recommendations within the Report. The recommendations can be incorporated and the proposal is therefore, satisfactory with respect to acoustic impacts.

ARBORIST

A Tree Impact Assessment Report has been prepared by Mark Bury Consulting. The Report notes that the current tree environment on the property consists of a variety of inappropriate species and locations, regarding their impact on adjacent infrastructure and neighbouring properties. The indigenous gums on Site are mostly in poor condition and have been pollarded in their development.

The Report concludes that the proposed landscaping, as compensatory planting for removal of trees on the Site, will create a much better planned treed environment with long term species that provide minimal risk issues in the future and maintenance issues. The proposed development will be a better long term treed environment and much safer public space treed environment than the current environment.

The proposed impact to trees, coupled with the proposed Landscaping concept for the Site, is therefore an appropriate outcome.

BASIX

BASIX and NatHERS Certificates have been assessed and prepared by ECOMODE Design and are submitted as part of this Application.

BUILDING CODE OF AUSTRALIA (BCA)

A BCA Design Compliance Report has been prepared by BCA Vision and accompanies this DA. The Report identifies that the entire building incorporates five separate building classifications and outlines the various requirements which must be adhered to. The proposed development can incorporate these requirements without fundamental change to the design and is therefore, satisfactory with regard to compliance with the BCA.

FIRE SAFETY

Fire engineering services have been provided by Holmes Fire to assist in addressing a number of non-compliances with the deemed-to-satisfy provisions of the BCA, as identified within the BCA assessment undertaken by BCA Vision. These have been addressed using performance-based engineering solutions.

The letter concludes:

...it is considered that performance-based fire engineering can be utilised to demonstrate compliance with the Performance Requirements of the BCA without major changes to the current design. Additional non-compliances may be identified as the design is further developed; however it is considered that there are no significant issues that would affect the building layout.

The proposal is therefore, considered satisfactory regarding fire safety.

GEOTECH

A Geotech Report has been prepared by Atlas Geotechnical Services and accompanies the application.

STORMWATER

Concept Stormwater Drawings have been provided by MYD Consulting Engineers and accompany the DA.

TRAFFIC

A Traffic and Parking Report has been prepared by McLaren Traffic Engineering to assess the traffic and parking impacts of the proposed development. The proposed car parking layout generally complies with the required standards, as does the proposed quantity of parking and allocation of spaces. The additional traffic generation has been assessed to have no noticeable impact on the surrounding network in terms of level of service or delays. The Report concludes:

In view of the foregoing, the proposed Mixed-Use Development is fully supported in terms of its traffic and parking impacts, subject to the required changes and detailed design of the internal traffic signal system associated with the loading operation...

The proposal has incorporated the design elements of the report and can incorporate the management recommendations in any future development consent. The proposal is therefore considered acceptable with regard to traffic and parking impacts.

QUANTITY SURVEY REPORT

A Quantity Survey Report has been prepared by MMD Construction Consultants and accompanies this DA.

WASTE MANAGEMENT

A Waste Management Plan has been prepared by Elephants Foot and is submitted as part of this DA. It provides a detailed process for the operational management of residential and retail waste that will be produced from use of the development.

GENERAL IMPACTS

General impacts to the built environment and social environments will be positive in light of the social benefits associated with the proposal's permanent increase in the local population. The development, particularly its internal configuration, is designed to avoid unreasonable amenity impacts to adjoining properties.

Natural environmental impacts will be within normal community expectations. That is, the proposal will rely on typical construction techniques, while the sustainability measures, prescribed by the BASIX SEPP, will be met.

The permanent population associated with the proposal is likely to result in positive contributions to the local economy, as well as the provision of additional commercial tenancies within the local centre. At a broader scale, the construction activity associated with the proposal maintains employment. The proposal converts the former library to a high-quality mixed use development, with the proposed land uses appropriate for a local centre.

5 CONCLUSION

The application proposes the demolition of the existing structures on the Site and construction of a mixed-use development comprising the following:

- Retail premises
- A recreation facility (indoor) (a gym)
- Shop top housing with 51 dwellings
- Basement carparking
- Landscaping.

This Statement of Environmental Effects demonstrates that the proposal is permissible with consent and satisfies the relevant statutory and non – statutory controls. Accordingly, the development application warrants development consent.

APPENDIX A – WARRINGAH DCP 2011 COMPLIANCE TABLE

REQUIREMENT	PROPOSED	COMPLIES
PART B: BUILT FORM CONTROLS		
<p>B6 MERIT ASSESSMENT OF SIDE BOUNDARY SETBACKS</p> <p>1. Side boundary setbacks will be determined on a merit basis and will have regard to:</p> <ul style="list-style-type: none"> ▪ streetscape ▪ amenity of surrounding properties; and ▪ setbacks of neighbouring development 	<p>The irregular shape of the Site results in side boundaries to one child care centre (1 Ashworth Ave) and a grassed reserve to the west, and a service station to the east.</p> <p>The design adopts a six metre setback and deep soil zone adjacent to the child care centre at 1 Ashworth Avenue. Adjacent to the vacant reserve, the building line predominantly retains a six metre setback, but incorporates private open space for three ground level units with a minimum of 2m setbacks and balconies on the upper levels, setback a minimum of 3.5m from the reserve. The single storey Building A lobby is similarly located between 1-3 metres from the vacant reserve. Refer to submitted floor plans for greater detail.</p> <p>The side setbacks to the western boundary are appropriate as they account for the amenity of neighbouring properties while retaining an active, continuous and appropriately articulated streetscape to Lockwood Avenue.</p> <p>The proposal adopts a 9.5m setback from the service station to Building A, including a 5m wide deep soil zone and pedestrian link to the internal courtyard. The retail component of Building B adjoins the service station at the side boundary, with upper level residential located a minimum of 6m from the eastern side boundary.</p> <p>Refer to the Urban Design Report prepared by Roberts Day for further merit assessment of the setbacks and built form.</p>	<p>Yes, acceptable on merit assessment.</p>

REQUIREMENT	PROPOSED	COMPLIES
2. Generally, side boundary setbacks areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.	Side setbacks will provide continuous landscaping, with generous deep soil zones provided at residential and sensitive interfaces, free of structure, car parking and site facilities.	Yes, acceptable on merit assessment.

B8 MERIT ASSESSMENT OF FRONT BOUNDARY SETBACKS

1. The appropriate alignment of buildings to road frontages will be determined on a merit basis and will have regard to the: <ul style="list-style-type: none"> ▪ streetscape; ▪ amenity of surrounding properties; and ▪ setbacks of neighbouring development 	<p>As reinforced in the Urban Design Report prepared by Roberts Day, the proposed scheme performs well in a merit assessment of the setbacks and built form.</p> <p>The irregular nature of the Site results in two distinct ‘front’ boundaries, with frontages to Glenrose Place and Lockwood Avenue. The frontage to Glenrose Place is oriented towards the local centre, comprising Glenrose Village and the Glen Street Cultural Hub. The street level proposes three retail tenancies that present to Glenrose Place adopting a variety of setbacks ranging from 0.75m-4m. These tenancies provide the opportunity for outdoor dining and pedestrian activity within this setback, to accommodate visitors and allow for a high-quality, active street frontage. The two upper residential levels adopt a similar setback to Glenrose Place, with private open space areas following the contour of the boundary and internal areas located a minimum of 2m from the boundary.</p>	Yes, acceptable on merit assessment.
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REQUIREMENT	PROPOSED	COMPLIES
	<p>The amenity of the surrounding area will be enhanced by the proposed built form, as it currently accommodates the side of Glenrose Village and its associated parking and service areas. The proposed design allows for a much greater presence to this area of the Belrose local centre.</p> <p>The frontage to Lockwood Avenue similarly adopts a minimal setback that follows the contour of the boundary. This results in an active streetscape befitting the retail tenancies fronting Lockwood Avenue. The two upper residential levels are setback 6m from the front boundary, with minor articulation and balconies provided at 5m. The units on Level 1 have landscaped private open space that extend above the retail tenancies below, allowing for surveillance and passive interaction with Lockwood Avenue.</p> <p>The proposed setbacks are satisfactory on merit as they appropriately balance the retail activation of the street in a local centre with a modest scale and bulk addressing the predominantly residential nature further along Lockwood Avenue.</p>	

REQUIREMENT	PROPOSED	COMPLIES
PART C SITING FACTORS		
C2 TRAFFIC, ACCESS AND SAFETY VEHICULAR ACCESS		
1. Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives.	Vehicular access and egress is provided solely from the western end of the Glenrose Place cul-de-sac. In line with the DCP objectives, this serves to minimise traffic hazards, queueing on public roads and conflict with pedestrians, cyclists and public transport facilities. There are numerous separate pedestrian access points for the site which meet the DCP objectives and are not in conflict with the vehicular access. The design also provides clear and well-defined lobby entries to each building to ensure legible and permeable pedestrian pathways.	Yes
2. Vehicle access is to be obtained from minor streets and lanes where available and practical.	Glenrose Place is a cul-de-sac, which also serves as a vehicle access point for Glenrose Village. It is the most appropriate location for vehicle access, as opposed to Lockwood Avenue.	Yes
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.	The vehicle crossing will be in accordance with Council requirements.	Yes

REQUIREMENT	PROPOSED	COMPLIES
5. Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.	The vehicle crossing will be in accordance with Council requirements.	Yes
<p data-bbox="188 598 515 678">ON-SITE LOADING AND UNLOADING</p> 6. Facilities for the loading and unloading of service, delivery and emergency vehicles are to be: <ul style="list-style-type: none"> <li data-bbox="268 917 649 1029">▪ appropriate to the size and nature of the development; <li data-bbox="268 1029 627 1109">▪ screened from public view; <li data-bbox="268 1109 649 1268">▪ and designed so that vehicles may enter and leave in a forward direction. 	The proposed service area is appropriately sized and located adjacent to associated service facilities. The area is designed with a vehicle turntable that allows vehicles to safely enter and leave in a forward direction.	Yes

REQUIREMENT	PROPOSED	COMPLIES
C3 PARKING FACILITIES		
Laneways are to be used to provide rear access to carparking areas where possible.	The Site does not have access to a rear laneway however, uses the most appropriate location for vehicle access and egress.	Yes
Carparking is to be provided partly or fully underground for apartment buildings and other large-scale developments.	Proposed carparking is provided in the basement levels.	Yes
Parking is to be located so that views of the street from front windows are not obscured.	Parking is within the proposed Basement Levels and does not obscure views from windows. The proposal provides and active retail frontage to encourage passive surveillance and visual permeability.	Yes

REQUIREMENT	PROPOSED	COMPLIES
<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"> ▪ the land use; ▪ the hours of operation; ▪ the availability of public transport; ▪ the availability of alternative car parking; and ▪ the need for parking facilities for courier vehicles, delivery / service vehicles and bicycles. 	<p>Off street parking has been provided within the Basement Levels of the property. The provision and location of spaces has considered the various land uses on the Site; the functional requirements of these land uses and the surrounding transport context. Accordingly, the required parking has been allocated to the various uses and is complemented by motorcycle and bicycle spaces.</p>	<p>Yes</p>

3. Carparking, other than for individual dwellings, shall:

- Avoid the use of mechanical car stacking spaces;
- Not be readily apparent from public spaces;
- Provide safe and convenient pedestrian and traffic movement;
- Include adequate provision for manoeuvring and convenient access to individual spaces;
- Enable vehicles to enter and leave the site in a forward direction;
- Incorporate unobstructed access to visitor parking spaces;
- Be landscaped to shade parked vehicles, screen them from public view, assist in micro-climate management and create

The proposal:

- Does not rely on mechanical car stacking.
- Cannot be readily seen from public spaces (Basement Levels);
- Provides safe and convenient movement.
- Enables access and egress in a forward direction.
- Provides unobstructed access to visitor spaces.
- Provides satisfactory stormwater arrangements.
- Provides car space dimensions that are compliant with Australian Standards.

Yes

REQUIREMENT	PROPOSED	COMPLIES
attractive and pleasant places; <ul style="list-style-type: none"> ▪ Provide onsite detention of stormwater, where appropriate; and ▪ Minimum car parking dimensions are to be in accordance with AS/NZS 2890.1. 		

REQUIREMENT	PROPOSED	COMPLIES
<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>The DCP requires 77 spaces for the residential component, including visitor spaces. 77 spaces are provided.</p> <p>The RMS rate requires 90 spaces for the retail component of the proposed development. A total of 93 spaces are proposed.</p> <p>The RMS rate requires 20 spaces for the proposed gym. A total of 23 spaces are proposed.</p> <p>Peak gym parking demands are also offset with retail peaks, such that they can share the same space.</p>	<p>Yes</p> <p>186 spaces are required and 193 are proposed.</p>

REQUIREMENT	PROPOSED	COMPLIES
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.	Staff, customer and courier parking are all considered within the proposed parking layout. Where required, a large vehicle turntable is provided at Basement 2 (at grade for Glenrose Place).	Yes
7. Where appropriate, car parking which meets the needs of people with physical disabilities must be provided in accordance with the relevant Australian Standard.	Nine accessible spaces are conveniently located within the Basement Levels.	Yes

C3(A) BICYCLE PARKING AND END TRIP FACILITIES

1. Bicycle parking facilities must be provided for new buildings and for alterations or additions to existing buildings	Bicycle parking facilities are proposed as part of the development.	Yes
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REQUIREMENT	PROPOSED	COMPLIES
2. Bicycle parking shall be designed and constructed in accordance with Australian Standard AS 2890.3 – Bicycle Parking Facilities.	Bicycle parking will meet all required standards.	Yes
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.	The bicycle parking facilities are located within the Basement Levels and therefore, do not contribute to the streetscape or public domain. They are conveniently located within close proximity to lift cores.	Yes
4. Bicycle parking shall be provided in accordance with the generation rates provided.	The proposal requires 55 spaces for the residential component and 24 spaces for the retail tenancies. A total of 54 spaces are provided within the Basement Levels. Despite the shortfall of 25 bicycle spaces, it is anticipated that peak gym and retail times are offset and will therefore adequately cater for cyclists.	Satisfactory

REQUIREMENT	PROPOSED	COMPLIES
<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>The majority of cyclists for the non-residential component are anticipated to be using the gym, which will incorporate amenities and similar end-of-trip facilities. Similar space is envisaged within the retail tenancies. Accordingly, separate end of trip facilities are not proposed.</p>	<p>Satisfactory</p>

REQUIREMENT	PROPOSED	COMPLIES
C4 STORMWATER		
<p>1. 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>Stormwater Plans have been prepared by MYD Consulting Engineers. The proposed development will have minimal and appropriate impact on stormwater infrastructure and surrounding waterways.</p>	<p>Yes</p>
<p>2. The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management Policy.</p>	<p>Stormwater Plans have been prepared by MYD Consulting Engineers. The proposal will meet Council's requirements.</p>	<p>Yes</p>

REQUIREMENT	PROPOSED	COMPLIES
C5 EROSION AND SEDIMENTATION		
1. All developments which involve the disturbance of land must install and maintain erosion and sediment controls until the site is fully stabilised.	Erosion and Sediment will be appropriately controlled until the Site is stabilised.	Yes
2. Any erosion and sedimentation is to be managed at the source.	Any erosion and sedimentation will be managed at the source.	Yes
3. Erosion, sediment and pollution controls including water discharge from the site must comply with Council's Water Management Policy.	Noted.	Yes
C7 EXCAVATION AND LANDFILL		
2. Excavation and landfill works must not result in any adverse impact on adjoining land.	The Site will be appropriately managed to ensure excavation works will not result in adverse impacts.	Yes

REQUIREMENT	PROPOSED	COMPLIES
3. Excavated and landfill areas shall be constructed to ensure the geological stability of the work.	The proposal will be constructed to ensure geological stability.	Yes
4. Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment.	Any excavation and landfill as part of the proposal will be appropriately managed to ensure the natural environment is not degraded.	Yes

C8 DEMOLITION AND CONSTRUCTION

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.	Noted. The proposal can comply with the relevant Waste Management requirements and the DA is accompanied by a Waste Management Plan prepared by Elephants Foot.	Yes
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REQUIREMENT	PROPOSED	COMPLIES
C9 WASTE MANAGEMENT		
<p>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.</p>	<p>Noted. The proposal can comply with the relevant Waste Management requirements and the DA is accompanied by a Waste Management Plan prepared by Elephants Foot.</p>	<p>Yes</p>

PART D: DESIGN CONTROLS

REQUIREMENT	PROPOSED	COMPLIES
D2 PRIVATE OPEN SPACE		
<p>1. Residential development is to include private open space for each dwelling.</p>	<p>Private open space is provided for each dwelling in accordance with the Apartment Design Guide.</p>	<p>Yes</p>

<p>2. The minimum area and dimensions of private open space are as follows:</p> <p>a) A total of 10m² with minimum dimensions of 2.5 metres for multi dwelling housing, residential flat buildings and shop top housing.</p>	<p>Private open space is provided for each dwelling in accordance with the Apartment Design Guide however, all 1-bedroom apartments are provided with a minimum of 10m².</p>	<p>Yes</p>
<p>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.</p>	<p>All private open space is directly accessible from a living area of a dwelling with appropriate dimensions for use.</p>	<p>Yes</p>
<p>4. Private open space is to be located and designed to ensure privacy of the occupants of adjacent</p>	<p>Private open space is designed to ensure the privacy of occupants of adjacent buildings and within the proposed development. Appropriate orientation, setbacks and building separation are adopted to ensure good amenity for residents.</p>	<p>Yes</p>

	buildings and occupants of the proposed development.		
5.	Private open space shall not be located in the primary front building setback.	The proposal provides private open space at the building line, in keeping with the local centre zoning and active frontage.	Yes
6.	Private open space is to be located to maximise solar access.	The proposal is compliant with the solar access requirements of the ADG and locates private open space where solar access can be maximised.	Yes

D3 NOISE

	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.	Please refer to Acoustic Report prepared by Acoustic, Vibration and Noise Pty Ltd and submitted as part of this DA. The noise from combined operation of plant and equipment is satisfactory and compliant.	Yes
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D6 ACCESS TO SUNLIGHT

<p>1. Development should avoid unreasonable overshadowing any public open space.</p>	<p>The development does not, unreasonably, overshadow public open space, while also retaining good amenity and solar access to the proposed central square.</p>	<p>Yes</p>
<p>2. 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.</p>	<p>The proposal is compliant with the requirements of the ADG, providing 73% of dwellings with direct sunlight to living areas and private open space areas.</p>	<p>Yes</p>

D7 VIEWS

<p>Development shall provide for the reasonable sharing of views.</p>	<p>The development does not hinder any significant views and is located on a sloping site, resulting in the majority of the built form below the Lockwood Avenue frontage.</p>	<p>Yes</p>
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D8 PRIVACY

<p>1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.</p>	<p>The building layout is designed to optimise privacy for occupants of the development and adjoining properties. Refer to the Urban Design Report prepared by Roberts Day for further detail on the rationale behind the building layout.</p>	<p>Yes</p>
<p>2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.</p>	<p>The proposed development has been carefully designed to limit overlooking and provides appropriate orientation to private open space or to the street.</p>	<p>Yes</p>
<p>3. The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.</p>	<p>The proposal relies on orientation and location of elements rather than dependence on screening devices.</p>	<p>Yes</p>

<p>4. The windows of one dwelling are to be located so they do not provide direct or close views (i.e. from less than 9 metres away) into the windows of other dwellings.</p>	<p>The proposal is compliant with the building separation requirements of the ADG.</p>	<p>Yes</p>
<p>5. 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.</p>	<p>Appropriate elements are used to screen private open space from upper apartments where required.</p>	<p>Yes</p>

D9 BUILDING BULK

<p>1. Side and rear setbacks are to be progressively increased as wall height increases.</p>	<p>The proposal adopts setbacks which adhere to the building separation requirements of the ADG. increased setbacks are provided to Lockwood Avenue at upper levels.</p>	<p>Yes</p>
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<p>2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.</p>	<p>The proposed design uses a variety of setbacks, materials and articulation to provide for innovative architecture that will improve the urban environment.</p>	<p>Yes</p>
<p>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:</p> <ul style="list-style-type: none"> ▪ The amount of fill is not to exceed one metre in depth ▪ Fill is not to spread beyond the footprint of the building. ▪ Excavation of the landform is to be minimised. 	<p>The proposed design steps down with the topography. the necessary cut and fill and retaining is deliberately integrated into a place-led response to the site's topography to avoid unsightly walls, battering etc. Refer to the Urban Design Report prepared by Roberts Day for further detail on the design approach to the sloping site.</p>	<p>Yes</p>
<p>4. Building height and scale needs to relate to topography and site conditions.</p>	<p>The proposed building height and scale has been extensively considered with regard to the topography and site conditions. Refer to the Urban Design Report prepared by Roberts Day for greater detail.</p>	<p>Yes</p>

5.	Orientate development to address the street.	The development has been designed to activate both street frontages, with upper levels also addressing the street.	Yes
6.	Use colour, materials and surface treatment to reduce building bulk.	Colour, materials and surface treatments have all been employed to ensure an appropriate building bulk.	Yes
7.	Landscape plantings are to be provided to reduce the visual bulk of new building and works.	Landscaping is proposed to side setbacks and the streetscape facades, which will assist in softening the bulk.	Yes
8.	Articulate walls to reduce building mass.	The proposed design incorporates high levels of articulation and considered built form.	Yes

D10 BUILDING COLOURS AND MATERIALS

1.	In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimised through the use of appropriate colours and materials and landscaping.	The proposed design is of high quality and utilises a considered colour selection to minimise visual impact.	Yes
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D11 ROOFS

1.	Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs.	Lift overruns and plant are located centrally within the building footprint and will not detract from the appearance of the roof.	Yes
2.	Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.	The proposal adopts an appropriate roof form for its location within the Local Centre zone and adopts a flat roof to reduce the scale and bulk of the built form.	Yes
3.	Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.	The proposed roof is not easily visible from the streetscape or public domain. Appropriate articulation is provided to the facades to create visual interest.	Yes
4.	Roofs shall incorporate eaves for shading.	N/A	N/A
5.	Roofing materials should not cause excessive glare and reflection.	The roofing material will not cause excessive glare or reflection.	Yes

<p>6. 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.</p>	<p>Most service equipment is fully integrated into the building, resulting in minimal protrusions to the roof.</p>	<p>Yes</p>
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D14 SITE FACILITIES

<p>1. 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 have minimal visual impact from public places.</p>	<p>The proposed development integrates all expected Site facilities for day-to-day function of the varied uses. Appropriate garbage areas, open space and mail boxes form part of the proposed design.</p>	<p>Yes</p>
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D15 SIDE AND REAR FENCES

<p>1. Generally, side and rear boundary fences are to be no higher than 1.8 metres on level sites, or 1.8 metres measured from the low side where there is a difference in either side of the boundary.</p>	<p>The proposal will adopt compliant side fences.</p>	<p>Yes</p>
<p>2. For sloping sites, the height of fences may be averaged, and fences and walls may be regularly stepped.</p>	<p>Noted.</p>	<p>Yes</p>
<p>3. All fencing materials are to complement the existing neighbourhood. The use of corrugated metal, barbed wire or broken glass is not permitted.</p>	<p>Fence materials will complement the existing neighbourhood.</p>	<p>Yes</p>

D18 ACCESSIBILITY

<p>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.</p>	<p>The proposal incorporates appropriate elements and design solutions to enhance accessibility. Refer to Access Report prepared by Vista Access Architects.</p>	<p>Yes</p>
<p>2. There are to be continuous, independent and barrier-free access ways incorporated into the design of buildings.</p>	<p>Appropriate accessways are incorporated into the design of the building.</p>	<p>Yes</p>
<p>3. Pathways are to be reasonably level with minimal cross fall and sufficient width, comfortable seating and slip-resistant floor surfaces.</p>	<p>Pathways are well-considered and assist in moving through the sloping site.</p>	<p>Yes</p>

4. Where there is a change of level from the footpath to commercial or industrial floor levels, ramps rather than steps should be incorporated.	Accessible options are provided where possible.	Satisfactory.
5. There is to be effective signage and sufficient illumination for people with a disability.	The proposal can incorporate appropriate signage of sufficient illumination, as required.	Yes
6. Tactile ground surface indicators for the orientation of people with visual impairments are to be provided in accordance with the relevant Australian Standard.	Tactile ground surface indicators can be provided.	Yes
7. Access for people with a disability is to be provided at the main entrance to the development.	The main entrances to the development are accessible for people with a disability.	Yes
8. Development is to comply with Australian Standard AS1428.2.	An Access Report has been prepared by Vista Access Architects and is submitted as part of this DA. The proposal will satisfactorily comply with Australian Standards.	Yes

PART F – ZONES AND SENSITIVE AREAS

F1 LOCAL AND NEIGHBOURHOOD CENTRES

1.	Buildings are to define the streets and public spaces and create environments that are appropriate to the human scale as well as being interesting, safe and comfortable.	Refer to the Urban Design Report prepared by Roberts Day for greater detail.	Yes
2.	The minimum floor to ceiling height for buildings is to be 3.0 metres for ground floor levels and 2.7 metres for upper storeys.	Floor to ceiling heights have been informed by the ADG and comply with the DCP requirement.	Yes
4.	Development that adjoins residential land is not to reduce amenity enjoyed by adjoining residents.	The proposed design provides generous setback to adjoining residential land and will not materially reduce the amenity enjoyed by adjoining properties.	Yes
5.	The built form of development in the local or neighbourhood retail centre is to provide a	The proposed design reduces massing to Lockwood Avenue will still retaining ground level retail tenancies, resulting in an appropriate transition to adjacent residential development.	Yes

transition to adjacent residential development, including reasonable setbacks from side and rear boundaries, particularly above ground floor level.

6. Buildings greater than 2 storeys are to be designed so that the massing is substantially reduced on the top floors and stepped back from the street front to reduce bulk and ensure that new development does not dominate existing buildings and public spaces.

The proposed third storey to Lockwood Avenue is significantly setback from the front building line to reduce mass and provide an appropriate transition to the residential nature to the southwest. The proposed development does not dominate existing buildings and public spaces.

Yes

<p>7. Applicants are to demonstrate how the following significant considerations meet the objectives of this control:</p> <ul style="list-style-type: none"> ▪ Scale and proportion of the façade; ▪ Pattern of openings; ▪ Ratio of solid walls to voids and windows; ▪ Parapet and/or building heights and alignments; ▪ Height of individual floors in relation to adjoining buildings; ▪ Materials, textures and colours; and ▪ Architectural style and façade detailing including window and balcony details 	<p>Refer to the Urban Design Report prepared by Roberts Day and Design Quality Statement prepared by DKO Architecture, which comprehensively demonstrate the intent and merit of the proposed design.</p>	<p>Yes</p>
<p>8. Footpath awnings should be designed to allow for street tree planting.</p>	<p>Awnings are integrated into the façade of the building and allow for street tree planting.</p>	<p>Yes</p>