

## COMPLIANCE TABLE – WAVERLEY DEVELOPMENT CONTROL PLAN 2012

(Note: does not technically apply but assessment for completeness)

SECTION	REQUIREMENT	PROPOSAL	COMPLIANCE
PART B: GENERAL PROVISIONS	<p>B1 Waste 1.4.1 Storage</p> <p>1.4.1.1 GENERAL CONTROLS</p> <p>(a) Details of ongoing waste management strategy are to be documented within the SWRMP, and reviewed every 5 years to employ updated waste reduction strategies and technologies.</p> <p>(b) Sufficient space must be provided to accommodate the storage of waste and recycling likely to be generated on the premises between collections and any associated equipment. Approximate waste and recycling rates for various commercial and residential developments are provided in Annexure B1-2</p> <p>(c) Waste storage rooms or areas are to be located a maximum 10m from pick up point. Waste rooms are not to be used for any purpose other than the storage of waste.</p> <p>(d) Waste and recycling receptacles must be stored at all times within the boundary of the site and concealed from the public and commercial domains unless otherwise approved by Council under Section 68 of the <i>Local Government Act 1993</i>.</p> <p>(e) All waste and recycling must be inside Council approved bins or skips, with lids closed to reduce littering, stormwater pollution, odour and vermin. Waste and recycling not presented in the correct manner will not be collected.</p> <p>(k) Waste and recycling storage rooms must be:</p> <p>(i) Enclosed to prevent noise, odour and visual impacts;</p> <p>(ii) Designed to store the entire fleet of bins plus 0.2m between bins to allow adequate manoeuvrability room;</p> <p>(iii) Designed with a 1.8m unobstructed clearance zone between the stored bins and the entrance for access and manoeuvrability;</p> <p>(iv) Designed with suitable door and corridor access to enable bin movement(v) Constructed of concrete or other approved materials at least 75mm thick;</p> <p>(vi) Finished with a smooth even surface to be easily cleaned;</p> <p>(vii) Coved at the intersection with walls and plinths with a ramp to the doorway where necessary;</p> <p>(viii) Graded and drained to the sewerage system and approved by Sydney Water;</p> <p>(ix) Fitted with a close fitting and self-closing door that can be opened from within the room</p> <p>(x) Designed with adequate lighting and naturally/mechanical ventilation to meet Building Code of Australia 2016 requirements;</p> <p>(xi) Fitted with smoke detectors in accordance with the relevant Australian Standards</p> <p>(xii) Equipped taps supplying hot and cold water, mixed through a centralised mixing valve with a hose cock and fitted with an aerator to increase water efficiency;</p> <p>(xiii) Designed to include a clear and easy-to-read “NO STOPPING” sign and “DANGER” sign on the external face of waste storage rooms where appropriate;</p> <p>(xiv) Designed to ensure waste-water from the cleaning of the waste storage area and bins, is not to drain into the storm water system; and</p> <p>(xv) Fitted with childproof compacters or mechanical devices where used in the storage of waste</p>	<p>SWRMP provided at <b>Attachment 15</b> to REF</p> <p>Space available within existing waste areas to service development as per existing</p> <p>Waste room as existing – no change</p>	✓
	<p>B1 Waste 1.4.2. Access and Collection</p> <p>1.4.2.1 GENERAL CONTROLS</p> <p>(a) Waste and recycling storage areas must be located in a position convenient for both users and waste collection personnel.</p> <p>(b) The path for bins between the waste and recycling storage area and the vehicle collection point must be free of steps and kerbs.</p>	<p>Waste collection arrangements as existing – no change</p>	✓

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	(d) Access roads must comply with the Building Code of Australia, all relevant Australian Standards and Annexure B1-3.		
	<p>B1 Waste 1.4.4 Management</p> <p>1.4.4.1 GENERAL CONTROLS</p> <ul style="list-style-type: none"> <li>• A current copy of the SWRMP is to be stored on site and available at all times.</li> <li>• Ongoing management of the property is to be in accordance with the approved SWRMP to ensure that appropriate waste and recycling services are provided.</li> <li>• Waste generated by a development must not exceed the maximum permitted generation rates for the building use.</li> <li>• The SWRMP must identify responsibility for cleaning of waste receptacles and storage areas and for transfer of bins within the property, to the collection point and back to the storage areas.</li> <li>• Clear and easy to read signs identifying the different waste receptacles and where in the storage area these should be positioned must be displayed.</li> <li>• The building manager or owner's corporation is to review every 5 years the methods for waste storage, treatment and collection and implement any relevant changes to reduce waste and increase recycling.</li> </ul>	SWRMP will be stored on site and implemented as part of the operation of the facility in accordance with Council's requirements	✓
	<p>B2 Ecologically Sustainable Development</p> <p>2.1 PASSIVE DESIGN</p> <p>(a) Development is to be designed and constructed to reduce the need for active heating and cooling systems by incorporating passive design measures through site design and analysis. Refer to the Design Guidance for methods to achieve this.</p> <p>(b) Considerations include:</p> <ul style="list-style-type: none"> <li>(i) Physical characteristics of the site;</li> <li>(ii) Site context, such as adjacent buildings or structures affecting the site, relationship of the site to the street, identification of key features such as views and orientation;</li> <li>(iii) Overshadowing caused by existing buildings;</li> <li>(iv) The orientation of true solar north, and a range of 30 degrees east and 20 degrees west of true north;</li> <li>(v) Trees on, or affecting the site, identifying location, type, size and condition; and</li> <li>(vi) Prevailing seasonal winds, sun and shade characteristics.</li> </ul> <p>(c) Development is to be orientated to achieve optimum solar access and natural ventilation. To achieve this:</p> <ul style="list-style-type: none"> <li>(i) Shade north and west facing windows from direct summer sun with external horizontal shading devices such as awnings, upper floor balconies, eaves and overhangs; and</li> <li>(ii) Utilise vertical shading devices such as vertical louvres or fins on east and west facing windows that consider the oblique angles of the sun.</li> </ul> <p>(d) Insulation is to be used in external walls and roofs to reduce heat escaping from a building in winter and to maintain a lower internal temperature in summer. Position internal walls and partitions to allow for any prevailing passage of air through the building.</p>	Sustainability report provided at <b>Attachment 5</b> to the REF. Further detailed development will be undertaken post determination to ensure compliance with Council's requirements.	Able to comply
	<p>2.2 WATER CONSERVATION</p> <p>(a) All new fittings and fixtures are to be installed with the highest Water Efficiency Labelling and Standards (WELS) scheme star rating available at the time of development.</p> <p>(b) Rainwater storage in tanks or bladders must be installed in all developments.</p> <p>(c) Leaf-shedding grills must be fitted over gutters and downpipes to increase efficiency of rainwater collection.</p> <p>(d) Water for non-potable uses is encouraged to be provided by a rainwater, stormwater, treated</p>	Sustainability report provided at <b>Attachment 5</b> to the REF. Further detailed development will be undertaken post determination to ensure compliance with Council's requirements.	Able to comply

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	<p>greywater or blackwater system.</p> <p>(e) Greywater and blackwater systems are encouraged in all new developments to recycle water on site.</p> <p>(f) Dual piping for future use of greywater or blackwater systems is encouraged to be provided in all new commercial and multi-residential development.</p> <p>(g) Sub-meters are to be provided for individual tenants or floors in new commercial developments.</p> <p>(h) Dry basket arrestors are to be provided to floor wastes in commercial food preparation areas and be shown on plans submitted.</p> <p>(i) Premises shall have a floor waste point (drainage) to prevent polluted water from reaching the footpath.</p> <p>(j) Dehumidification from air conditioning systems must be harvested and reused on site provided it is treated to an adequate level suitable for the reuse application, otherwise a piped connection to Council's stormwater drainage system is required and there is to be no discharge to the footpath.</p>		
	<p><b>2.3 RENEWABLE ENERGY AND ENERGY EFFICIENCY</b></p> <p>(b) Solar hot water systems are encouraged to be installed in all new developments and major alterations and additions. Where solar access is poor, alternative high efficiency systems are to be used, such as:</p> <p>(i) High efficiency gas storage system;</p> <p>(ii) High efficiency electric heat pump; or</p> <p>(iii) Instantaneous gas hot water for premises with low level hot water usage or intermittent water usage.</p> <p>(c) Ceiling fans and passive cooling systems are preferred over air-conditioning systems.</p> <p>(d) Where mechanical ventilation or air-conditioning is required it must:</p> <p>(i) Have sufficient manual or automated controls so it is used only when required;</p> <p>(ii) Be an energy efficient reverse cycle air conditioning system that achieves as a minimum one star less than the maximum possible under the Australian Government air conditioning energy rating standard.</p> <p>(iii) New or replacement air conditioning units are to have a minimum 2-star rating for cooling only. Reverse cycle air conditioning units are to have a minimum of 2-star rating on one cycle and 2-star rating on the alternate cycle.</p> <p>(iv) Dehumidification from air conditioning systems must be harvested and reused on site provided it is treated to an adequate level suitable for the reuse application, otherwise a piped connection to Council's stormwater drainage system is required and there is to be no discharge to the footpath.</p> <p>(e) The installation of photovoltaic panels is encouraged in all developments.</p> <p>(f) Where photovoltaic panels are proposed it is desirable that the panels be parallel and incorporated into the design of the building.</p> <p>(g) The use and location of photovoltaic panels and solar hot water heating systems should take into consideration the potential permissible building form on the subject property and/or adjoining properties.</p> <p>(h) Development and major tree plantings should maintain solar access to existing photovoltaic solar panels and solar hot water heating systems.</p> <p>(j) Buildings are to incorporate energy saving systems for lighting. This includes the use of:</p> <p>(i) Natural lighting where possible;</p> <p>(ii) Energy efficient lights such as T5 fluorescents, CFLs, or LEDs; and</p> <p>(iii) Sensor lighting so that lights are only used when necessary.</p> <p>(k) All shared areas within developments such as corridors, lobbies, and car parks are to utilise energy efficient lighting and movement sensors.</p>	<p>Sustainability report provided at <b>Attachment 5</b> to the REF. Further detailed development will be undertaken post determination to ensure compliance with Council's requirements.</p>	<p>Able to comply</p>

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	<p><b>2.4 RATING TOOLS</b></p> <p>(a) Green Star certification is encouraged for all developments with a cost of works of \$3 million or greater.</p> <p>(b) Development should be designed to register and maintain a minimum of a 4 star Green Star Certified Rating in accordance with the Green Star Communities, Green Star Design &amp; As-Built, and/or Green Star Performance assessment tools or equivalent certification.</p> <p>(c) Council requires proof of registration for a Green Star Communities and/or Green Star Design &amp; As-Built Rating for the proposed development.</p> <p>Note: If the Green Star certification provision has been satisfied, an additional energy assessment is not required as per Part B2.5 Energy Assessment of this DCP. However if the Green Star provision has not been satisfied, an energy assessment report is required as part of the development application.</p>	Sustainability report provided at <b>Attachment 5</b> to the REF. Further detailed development will be undertaken post determination to ensure compliance with Council's requirements.	Able to comply
	<p><b>2.5 ENERGY ASSESSMENT</b></p> <p>(a) A commitment to the provision of an Energy Assessment Report must accompany a development application for new mixed use and commercial development with a cost of works of \$3 million or greater. The commitment is to demonstrate:</p> <p>(i) A draft proposal of how the project will deliver a development with greenhouse gas emissions that are 30% less than those of a reference building; and</p> <p>(ii) That an adequately qualified professional has been engaged at the inception of the project to ensure that integrative sustainability measures have been implemented, and that the professional has been contracted to oversee the delivery of the building to these standards.</p> <p>(b) An Energy Assessment Report will be required as part of any development consent for works of \$3 million or greater, to be submitted prior to the issue of a construction certificate for the development.</p> <p>(c) The energy assessment report is to include a completed Green Building Council of Australia's Green Star Design &amp; As Built Greenhouse Gas Emissions Calculator available at <a href="http://new.gbca.org.au/green-star/rating-system/design-and-built/">http://new.gbca.org.au/green-star/rating-system/design-and-built/</a></p> <p>This includes:</p> <p>Modelling of the predicted operational energy demand and greenhouse gas emissions of the proposed development.</p> <p>Proposed solutions to reduce the predicted operational energy use and greenhouse gas emissions of the site and calculations to show the energy use and greenhouse gas emission reductions attributable to each proposed solution.</p> <p>Potential solutions include:</p> <p>Design of site, buildings and services</p> <p>Use of on-site energy efficient technologies</p> <p>Use of decentralised energy where feasible, such as district heating and cooling and combined heat and power</p> <p>Use of on-site renewable energy technologies where feasible.</p>	Sustainability report provided at <b>Attachment 5</b> to the REF. Further detailed development will be undertaken post determination to ensure compliance with Council's requirements.	Able to comply
	<p><b>B3 LANDSCAPING</b></p> <p><b>3.1.1 GENERAL CONTROLS</b></p> <p>(a) A Landscape Plan is required to be submitted in accordance with the Waverley Development Application Guide and include:</p> <p>(i) A schedule of the common name and scientific name of species to be planted, the size and number; and</p> <p>(ii) A plan showing the location of the plants in the schedule.</p>	Landscape Plan provided at <b>Attachment 3</b> and Arboricultural Assessment Report provided at <b>Attachment 4</b> . Landscaping in accordance with Council's requirements.	

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	<p>(b) Existing significant vegetation is to be retained and enhanced.</p> <p>(c) The landscaping should maintain and increase vegetation and urban tree canopy in Waverley.</p> <p>(d) Species should be retained, selected and placed in order to help achieve the following:</p> <ul style="list-style-type: none"> <li>(i) Cool buildings in summer;</li> <li>(ii) Intercept glare from hard surfaces;</li> <li>(iii) Channel cooling air currents into the dwelling in summer;</li> <li>(iv) Allow sun into living rooms in cooler months; and</li> <li>(v) Provide windbreaks where desirable.</li> </ul> <p>(e) Existing natural features including sandstone and rock features are to be retained and incorporated as landscape features on the site in order to maintain the natural character of the landscape. Sandstone walls and finishes fronting the public domain are to match the traditional pattern and colour of sandstone in the area.</p> <p>(f) Landscaping is to be designed to minimise non-porous areas and maximise on-site infiltration of stormwater. Paved areas are to be semi-porous or graded to maximise on-site infiltration.</p> <p>(g) Landscaping must relate to the building scale and assist integration of the development with the existing street character.</p> <p>(h) Landscaping should give precedence to species with low water needs, include native plant species and select and position trees to maximise control of sun and winds.</p> <p>(i) All development proposals are to be designed to eliminate the impact upon significant trees on site, street trees and trees on adjoining land including public open space and bushland.</p>		
	<p><b>B5 VEGETATION PRESERVATION</b></p> <p>5.1.2 Vegetation Clearing Requiring a Permit</p> <p>A Vegetation Clearing Permit is required to clear:</p> <ul style="list-style-type: none"> <li>(i) Native vegetation on land identified as 'Biodiversity' on the Terrestrial Biodiversity Map in WLEP 2012; or</li> <li>(ii) Vegetation larger than 500m2 on land identified as 'Biodiversity Habitat Corridor' in WDCP2012; or</li> <li>(iii) A tree with a height of five metres or greater and trunk width of 300mm or greater at ground level; or</li> <li>(iv) A tree with a canopy spread of five metres or greater and trunk width of 300mm or greater at ground level.</li> </ul>	Tree removal proposed as part of subject activity. Permit not required as undertaken as development without consent. Assessment undertaken in Arboricultural Impact Assessment at Attachment 4 to REF.	✓
	<p>5.2 Trees of Development Sites</p> <p>Refer to Waverley Tree Management Policy for requirements</p>	Tree protection measures addressed in Arboricultural Impact Assessment at Attachment 4 to REF.	
	<p><b>B6 STORMWATER</b></p> <p>6.1 STORMWATER MANAGEMENT AND WSUD</p> <ul style="list-style-type: none"> <li>(a) A stormwater management plan is required to be submitted with all development applications (except minor alterations, retrofits and the like).</li> <li>(b) WSUD principles are to be integrated into the development through the design of stormwater drainage, on-site detention and landscaping and in the orientation of the development rather than relying on 'end of pipe' treatment devices prior to discharge</li> <li>(c) WSUD measures are to be employed to prevent contamination of stormwater.</li> <li>(d) Development is to be sited and built to minimise disturbance of the natural drainage system.</li> <li>(e) WSUD elements should be located and configured to maximise the impervious area that is treated.</li> <li>(f) On site detention is to be designed, installed and maintained in accordance with the Water Management Technical Manual.</li> <li>(g) Council consent is required for temporary/permanent dewatering and groundwater extraction and use prepared in accordance with the Water Management Technical Manual. The proposal is assessed on</li> </ul>	Civil and Structural Concept Report provided at <b>Attachment 13</b> to the REF. As outlined in the report the proposal complies with Council requirements	✓

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	<p>merits and where appropriate, referred by Council to the relevant Government department for an access licence.</p> <p>(h) Applications for roof water and stormwater harvesting and reuse and grey water or black water treatment systems will be assessed on merit in accordance with the WM Technical Manual.</p> <p>(i) Methods of disposal of stormwater from the site must be provided using one or a combination of the following:</p> <ul style="list-style-type: none"> <li>(i) Infiltration;</li> <li>(ii) Gravity connection to Council's stormwater system;</li> </ul> <p>Charged system; and / or</p> <p>Pump system.</p> <p>Note: A stormwater system must be constructed in accordance with AS/NZS 3500:2003 National Plumbing &amp; Drainage and Water Management Technical Manual.</p> <p>(j) Depending on the extent of disturbed area, the following plans to manage erosion and sedimentation must be submitted with the development application:</p> <ul style="list-style-type: none"> <li>(i) For areas of disturbance less than 250m<sup>2</sup>, a marked up plan of proposed works and control measures is required;</li> <li>(ii) For disturbed areas between 250m<sup>2</sup> and 2,500m<sup>2</sup>, an erosion and sediment control plan is required; and</li> <li>(iii) For disturbed areas greater than 2,500m<sup>2</sup> soil and water management plan is required.</li> </ul>		
	<p><b>B7 ACCESSIBILITY AND ADAPTABILITY</b></p> <p><b>ACCESSIBILITY</b></p> <p>All Development</p> <p>(a) Access is to meet the requirements of the DDA 1992, the relevant Australian Standards and the BCA.</p> <p>(b) Accessible parking for people with a disability must be provided in accordance with the BCA and AS/NZS 2890.1: 2004 Parking Facilities – Off Street Parking and AS 1428: Set 2003 including AS 1428.1:2009 Design for Access and Mobility.</p> <p>(c) An Access Management Plan for alterations and additions to existing buildings only, may be required as a means of helping to provide services or facilities to people who would be unable to gain access to the premises.</p> <p>Commercial Development</p> <p>(a) The main entrance should provide direct, level access from the street and from any parking area.</p> <p>(b) A lift must be provided at ground floor to upper floors in developments with three or more storeys and where aggregate floor area above the ground floor is 400m<sup>2</sup> or greater.</p>	<p>Accessibility report provided at <b>Attachment 8</b> to the REF. The report notes that the proposal is able to comply with relevant requirements.</p>	<p>Able to comply</p>
	<p><b>B8 TRANSPORT</b></p> <p><b>8.2.2</b></p> <p>Car parking provision at rate of between 0 and 0.66 spaces per 100m<sup>2</sup> GFA in Zone 1 (within 800m of Bondi Junction railway station).</p>	<p>Proposed development requires between 0 and 21 spaces as outlined in Transport assessment at <b>Attachment 11</b> to REF. Proposal provides existing spaces totally 17 council spaces and 10 public spaces.</p> <p>Design of new entrance driveway complies with relevant standards as addressed at <b>Attachment 11</b>.</p> <p>Other transport and access arrangements as existing.</p>	<p>✓</p>

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	<p><b>8.6 TRAFFIC AND TRANSPORT MANAGEMENT PLANS</b></p> <p>(a) A traffic and transport management plan is required to accompany a development application for the following developments:</p> <p>(iii) Commercial development with over 2,500m<sup>2</sup>; or (iv) Other development at the discretion of Council.</p> <p>(b) The study should provide an assessment of the traffic and parking impacts the development proposal may have on the surrounding road network and must address matters such as:</p> <p>(i) Current on street parking restrictions and availability;</p> <p>(ii) Time of peak demand;</p> <p>(iii) Proportion of people using facilities on site;</p> <p>(iv) Hours of operation;</p> <p>(v) Current traffic conditions</p> <p>(vi) The likely impact of the proposed development on existing traffic flows and the surrounding street system;</p> <p>(vii) Safety of pedestrian and vehicular movements in and around the centre;</p> <p>(viii) How impacts of drop-off and pick up will be accommodated; and</p> <p>(ix) Deliveries to the site.</p>	Transport report provided at Attachment 11 to the REF. Traffic and transport management plan not required as application for alterations and additions only. Traffic and parking impacts of proposed considered to be negligible.	✓
	<p><b>B9 HERITAGE</b></p> <p><b>9.3 Aboriginal Sites</b></p> <p>(a) Development on land where there is an identified Aboriginal object as identified in WLEP 2012; is likely to be an Aboriginal object; or is an Aboriginal place of heritage significance; must be supported by an Aboriginal cultural heritage assessment prepared in accordance with the requirements of the NPW Act and include appropriate recommendations to inform the long term management of the item of significance.</p> <p>(b) Development must be in accordance with Table 7.</p> <p>(c) An applicant must refer to the NPW Act should an Aboriginal object(s) be discovered when undertaking development.</p>	Site identified as area with low sensitivity – no assessment required.	✓
	<p><b>9.6 CHARACTER AND STREETSCAPE</b></p> <p><b>9.6.1 All Development</b></p> <p>(a) A Context and Streetscape Analysis is to be provided that identifies common elements and features of the area including:</p> <p>i. Topography and landscape;</p> <p>ii. Views to and from the site;</p> <p>iii. Significant subdivision patterns, layout, front and side setbacks;</p> <p>iv. The type, siting, form, height, bulk, roofscape, scale, materials and details of adjoining or nearby contributory buildings;</p> <p>v. The interface between the public domain and building alignments and property boundaries; and</p> <p>vi. Colour schemes that have a hue and tonal relationship with traditional colour schemes.</p> <p>(b) Development should identify and respect the contributory features and characteristics of the item or the conservation area and incorporate these features into the design.</p> <p>(c) The established landscape character of the locality including the height of canopy and density of landscaping should be retained.</p> <p>(d) Development near a heritage item should respect the visual curtilage of the item.</p>	Heritage Impact Statement provided at <b>Attachment 9</b> to the REF. The report concludes that the proposal will not result in any adverse heritage impacts.	✓

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	<p>B10 SAFETY</p> <p>10.1 BUILT FORM</p> <p>(a) Maximise casual surveillance by orientating buildings towards the street.</p> <p>(b) Active spaces including windows of habitable rooms within the buildings are to be located to maximise casual surveillance of public spaces such as streets, laneways, parking areas and communal areas such as play areas, swimming pools, gardens and the like.</p> <p>(c) The design of building details including the provision of fencing, drainpipes and landscaping is to be such that illegitimate access is not facilitated through the creation of footholds, concealment and the like.</p> <p>(d) Minimise blind corners, recesses and other external areas which have the potential for concealment.</p> <p>(e) Pathways and entries providing access to, around and within the site should be designed to ensure good visibility for and of the user.</p> <p>(f) Building entries and mailbox entries are to be clearly visible, easily identifiable from the street and unobstructed.</p> <p>(g) Pedestrian routes to and from car parking spaces including to lift lobbies are to be as direct as possible with clear sightlines.</p> <p>(h) All entrance and exits, service areas must be clearly identifiable after dark by appropriate lighting.</p> <p>(i) All lighting on the site should be designed so it doesn't produce areas of glare and shadow or create a nuisance for neighbours.</p> <p>(j) Details of all lighting for public areas must be submitted with a development application for multi-residential development i.e. details of location, type and intensity.</p> <p>(k) Ensure landscaping does not jeopardise security of the site by avoiding planting large trees/shrubs which obscures sightlines.</p> <p>(l) Fencing which is used to delineate private space is to be used in a way which enhances safety by maximising opportunities for casual surveillance between the dwellings and the street frontage.</p> <p>(m) Materials should minimise opportunities for vandalism.</p> <p>(n) Flat or porous finishes should be avoided in areas where graffiti is likely to be a problem. Use non-porous material such as glazed ceramics or treated masonry products.</p> <p>(o) Where large blank walls are unavoidable, consider the use of a "green screen" i.e. planting vegetation in front of the wall or using vegetation to cover the wall itself. Alternatively use vandal resistant paint or artwork to reduce opportunities for graffiti or articulate or modulate the wall.</p> <p>(q) Where public spaces of larger developments could result in the gathering of groups of people, the development may be required to provide CCTV facilities to monitor those areas.</p>	<p>The proposal has been designed having regard to CPTED principles and to maximise casual surveillance. Proposal complies with all relevant requirements.</p>	✓
	<p>B12 Design Excellence</p> <p>12.1 DESIGN</p> <p>(a) Development is to achieve a high standard of architectural design, materials and detailing appropriate to the building type and location.</p> <p>(b) The form and external appearance of development is to improve the quality and amenity of the public domain.</p> <p>(c) Development is to consider and retain view corridors. Development will not be supported where detrimental impacts upon views and vistas is imposed, particularly those views from the public domain.</p> <p>(d) Development must not have a detrimental effect upon the amenity of public plazas and public open spaces.</p> <p>(e) Development must consider the following:</p> <p>(i) The suitability of the land for development;</p>	<p>The proposed design represents design excellence and will result in a transformation of this significant civic building to the benefit of Council, its staff and the community. The proposed design has regard to the existing built form and character and will result in both a building and landscape that represents design excellence, improves the amenity of the public domain and provides appropriate office accommodation for Council, staff and visitors.</p>	✓



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	<ul style="list-style-type: none"> <li>(ii) Existing and proposed uses and use mix;</li> <li>(iii) Heritage issues and streetscape constraints;</li> <li>(iv) The relationship of the development to other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity, and urban form;</li> <li>(v) Bulk, massing and modulation of buildings;</li> <li>(vi) Street frontage heights;</li> <li>(vii) Environmental impacts such as sustainable design, overshadowing, wind and reflectivity;</li> <li>(viii) The achievement of the principles of ecologically sustainable development;</li> <li>(ix) Pedestrian, cycle, vehicular and service access, circulation requirements; and</li> <li>(x) The impact on, and any proposed improvements to, the public domain.</li> </ul>		
	<p>12.2.1 Context Analysis</p> <p>(a) A Context Analysis is to include an analysis of the urban form including but not limited to the following:</p> <ul style="list-style-type: none"> <li>(i) Urban structure - The relationship between buildings, spaces, infrastructure and connections, landform, topography and natural features.</li> <li>(ii) Urban grain - The subdivision pattern, the scale and configuration of streets and lots, and the rhythm of buildings and spaces.</li> <li>(iii) Density and Mix - The amount of development and the range of uses in relation to the site's location and size; and its accessibility and proximity to other uses.</li> <li>(iv) Height and massing - The scale, arrangement, volume and shape of buildings in relation to humans, other buildings, structures, spaces, skylines and views.</li> <li>(v) Building type - The building footprint, its layout, circulation and access, and its functional relationship to adjoining spaces and buildings.</li> <li>(vi) Façade and interface - The relationship and expression of the external faces of the building, its rhythm and pattern of openings, expression of entries, corners and roofscape, setbacks and boundary treatments.</li> <li>(vii) Details and materials - The techniques, craftsmanship and detail of building components, and how the proposed selection of materials relate to the context through colour, pattern and treatment of materials including durability, sustainability and contextual fit.</li> <li>(viii) Streetscape and landscape - The surrounding built and natural context, including street elevation, building typologies and their spatial and locational characteristics, treatment of street/boundary interfaces, microclimate, ecology and biodiversity. Relate the analysis to how the proposed development contributes to the streetscape and landscape of the area.</li> <li>(ix) Social and economic fabric - Non-physical aspects of urban form including the productive capacity and economy of the community, cultural and social factors such as health and wellbeing, and community interaction.</li> </ul>	<p>A context analysis in plan form is provided at <b>Attachment 2</b> to the REF. In addition the REF provides a detailed assessment of the site context as required.</p>	✓
	<p>B16 PUBLIC DOMAIN</p> <p>16.1 IMPROVING THE PUBLIC DOMAIN</p> <ul style="list-style-type: none"> <li>(a) Overshadowing effects of new buildings on publicly accessible open space is to be minimised between 9am – 3pm on 21 June.</li> <li>(b) Development is not to impede important or significant views from the public domain to public places, parks, Sydney Harbour or the eastern coastline, heritage buildings, monuments, or public artworks.</li> <li>(c) Development is to identify and improve key view corridors from the public domain.</li> <li>(d) Buildings are to be designed to frame important views from the public domain and within large sites.</li> <li>(e) Low level views of the sky along streets and from parks are to be maintained.</li> <li>(f) Buildings are to be designed to address the street and to utilise high quality finishes and public art to</li> </ul>	<p>The proposal will result in a significant upgrade to the public domain surrounding the site and will not result in any adverse impacts. Additional public spaces will be provided, landscape improvements made and a major upgrade of this significant civic building.</p>	✓

SECTION	REQUIREMENT	PROPOSAL	COMPLIANCE
	<p>enhance the public domain and pedestrian interface.</p> <p>(g) Blank walls are not supported within centres. Where blank walls must be provided, utilise artworks or interesting façade designs to enrich the public domain.</p> <p>(h) Ground entry lobbies and commercial tenancies are to have entries at the same level as the adjacent footpath or public domain.</p> <p>(i) The ground floor of developments is to be designed so that there are regular opportunities for direct surveillance of the adjacent street or public domain.</p> <p>(j) Car parking areas at ground level must be screened by active uses to a minimum depth of 6m from the façade visible to the street or public domain.</p> <p>(k) Align setbacks between buildings with lanes and pedestrian links to enable clear lines of sight.</p>		