

Table 1 – Consistency with key controls in the Draft St Leonards South DCP



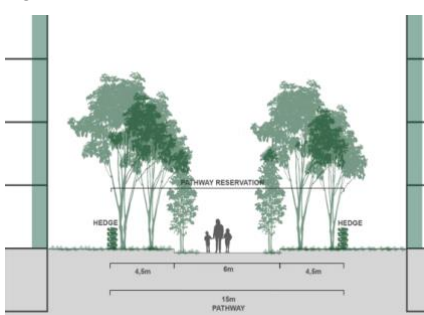
Clause	Proposed control	Consistency with controls
3.0 Structure		
3.3 Land Use	<ul style="list-style-type: none"> Density residential shall be provided as per Figure 8.3, Height and FSR incentives only apply according to Schedule 8.1 Small scale retail may be provided where it can serve the parks, community facilities, child care and E-W link.  <p>Figure 8.3 Structure Plan</p>	<p>✓/X</p> <p>The proposal will increase the size of the pocket park at the southern end of Holdsworth Avenue within Area H.</p> <p>The proposal will extend the 15m through site link further to the south (within the Topspring landholdings) with the potential to create a 30m wide through site link.</p>
4.0 Access		
4.3 Pedestrian Connections	<ul style="list-style-type: none"> Create E-W pedestrian links as indicated on Fig 8.4 with associated stairs/ramps and lifts to optimise accessibility Pedestrian links are to be as specified in the LMP (and should be a minimum 6m wide with paving a minimum of 2m wide and landscaping as per LMP) and to Council satisfaction Each site must coordinate E-W link construction with adjacent developers to ensure connective paths, levels, landscape, materials and treatments Each site should ensure that "Green Spine" connects/ integrates with E-W links  <p>Figure 8.4 Access Network</p>  <p>Figure 8.6(b): New E-W Link path</p>	<p>✓/X</p> <p>The proposal will extend the 15m through site link further to the south (within the Topspring landholdings) with the potential to create a 30m wide through site link.</p>

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6.0 Built Form											
6.3 Amalgamation	<ul style="list-style-type: none"> Sites are to amalgamate as per Figure 8.7 in order to qualify for additional LEP Height & FSR Alternative amalgamation patterns will only be considered if it can be demonstrated that all outcomes can be delivered without compromising the ability of other identified sites and amalgamations to deliver outcomes identified in Schedule 8.1  <p>Figure 8.7 Required Amalgamations</p>  <p>Figure 8.8 Building Setbacks / Building Depth</p> <table border="1"> <thead> <tr> <th>Building Setbacks</th><th>Provision</th><th>Location</th></tr> </thead> <tbody> <tr> <td>A</td><td> <ul style="list-style-type: none"> 4m at street level + 3m at and above Level 6 </td><td>To Canberra and Holdsworth.</td></tr> <tr> <td>D</td><td> <ul style="list-style-type: none"> 10m at street level +7m at and above Level 4 +7m at and above Level 6 </td><td>River Road</td></tr> </tbody> </table>	Building Setbacks	Provision	Location	A	<ul style="list-style-type: none"> 4m at street level + 3m at and above Level 6 	To Canberra and Holdsworth.	D	<ul style="list-style-type: none"> 10m at street level +7m at and above Level 4 +7m at and above Level 6 	River Road	<p>✓/X</p> <p>The amalgamation patterns have been amended, with Areas 9, 10 and 11 to be amalgamated and Areas 7 and 8 (only including Topsprings landholdings) are to be amalgamated. The two northern sites of Areas 7 and 8 were unable to be acquired by Topspring and therefore they don't form part of Areas 7 and 8.</p> <p>The building envelope has been amended to reduce the bulk and scale with a staggered and stepped form, retain three of the four significant trees, improve solar access to the park and create a pedestrian scale of development along Canberra Avenue.</p>
Building Setbacks	Provision	Location									
A	<ul style="list-style-type: none"> 4m at street level + 3m at and above Level 6 	To Canberra and Holdsworth.									
D	<ul style="list-style-type: none"> 10m at street level +7m at and above Level 4 +7m at and above Level 6 	River Road									
6.4.4 Building Orientation/ Length	<ul style="list-style-type: none"> Maximum building length should not be greater than 35m (unless strongly articulated) River Road (lower levels) may be longer but only with strong articulation to lower levels of River Road 	✓									
6.4.5 Building Articulation	<ul style="list-style-type: none"> Create major indentation 3-6m and 6m wide for full height of building 	✓									

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6.4.6 Incentive Heights	<ul style="list-style-type: none"> Incentive heights nominated in Figure 8.9 may be permissible subject to development providing outcomes described in Schedule 8.1. (Qualification for the LEP Incentive Height of Buildings only applies if Council is satisfied the outcomes in Schedule 8.1 can be provided. Note that the definition of height should enable the nominated number of full storeys. (Part storeys resulting from excavation of steep slopes and as activating frontages for basement or semi basement parking will not count as storeys ... neither will community facilities and child care centres).  <p>Figure 8.9 Maximum height of buildings (with incentives)</p>	<p>✓/X</p> <p>The proposal will slightly vary from the number of storeys control (10 and 8 storeys with 4 storeys to River Road) and proposes a height of 7 to 11 storeys with a 2 storey street wall height along Canberra Avenue. It is noted that the proposal will comply with the maximum LEP height and FSR controls. The proposed massing will create a better outcome as the built form steps down with the sloping topography, reduces the façade along the street frontages, creates a pedestrian scale along Newlands Park and allows for an appropriate transition with the remainder of the precinct.</p>
6.4.7 Incentive FSR	<ul style="list-style-type: none"> Incentive FSR nominated in Figure 8.10 may be permissible subject to development providing outcomes described in Schedule 8.1. (Qualification for the LEP Incentive FSR only applies if Council is satisfied that the outcomes in Schedule 8.1 can be provided. FSR's nominated are maximums and may not be achievable on every site within height limits)  <p>Figure 8.10 Maximum FSR's (with incentives)</p>	<p>✓</p>
6.4.10 Incentives	<p>The following schedule (Schedule 8.1) sets out nominated amalgamation packages, approximate minimum areas required for amalgamations, the Maximum FSR, the Maximum Building Height of envelope (as per Special Provisions Map – Figure 8.11) and the required outcomes which must be delivered in order to qualify for these incentives. Development consent may be granted for the erection of a building on land in an Area referred to in column 1 of the Table below if the site area is equal to or greater than the amount shown in column 2 of the Table and:</p>	<p>✓/X</p> <p>The proposal seeks to slightly vary the amalgamation patterns, however will comply with the LEP height and FSR</p>

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	<div><div><div>a) The floor space ratio does not exceed the amount shown for the Area in Column 3 of the Schedule; and</div><div>b) The height does not exceed the amount (expressed in number of storeys) shown for the Area in Column 4 of the Schedule on that part of the land identified as "Building Envelope" on the Lane Cove Special Provisions Area Map; and</div><div>c) The consent authority is satisfied that the development provides all of the outcomes shown for the Area in Column 5.</div><div>d) The consent authority is satisfied that the development does not inhibit optimal outcomes on other adjacent sites.</div></div><div>Figure 8.11 Special Provisions Map</div><table><tr><th colspan="6">Schedule 8.1</th></tr><tr><th>Special Provisions Area</th><th>Min. site area (m2)</th><th>Max. FSR</th><th>Max. Height of Building (storeys)</th><th>Outcomes</th><th>Compliance</th></tr><tr><td>Area 7</td><td>2,500</td><td>3:1</td><td>(10)</td><td>a) A 15m wide, path linking Canberra Avenue and Holdsworth Avenue; b) consistency with Part A of the St Leonards South Landscape Master Plan; and c) Consolidate into a single lot</td><td>TBC</td></tr><tr><td>Area 8</td><td>2,500</td><td>3:1</td><td>(10)</td><td>a) A 15m wide, path linking Canberra Avenue and Holdsworth Avenue; b) Consistency with the St Leonards South Landscape Master Plan; and c) Consolidate into a single lot</td><td>TBC</td></tr><tr><td>Area 9</td><td>2,500</td><td>2.75:1</td><td>(8)</td><td>a) Consistency with the St Leonards South Landscape Master Plan; and b) Consolidate into a single lot</td><td>✓</td></tr><tr><td>Area 10</td><td>1,500</td><td>2.75:1</td><td>(8)</td><td>a) Consistency with the St Leonards South Landscape Master Plan; and b) Consolidate into a single lot</td><td>✓</td></tr><tr><td>Area 11</td><td>4,000</td><td>2.75:1</td><td>(8 & 4)</td><td>a) A 6m wide, path linking Canberra Avenue and Holdsworth Avenue b) Consistency with Part A of the St Leonards South Landscape Master Plan; and c) Consolidate into a single lot</td><td>✓</td></tr></table></div>	Schedule 8.1						Special Provisions Area	Min. site area (m2)	Max. FSR	Max. Height of Building (storeys)	Outcomes	Compliance	Area 7	2,500	3:1	(10)	a) A 15m wide, path linking Canberra Avenue and Holdsworth Avenue; b) consistency with Part A of the St Leonards South Landscape Master Plan; and c) Consolidate into a single lot	TBC	Area 8	2,500	3:1	(10)	a) A 15m wide, path linking Canberra Avenue and Holdsworth Avenue; b) Consistency with the St Leonards South Landscape Master Plan; and c) Consolidate into a single lot	TBC	Area 9	2,500	2.75:1	(8)	a) Consistency with the St Leonards South Landscape Master Plan; and b) Consolidate into a single lot	✓	Area 10	1,500	2.75:1	(8)	a) Consistency with the St Leonards South Landscape Master Plan; and b) Consolidate into a single lot	✓	Area 11	4,000	2.75:1	(8 & 4)	a) A 6m wide, path linking Canberra Avenue and Holdsworth Avenue b) Consistency with Part A of the St Leonards South Landscape Master Plan; and c) Consolidate into a single lot	✓	provisions. Furthermore, the proposal will provide the 15m through site link to Areas 7 and 8 (slightly further to the south) and the 15m through site link to Areas 9, 10 and 11.
Schedule 8.1																																												
Special Provisions Area	Min. site area (m2)	Max. FSR	Max. Height of Building (storeys)	Outcomes	Compliance																																							
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Area 11	4,000	2.75:1	(8 & 4)	a) A 6m wide, path linking Canberra Avenue and Holdsworth Avenue b) Consistency with Part A of the St Leonards South Landscape Master Plan; and c) Consolidate into a single lot	✓																																							
6.8 Vehicle Access	<div><div><div>• Provide vehicle access from street frontage at lower end/edge of site</div><div>• Restrict vehicle access from River Road wherever possible</div></div></div>																																											
6.9 Parking	<div><div><div>• Parking is to be in basements approximately 20-25m width under the building footprint but NOT:<div><div>under designated deep soil zones as per LMP</div><div>under front setback</div></div></div></div></div>	<div>✓/X</div> <div>The proposal will reduce the number of vehicle</div>																																										

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	<ul style="list-style-type: none"> ○ under Green Spine except as shown on Figure 8.13 and only if absolutely necessary • Parking basements should desirably not project >1.5m out of ground and should be sensitively treated to avoid major amenity impacts on streetscape and "Green Spines"  <p>Figure 8.13 Indicative Vehicle Access/Parking</p>	<p>access points from 6 to 2 to minimise traffic/pedestrian conflicts, improve the public domain and ensure the vehicle access point is above the 1 in 100 year flood level.</p>
7.0 Landscape / General		
<p>7.1 Landscaping Masterplan</p>	<ul style="list-style-type: none"> • Landscaping for the Precinct shall be as set out in the Landscape Masterplan (LMP) Figure 8.14. The most significant landscape controls are set out below  <p>Figure 8.14 Landscape Master Plan (LMP)</p>	<p>✓</p>

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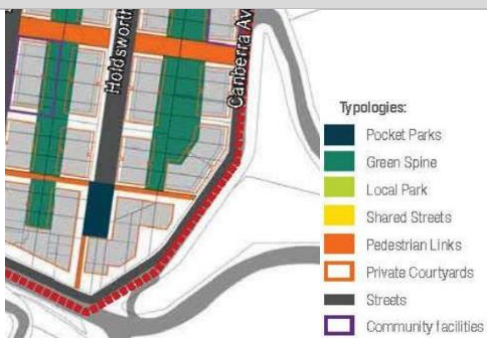


Clause	Proposed control	Consistency with controls
	 <p>Figure 8.15 Landscape Typology</p>	
7.5.2 Communal Green Spines'	<ul style="list-style-type: none"> Green Spines are to be provided as set out on Figures 8.23 (Landscape Masterplan) and the nine specific landscape plans for contiguous Spine areas. Each contiguous area of Green Spine must contain the landscape elements shown in the Indicative Layouts for each. (see LMP) Final sign-off is required by Council's Landscape Architect. Ensure materials and colours are suitable for a formal landscape theme. There should be a common material / colour palette for Green Spine areas. Have regard to solar penetration, environmental factors and apartment layout / access points. Access should be provided in accordance with Part F of Council's DCP and the LMP These Green Spines should comprise predominantly deep soil (min of 50% of Green Spine per area). Car Parking basements are generally confined to the building footprint. Intrusions into deepsoil Green Spine areas are only permitted after two levels of basement parking has been provided under the building footprint (See figure 8.13) Finished levels should comply with those shown on Figure 8.24 and (LMP) Connections shall be provided (at levels shown) to adjacent areas and to areas of public domain as shown on LMP (particularly streets and E-W links) Planting on structure (Podia, basements, roof gardens etc) shall be as specified in Figure 8.32 and LMP Deep soil should be utilised to grow significant and appropriate tree species (see Landscape Masterplan) Connect Green Spines to communal areas of buildings/foyers and lobbies to provide ready access for all Edge treatments to private open space, buildings and parking basements shall be as detailed in Figure 8.29-8.31 and LMP Security gates shall be provided at connections to Public Domain. Potentially noisy areas of communal space should minimise disturbance to adjacent units and private courts Green Spines will exhibit the following characteristics <ul style="list-style-type: none"> Accessible (max 1:20 grade) where possible Level with adjacent green link to east or west Major changes in level will generally be located on north/south site boundaries (see fig 8.25) Communal open space areas will provide: <ul style="list-style-type: none"> Outdoor gathering, seating and play areas Shade trees and feature planting Adequate pedestrian lighting 	<p>✓/X</p> <p>Whilst the proposal doesn't comply with this provision the proposal will provide 36% of deep soil landscaping for Areas 7-11 which well exceeds the ADG requirement of 7% and the deep soil landscaping above the green spine will have an ADG compliant soil depth.</p>

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	<p>Green Spines:  </p> <p>Figure 8.23 Green Spines</p>	
7.5.3 Deep Soil	<ul style="list-style-type: none"> Deep soil areas shall be provided as per LMP. These will include front and side setbacks and designated "Green Spines" in centre of block. These "Green Spines" may not be built over or under (basements) unless absolutely necessary and then only as set out in fig 8.26(b) and to an absolute maximum of 50% of the "Green Spine" on each amalgamated site Areas 11, 20 and 23 are difficult sites (due to shape and/or slope) and must demonstrate how deep soil objectives can be best achieved on site 	<p>✓/X</p> <p>The basement level will be built within the green spine area however, it is reiterated that the proposal will provide 36% of deep soil and the deep soil landscaping above the green spine will have an ADG compliant soil depth.</p>
7.5.8 Front Courts and Setbacks	<ul style="list-style-type: none"> Front setbacks are to be deep soil and to be treated as front gardens to GF units (or basements units) Edge treatment to the street should comprise a 1.2m max fence/hedge treatment to Landscape details. Figure 8.33 Direct access should be provided to GF units from the street where possible Existing trees in setback should be retained where possible Boundary treatments shall be as indicated in Fig 8.30-8.31 & LMP <p>Setbacks:  </p> <p>Figure 8.29 Front boundary / Edge treatments</p>	<p>✓</p>