Attachment 2: Liverpool Development Control Plan Assessment

Liverpool Development Control Plan (LDCP) 2008

The application has also been assessed against the relevant controls of the LDCP 2008, particularly *Part 1 General Controls for all Development and Part* 3.7 – Residential Flat Buildings in the R4 Zone.

LDCP 2008 Part 1: General Controls for All Development			
Development Control	**Required**	**Provided**	**Complies**
2. Tree Preservation	Controls relating to the preservation of trees	Thirteen (13) trees within the site are proposed for removal and replacement. A number of trees are retained on the site where practical.	Complies
3. Landscaping and Incorporation of Existing Trees	Controls relating to landscaping and the incorporation of existing trees.	As noted in the submitted Preliminary Tree Inspection Report prepared by Birds Tree Consultancy dated 16/02/2021, eight existing trees require removal as they will not be viable to be retained due to encroachment of the proposed development.	Complies
4. Bushland and Fauna Habitat Preservation	Controls relating to bushland and fauna habitat preservation	Not Applicable	N/A
5. Bush Fire Risk	Controls relating to development on bushfire prone land	Not Applicable	N/A
6. Water Cycle Management	Stormwater runoff shall be connected to Council's drainage system by gravity means. A stormwater drainage concept plan is to be submitted.	The proposal was referred to Council's Land Development Engineers for comments. No objection raised to the proposed development subject to conditions.	Complies
7. Development Near a Watercourse	If any works are proposed near a water course, the Water Management Act 2000 may apply, and you may be required to seek	Not Applicable	N/A

LDCP 2008 Part 1: General Controls for All Development			
Development Control	**Required**	**Provided**	**Complies**
	controlled activity approval from the NSW Office of Water.		
8. Erosion and Sediment Control	Erosion and sediment control plan to be submitted.	Conditions of consent will be imposed to ensure that erosion and sediment control measures are implemented during the construction of the development.	Complies
9. Flooding Risk	Provisions relating to development on flood prone land.	The site is not affected by flood planning and therefore flood related development controls are not applicable.	N/A
10. Contaminated Land Risk	Provisions relating to development on contaminated land.	Given the site has been historically residential in use, it is considered that contamination is unlikely.	Complies
11. Salinity Risk	Provisions relating to development on saline land.	The site is not identified as subject to salinity risk.	N/A
12. Acid Sulphate Soils	Provisions relating to development on acid sulphate soils	Not Applicable	N/A
13. Weeds	Provisions relating to sites containing noxious weeds.	Not Applicable	N/A
14. Demolition of Existing Development	Provisions relating to demolition works	The site is currently occupied by 2 dwelling houses that will be demolished to accommodate the proposed development. A Demolition Plan and Waste Management Plan have been submitted with the application. Waste generated from the excavation and construction of the building will be re-used where possible, with the remainder of the waste disposed of to appropriate facilities.	Complies

LDCP 2008 Part 1: General Controls for All Development			
Development Control	**Required**	**Provided**	**Complies**
15. On Site Sewage Disposal	Provisions relating to OSMS.	OSMS is not proposed.	N/A
16. Aboriginal Archaeology	An initial investigation must be carried out to determine if the proposed development or activity occurs on land potentially containing an item of aboriginal archaeology.	The site is unlikely that it would contain Aboriginal Archaeology. If any Aboriginal relics/artefacts are uncovered during the course of any construction works including excavation, work is to cease immediately. Condition to be imposed.	Complies with Condition
17. Heritage and Archaeological Sites	Provisions relating to heritage sites.	The site is not identified as a heritage item or within the immediate vicinity of a heritage item.	N/A
19. Used Clothing Bins	Provisions relating to used clothing bins.	The DA does not propose used clothing bins.	N/A
20. Car Parking and Access	Residential Flat Building Car Parking Requirements: - 1 space per small bedroom (<65sqm) or 1 bedroom; - 1.5 spaces per medium dwelling (65 – 110sqm) or 2 bedrooms; - 2 spaces per large dwelling (>110sqm) or three or more bedrooms; - 1 visitor car space for every 4 dwellings or part whereo; - One service bay	The proposal requires 33 residential parking spaces and 6 visitor parking spaces. The proposal accommodates: • 33 residential parking spaces • 6 visitor parking spaces	Complies

LDCP 2008 Part 1: General Controls for All Development			
Development Control	**Required**	**Provided**	**Complies**
21. Subdivision of Land and Buildings	Minimum Subdivision Lot Size: any lot size shown on the Lot Size Map greater than 300sqm	Subdivision is not proposed	N/A
22. and 23 Water Conservation and Energy Conservation	New dwellings are to demonstrate compliance with State Environmental Planning Policy – Building Sustainability Index (BASIX).	Conditions of consent will be imposed to ensure compliance with the BASIX commitments.	Complies
23. Reflectivity	Provisions relating to the use of reflective materials on the exterior of buildings.	Highly reflective materials are not proposed.	Complies
25. Waste Disposal and Re-use Facilities	Provisions relating to waste management during construction and on-going waste.	A Waste Management Plan was submitted in support of the application. If supported, conditions are recommended by Councils Waste Officer, requiring the conversion of the bin room doors to be double leaf at the path of travel as well as conditions relating to use.	Complies by Condition
26 Outdoor Advertising and Signage	Provisions relating to signage.	The DA does not propose any signage.	N/A
27. Social Impact Assessment	A social impact comment (SIC) shall be submitted for residential flat buildings greater than 20 units.	The proposal accommodates 33 residential units, and as such requires the preparation of a SIC. The submitted Statement of Environmental Effects prepared by BMA Urban provides a Social Impact Comment that addresses the requirements of this part.	Complies

Development Control	Required	Provided	Complies
Part 3.7 – Residential Flat Buildings in the R4 Zone			
2 Frontage and Site Area	Minimum lot width of 24m	A frontage of 37.3m is provided to Dredge Avenue.	Complies
3 Site Planning	The building should relate to the site's topography with minimal earthworks, except for basement car parking.	The proposal requires excavation to accommodate the proposed basement levels. Apart from the basement levels, excavation is not required.	Complies
	Siting of buildings should provide usable and efficient spaces, with consideration given to energy efficiency in the building design	The building is sited to accommodate useable and efficient space. As discussed, the application is accompanied by a BASIX certificate.	Complies
	Site layout should provide safe pedestrian, cycle and vehicle access to and from the street.	The proposal accommodates pedestrian pathways to the street, which provide a point of connection for the development to the street.	Complies
	Siting of buildings should be sympathetic to surrounding development, taking specific account of the streetscape in terms of scale, bulk, setbacks, materials and visual amenity.	The development is sited sympathetically to surrounding development. The design is of a quality that will provide a positive contribution to the street and preserve visual amenity.	Complies
	Storm water from the site must be able to be drained satisfactorily. Where the site falls away from the street, it may be necessary to obtain an easement over adjoining property to drain water satisfactorily to a Council storm water system. Where storm water drains directly to the street, there may also	The proposed stormwater management system is supported by Council's engineer, subject to the imposition of conditions.	Complies

	be a need to incorporate on-site detention of storm water where street drainage is inadequate		
	The development will need to satisfy the requirements of State Environmental Planning Policy No 65—Design Quality of Residential Flat Development	The proposal satisfies key requirements of SEPP 65 as discussed in the compliance table provided in Part 6.1(a) of this report.	Complies
4. Setbacks			
Front Setback	Front building setback of 5.5m is required from the street. Verandahs, eaves and sun control devices are permitted to extend 1m into the front and secondary setback.	**Setback to Dredge Avenue:** G: 5.5m L1 to L4: 5.5m (4.5m to balcony) **Setback to Harvey Avenue:** G: 5.5m L1 to L4: 5.5m (4.5m to balcony) Overall, the development achieves compliance with the minimum boundary setbacks except for parts of balconies which are relatively minor encroachments and reasonable in the circumstances. The balcony encroachments into the minimum setbacks are as follows: • Balcony corners on Level 1 to 4 extend 1m into the front setbacks to Harvey and Dredge Avenue.	Complies

		It is noted that verandahs, eaves and sun control devices are permitted to extend 1m within the front setback. Balcony encroachments are limited to 1m encroachments and as such are supported. The encroachment of the terraces is considered to be reasonable as they are in part a function of an irregular site shape / geometry and are relatively minor with minimal impact. Notably, landscape plantings will soften the presentation of the ground floor terraces.	
	Verandahs, eaves and other sun control devices may encroach on the front and secondary setback by up to 1m	Refer above.	Complies
	The secondary setback is along the longest length boundary.	Harvey Avenue is addressed as the secondary frontage, which has a length of 40.26m. The frontage to Dredge and Harvey Avenue and similar in length and the proposed address is considered to be acceptable.	Complies
Side and Rear Setback	Boundary to land in R4 zone (First 10m in height, excluding roof/attic): 3m to side	A 6m side setback is provided to the building face from the side boundaries.	Complies

	8m to rear		
	Boundary to land in R4 zone (Greater than 10m in height): 8m to side 8m to rear	Approximately 6m setback is provided from Level 4 to the south boundary. A setback of approximately 7m is provided from Level 4 to the west boundary. Level 4 also has a planter box with a varying setback down to 6m from the western boundary, and planter box with a setback of 6m from the southern boundary. The planter box along the southern side also has a maintenance pathway next to it which is setback 7.5m from the southern boundary. These balcony encroachments are considered reasonable as they are in part a function of an irregular site shape / geometry and are relatively minor with minimal impact.	Justified on merit
8. Landscaped Area and Private Open Space			
Landscaped area	A minimum of 25% of the site area shall be landscaped area.	496sqm (35%) landscaped area provided.	Complies
	A minimum of 50% of the front setback area shall be landscaped area.	Approximately 56% (140sqm) landscaped area is provided within the front setback.	Complies

	Optimise the provision of consolidated landscaped area within a site by: - the design of basement and sub-basement car parking, so as not to fully cover the site. - the use of front and side setbacks. - optimise the extent of landscaped aera beyond the site boundaries by locating them contiguous with the landscaped area of adjacent properties.	Landscaped areas are generally consolidated within the front and side setbacks.	Complies
	Promote landscape health by supporting for a rich variety of vegetation type and size.	A variety of vegetation types are provided within the proposed landscape scheme.	Complies
	Increase the permeability of paved areas by limiting the area of paving and/or using pervious paving materials.	Paved areas are considered to be suitably located.	Complies
Open Space	Provide communal open space, which is appropriate and relevant to the context and the building's setting.	Communal open space is provided at the rooftop and rear to obtain a variety of space and ensure solar access is available.	Complies
	Where communal open space is provided, facilitate its use for the desired range of activities by: - locating it in relation to buildings to optimise solar access to dwellings.	Communal open space is provided at the rooftop level and within the rear setback and will inhibit solar access to dwellings.	Complies

	- consolidating open space on the site into recognizable areas with reasonable space, facilities and landscape. - Designing its size and dimensions to allow for the range of uses it will contain. - minimizing overshadowing. - Carefully locating ventilation duct outlets from basement car parking.	Communal open space is useable and provided with facilities that will encourage use and ensure that it is recognisable.	
	Locate open space to increase the potential for residential amenity.	Communal open space is suitably located to preserve residential amenity.	Complies
Private Open Space	Complies with the private open space requirements in the SEPP 65 ADG		Not applicable according to clause 6A of SEPP 65
Drying areas	Clothes drying facilities must be provided at a rate of 5 lineal m of line per unit. Clothes drying areas should not be visible from a public place and should have solar access.	Clothes drying facilities are provided within the rear yard.	Complies
Building Design, Style and Streetscape			
Building Appearance and Streetscape	Residential Flat Buildings shall comply with State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development and should consider the Residential Flat Design Code.	A detailed assessment of the proposal against the requirements of SEPP 65 and the ADG is provided within Part 6.1(a) of this report.	Complies
	Building facades shall be articulated and roof form is to be varied to provide visual variety.	The facades are well-articulated and provides visual variety.	Complies

	The pedestrian entrance to the building shall be emphasised.	The pedestrian entry is easily identifiable from the street.	Complies
	A sidewall must be articulated if the wall has a continuous length of over 14 m.	All side walls maintain a continuous length of less than 14m.	Complies
	Where possible vehicular entrances to the basement car parking shall be from the side of the building. As an alternative a curved driveway to an entrance at the front of the building may be considered if the entrance is not readily visible from the street.	The proposed basement access is provided at the side boundary.	Complies
	Driveway walls adjacent to the entrance of a basement car park are to be treated so that their appearance is consistent with the basement or podium walls.	The proposed driveway walls are appropriately treated and will be consistent with the basement walls.	Complies
	Sensitive design of basement car parking areas can assist in ensuring that podiums and vehicle entry areas do not dominate the overall design of the building or the streetscape and optimise areas for deep soil planting.	The design of the carpark is not highly visible and will not impede the developments presentation the street.	Complies
	The integration of podium design should be an integral part of the design of the development, and as far as possible should not visibly encroach beyond the building footprint.	Podiums are not proposed.	N/A
	Consider the relationship between the whole building form and the facade and / or building elements. The number and distribution of elements across a façade determine	The development integrates vertical elements that aid in articulating the built form.	Complies

	simplicity or complexity. Columns, beams, floor slabs, balconies, window openings and fenestrations, doors, balustrades, roof forms and parapets are elements, which can be revealed or concealed and organised into simple or complex patterns.		
	Compose facades with an appropriate scale, rhythm and proportion, which respond to the building's use and the desired contextual character. This may include but are not limited to: - Defining a base, middle and top related to the overall proportion of the building. - Expressing key datum lines in the context using cornices, a change in materials or building set back. - Expressing the internal layout of the building, for example, vertical bays or its structure, such as party wall-divisions. - Expressing the variation in floor-to-floor height, particularly at the lower levels. - Articulating building entries with awnings, porticos, recesses, blade walls and projecting bays. - Selecting balcony types which respond to the street context, building orientation and residential amenity.	The development is well articulated and facades are of an appropriate scale, rhythm and proportion. The development will form a positive contribution to the character of the street.	Complies

	- Cantilevered, partially recessed, wholly recessed, or Juliet balconies will all create different facade profiles. - Detailing balustrades to reflect the type and location of the balcony and its relationship to the façade detail and materials.		
	Design facades to reflect the orientation of the site using elements such as sun shading, light shelves and bay windows as environmental controls, depending on the facade orientation.	Shade features are integrated within the façade.	Complies
	Co-ordinate and integrate building services, such as drainage pipes, with overall facade and balcony design.	The proposed sub-station is exposed to the Dredge Avenue frontage. This may be resolved through a condition requiring the substation structure to be screened, should it be required.	Complies with condition
	Co-ordinate security grills/screens, ventilation louvres and car park entry doors with the overall facade design.	Open vertical louvre sliding screens are proposed to south facing balconies and will mitigate the potential for privacy issues.	Complies
Roof Design	Relate roof design to the desired built form. This may include: - Articulating the roof, or breaking down its massing on large buildings, to minimise the apparent bulk or to relate to a context of smaller building forms. - Using a similar roof pitch or material to adjacent buildings,	The proposed roof design contributes positively to the design of the building.	Complies

	particularly in existing special character areas or heritage conservation areas. - Minimising the expression of roof forms gives prominence to a strong horizontal datum in the adjacent context, such as an existing parapet line. - Using special roof features, which relate to the desired character of an area, to express important corners.		
	Design roofs to respond to the orientation of the site, for example, by using eaves and skillion roofs to respond to sun access.	The roof top has been designed to accommodate communal open space.	Complies
	Minimise the visual intrusiveness of service elements by integrating them into the design of the roof. These elements include lift over-runs, service plants, chimneys, vent stacks, telecommunication infrastructures, gutters, downpipes and signage.	Servicing elements are concentrated at roof level.	Complies
	Where habitable space is provided within the roof optimise residential amenity in the form of attics or penthouse dwellings.	Habitable space is not provided within the roof.	N/A
Building Entry	Improve the presentation of the development to the street by: - Locating entries so that they relate to the existing street and subdivision pattern, street tree planting and pedestrian access network.	The main common entry is centrally located on Harvey Avenue and individual entries are also provided to units fronting Dredge Avenue which among other considerations:	Complies

	- Designing the entry as a clearly identifiable element of the building in the street. - Utilising multiple entries-main entry plus private ground floor dwelling entries-where it is desirable to activate the street edge or reinforce a rhythm of entries along a street	• Provides a desirable residential frontage and identity to the building. • Contributes to the street activation	
	Provide as direct a physical and visual connection as possible between the street and the entry.	The proposal provides pedestrian pathways to Dredge Avenue and Harvey Avenue.	Complies
	Achieve clear lines of transition between the public street, the shared private, circulation spaces and the dwelling unit.	Clear lines of transition are provided from the public street, common circulation areas and private dwellings.	Complies
	Ensure equal access for all	The application is supported by an Access Report prepared by Accessible Building Solutions which details the proposals compliance with the relevant access requirements.	Complies
	Provide safe and secure access by: - Avoiding ambiguous and publicly accessible small spaces in entry areas. - Providing a clear line of sight between one circulation space and the next. - Providing sheltered well-lit and highly visible spaces to enter the building, meet and collect mail.	Publicly accessible space is provided at the entry.	Complies

	Generally provide separate entries from the street for: - Pedestrians and cars. - Different uses, for example, for residential and commercial users in a mixed use development. - Ground floor dwellings, where applicable.	Separate entries for pedestrians and cars are provided.	Complies
	Design entries and associated circulation space of an adequate size to allow movement of furniture between public and private spaces.	The entry and circulation space is of an adequate size to enable movement.	Complies
	Provide and design letterboxes to be convenient for residents and not to clutter the appearance of the development from the street by: - Locating them adjacent to the major entrance and integrated into a wall, where possible. - Setting them at 90 degrees to the street, rather than along the front boundary.	The design of the letterboxes is appropriate in the context of the development.	Complies
Balconies	Balconies may project up to 1m from the façade of a building.	Balconies do not project beyond 1m from the façade of the building.	Complies
	Balustrades must be compatible with the façade of the building.	The proposed balustrades are well-integrated with the façade.	Complies
	Ensure balconies are not so deep that they prevent sunlight entering the dwelling below.	The depth of balconies is not so deep it would obstruct solar access.	Complies

	Design balustrades to allow views and casual surveillance of the street.	Views will be available from above the balustrades.	Complies
	Balustrades on balconies at lower levels shall be of solid construction.	The proposed balustrades are of solid construction.	Complies
	Balconies should be located on the street frontage, boundaries with views and onto a substantial communal open space.	Balconies are concentrated to the front and rear elevation. This is required given building arrangement.	Complies
	Primary balconies should be: - Located adjacent to the main living areas, such as living room, dining room or kitchen to extend the dwelling living space; - Sufficiently large and well proportioned to be functional and promote indoor/outdoor living. A dining table and two chairs (smaller dwelling) and four chairs (larger dwelling) should fit on the majority of balconies in any development.	Balconies are located adjacent to living rooms and are of a proportion that is functional and will enable passive use.	Complies
	Design and detail balconies in response to the local climate and context thereby increasing the usefulness of balconies. This may be achieved by: - Locating balconies facing predominantly north, east or west to provide solar access. - Utilising sunscreens, pergolas, shutters and operable walls to control sunlight and wind.	The proposed development has a north-south orientation. The submitted solar access diagrams indicate that compliant solar access is available to the apartments, as required under the ADG.	Complies

	- Providing balconies with operable screens, Juliet balconies or operable walls/sliding doors with a balustrade in special locations where noise or high winds prohibit other solutions - along rail corridors, on busy roads or in tower buildings - choose cantilevered balconies, partially cantilevered balconies and/or recessed balconies in response to daylight, wind, acoustic privacy and visual privacy.		
Daylight Access	Plan the site so that new residential flat development is oriented to optimise northern aspect.	The proposed development has a north-south orientation. The proposal achieves compliance with the minimum solar access requirements prescribed by the ADG.	Complies
Internal Design	Minimise the length of common walls between dwellings.	The length of common walls is appropriate.	Complies
	Basement car parking shall be located beneath the building footprint.	Basement parking is located beneath the building footprint.	Complies
	Design building layouts to minimise direct overlooking of rooms and private open spaces adjacent to dwellings	Privacy screening is integrated to mitigate privacy impacts to the southern boundary.	Complies
Ground Floor Dwellings	Design front gardens or terraces, which contribute to the spatial and visual structure of the street while maintaining adequate privacy for dwelling occupants. This can be	Ground floor units that adjoin the street are provided with direct street access and contribute to the activation, surveillance and front façade treatment that interacts with the street. Individual	Complies

	achieved by animating the street edge, for example, by promoting individual entries for ground floor dwellings.	entries are provided for ground floor units fronting Dredge Avenue.	
	Create more pedestrian activity along the street and articulate the street edge by: - Balancing privacy requirements and pedestrian accessibility. - Providing appropriate fencing, lighting and/ or landscaping to meet privacy and safety requirements of occupants while contributing to a pleasant streetscape. - Utilising a change in level from the street to the private garden or terrace to minimise site lines from the streets into the dwelling for some dwellings. - Increasing street surveillance with doors and windows facing onto the street.	The proposed development has a balanced and articulated street edge that meets privacy requirements and pedestrian accessibility and activity with appropriate fencing, landscaping, lighting and change in level from the street to the private gardens and terraces. Pedestrian infrastructure is also provided to the Dredge Avenue and Harvey Avenue frontages.	Complies
	Provide ground floor dwellings with access to private open space, preferably as a courtyard.	Private terraces are provided to ground floor apartments.	Complies
Security	Entrances to buildings should be orientated towards the front of the site and facing the street.	The entrance to the building is clearly defined and identifiable from Dredge Avenue. This contributes to causal surveillance opportunities in addition to the balconies already provided.	Complies
	Blank walls in general that address street frontages or public open space are discouraged. Where they are unavoidable	No blank walls are proposed to the street frontage.	Complies

	building elements or landscaping must be used to break up large expanses of walls. In some cases an anti-graffiti coating will need to applied to the wall to a height of 2 metres.		
	Reinforce the development boundary to strengthen the distinction between public and private space by: - Employing a level change at the site and/or building threshold (subject to accessibility requirements). - Signage. - Entry awnings. - Fences, walls and gates. - Change of material in paving between the street and the development.	Development boundary is reinforced by the proposed fencing and landscape scheme.	Complies
Natural Ventilation	The submitted plans (Cross Ventilation Diagrams – dwg 4006) indicate that 80.3% of apartments (20 apartments) achieve the cross-ventilation requirement prescribed by the SEPP 65 ADG.		Not applicable according to clause 6A of SEPP 65
Building Layout	The layout of dwellings within a residential flat building should minimise the extent of common walls. Figure 9 shows layouts that are not preferred and options that are considered acceptable.	Generally, the proposed building layout with an open common linear corridor optimise natural light and ventilation.	Complies

Storage Areas	Complies with the storage requirements in the SEPP 65 ADG		Not applicable according to clause 6A of SEPP 65
Landscaping and Fencing			
Landscaping	The setback areas are to be utilised for canopy tree planting. The landscape design for all development must include canopy trees that will achieve a minimum 8 m height at maturity within front and rear setback areas.	Canopy tree plantings are provided within all setbacks.	Complies
	Landscape planting should be principally comprised of native species to maintain the character of Liverpool and provide an integrated streetscape appearance. Species selected in environmentally sensitive areas should be indigenous to the locality. However, Council will consider the use of deciduous trees.	Species selection is considered to be appropriate in the local context.	Complies
	The landscaping shall contain an appropriate mix of canopy trees, shrubs and groundcovers. Avoid medium height shrubs (600 – 1800mm) especially along paths and close to windows and doors.	A mix of canopy trees, shrubs and groundcovers are provided within the proposed landscape scheme.	Complies
	Landscaping in the vicinity of a driveway entrance should not obstruct visibility for the	Landscaping adjoining the drive has been selected so as to preserve sight lines.	Complies

	safe ingress and egress of vehicles and pedestrians.		
	Tree and shrub planting alongside and rear boundaries should assist in providing effective screening to adjoining properties.	Plantings along property boundaries will screen the development from adjoining properties.	Complies
	Landscaping on any podium level or planter box shall be appropriately designed and irrigated. Landscaping on podium levels and planter boxes should be accessible from habitable areas of dwellings or elsewhere as appropriate for gardener access in other forms of development.	Planter boxes are provided at the fourth floor level. The design of the landscaping is accessible from Unit 401 and Unit 402.	Complies
	The development must be designed around significant vegetation on the site.	The proposal provides for the removal of a number of existing site trees, all of which are proposed to be replaced with new landscape plantings.	Complies
	It is important to retain significant vegetation to maintain an existing streetscape and enhance the visual appearance of new dwellings.	Noted.	Complies
	Any tree with a mature height over 8m should be planted a minimum distance of 3m from the building or utility services.	New canopy plantings meet this minimum distance requirement.	Complies
	Contribute to streetscape character and the amenity of the public domain by:	The proposed landscaping scheme will contribute positively to streetscape character and amenity through provision of planting at an appropriate	Complies

	- Relating landscape design to the desired proportions and character of the streetscape. - Using planting and landscape elements appropriate to the scale of the development. - Mediating between and visually softening the bulk of large development for the person on the street	scale that will soften the presentation of the development.	
Fencing – Primary Frontage	The maximum height of a front fence is 1.2m.	The front fence to Harvey Avenue is stepped in response to the slope of the land. The DEP acknowledge the proposed front fence being a a maximum height of 1.8m. Given the ground floor apartments fronting Harvey Avenue, and stepped nature of the fence, this is considered to be acceptable on merit.	Justified on merit
	The front fence may be built to a maximum height of 1.5m if the fence is setback 1m from the front boundary with suitable landscaping in front of the proposed fence.	Refer above.	Justified on merit
	The front fence must be 30% transparent.	The proposed fencing is comprised of a mix of aluminum screening and off-form concrete. The mix of transparent and non-transparent material responds to the location of ground floor units.	Complies
	Front fences shall be constructed in masonry, timber, metal pickets and/or vegetation and must be compatible with the proposed design of the dwelling.	Refer above.	Complies

	The front fence may be built to a maximum of 1.8m only if: • The primary frontage is situated on a Classified Road. • The fence is articulated by 1m for 50% of its length and have landscaping in front of the articulated portion. • The fence does not impede safe sight lines from the street and from vehicles entering and exiting the site.	Refer above.	Justified on merit
Fencing – Secondary Frontage	Fences and walls must be a maximum of 1.8m in height, and constructed of masonry, timber and/or landscaped.	The front fence to Dredge Avenue has a height of 1.9m. The DEP examined the proposed fencing in relation to the overdesign and considered it on the grounds, given the multiple frontages and ground floor terraces fronting Dredge Avenue, this is considered to be acceptable on merit.	Justified on merit
	For side walls or fences along the secondary frontage, a maximum height of 1.2m is required for the first 9m measured from the front boundary, the remaining fence / wall may then be raised to a maximum of 1.8m. The secondary setback is the longest length boundary.	The proposal maintains a length of 9m with a height of approximately 800mm.	Complies
Fencing – Boundary Fences	The maximum height of side boundary fencing within the setback to the street is 1.2m.	Boundary fencing is not proposed.	N/A
	Boundary fences shall be lapped and capped timber or metal sheeting.	Fencing is to be comprised of aluminum screens.	Justified on merit

Car Parking and Access			
Car Parking	Visitor car parking shall be clearly identified and may not be stacked car parking.	Visitor parking is clearly identified and not provided within a stacked arrangement.	Complies
	Visitor car parking shall be located between any roller shutter door and the front boundary.	Visitor parking is provided within the basement.	Complies
	Where possible vehicular entrances to the basement car parking shall be from the side of the building. As an alternative a curved driveway to an entrance at the front of the building may be considered if the entrance is not readily visible from the street.	Vehicle entry to the basement is provided to the western side boundary.	Complies
Pedestrian Access	Utilise the site and it's planning to optimise accessibility to the development.	Common pedestrian access is provided at grade from Harvey Avenue.	Complies
	Provide high quality accessible routes to public and semi-public areas of the building and the site, including major entries, lobbies, communal open space, site facilities, parking areas, public streets and internal roads.	Accessible routes are provided throughout the site.	Complies
	Promote equity by: - Ensuring the main building entrance is accessible for all from the street and from car parking areas. - Integrating ramps into the overall building and landscape design. - Design ground floor dwellings to be	The main building entrance is accessible from Harvey Avenue. Dwellings fronting Dredge Avenue also have direct access from the street.	Complies

	accessible from the street, where applicable, and to their associated private open space.		
	Maximise the number of accessible and adaptable dwellings in a building by: - Providing more than one accessible entrance where a development contains clusters of buildings. - Separating and clearly distinguish between pedestrian accessways and vehicle accessways. - Locating vehicle entries away from main pedestrian entries and on secondary	Three (3) adaptable units are proposed.	Complies
Amenity and Environmental Impact			
Privacy	Building siting, window location, balconies and fencing should take account of the importance of the privacy of onsite and adjoining buildings and outdoor spaces.	Consideration has been given to privacy having regard to disparity in permitted height and density compared to the height and density of existing development. While it is recognized that initially there will be potential for existing residents to feel they are being overlooked and for new RFB residents to feel they are visually exposed, the expectations of various residents are expected to change as the locality transitions from low to high density. In the meantime, it is considered that the design of the proposed development has given appropriate consideration to preserving residential privacy	Complies

	Windows to habitable rooms should be located so they do not overlook such windows in adjoining properties, other dwellings within the development or areas of private open space.	Vertical louvre sliding screens are proposed to south facing balconies as requested by DEP, to mitigate the potential for overlooking to 3 Harvey Avenue.	Complies
	Landscaping should be used where possible to increase visual privacy between dwellings and adjoining properties.	Landscape screening is proposed at property boundaries.	Complies
	Design building layouts to minimise direct overlooking of rooms and private open spaces adjacent to dwellings by: - Balconies to screen other balconies and any ground level private open space. - Separating communal open space, common areas and access routes through the development from the windows of rooms, particularly habitable rooms. - Changing the level between ground floor dwellings with their associated private open space, and the public domain or communal open space.	Refer above.	Complies
	Use detailed site and building design elements to increase privacy without compromising access to light and air by: - Offsetting windows of dwellings in new development and adjacent development windows.	Refer above.	Complies

	- Recessed balconies and/or vertical fins between adjacent balconies. Liverpool Development Control Plan 2008 Amenity and Environmental Impact Part 3.7 36 - Solid or semi-solid balustrades to balconies – louvres or screen panels to windows and/or balconies. - Fencing. - Vegetation as a screen between spaces. - Incorporating planter boxes into walls or balustrades to increase the visual separation between areas. - Utilising pergolas or shading devises to limit overlooking of lower dwellings or private open space		
Acoustic Impact	Noise attenuation measures should be incorporated into building design to ensure acoustic privacy between on-site and adjoining buildings.	The development locates high-use areas proximate to each other and locates more sensitive areas proximately to preserve acoustic privacy.	Complies
Site Services			
Letterboxes	Letterboxes shall to be provided for each dwelling on site, easily accessible from the street, able to be securely locked and provided in accordance with Australia Post's requirements.	Letterboxes are provided at the pedestrian entry.	Complies

Waste Management	Waste disposal facilities shall be provided for development. These shall be located adjacent to the driveway entrance to the site.	A waste room is located at the ground level and will provide for bin storage, obscured from the street.	Complies
Electricity Substation	In some cases it may be necessary to provide an electricity substation at the front of the development adjacent to the street frontage. This will involve dedication of the area as a public road to allow access by the electricity provider. The front boundary treatment used elsewhere on the street frontage	The proposed substation is located at the Dredge Avenue frontage. The substation is not well-integrated and redesign is required to utilize landscaping or built form to obscure the structure. This may be resolved through the integration of a condition that the structure be screened, should it be required.	Resolvable by condition.