

# **Development Control Plan No. 1 (1991)**

Reprinted with amendments to 21 September 2000

## *North Sydney Development Control Plan No. 1*

North Sydney Development Control Plan No. 1 was adopted by Council at its Meeting of 18 December 1990 and came into force on 10 January 1991.

This document is an amended version of North Sydney Development Control Plan No. 1 adopted on 10 January 1991. Following is a list of the amendments as at 21 September 2000. For detailed information or a copy of the relevant amendment, contact Council's Division of Planning and Environmental Services.

### **AMENDMENTS**

<b>Clause No.</b>	<b>Amendment Details</b>
74	Trading hours for the commercial areas of Neutral Bay and Cremorne (In force 10/12/92)
74A-79	Child Care Centres -Residential Zones (In force 18/10/93)
57A	Child Care Centres - Residential Zones - Car Parking (In force 18/10/93)
Schedule 1	Child Care Centres - Residential Zones - Car Parking (In force 18/10/93)
9 (5) & (6)	Solar access and energy efficiency design (In force 26/8/96)
22(6)	Solar access and energy efficiency design (In force 26/8/96)
80 - 82	Energy Efficiency Requirements (In force 26/8/96)
Schedules 5, 6 & 6(a)	Energy Efficiency Requirements (In force 26/8/96)
Schedule 1	Car parking in St Leonards/Crows Nest - Clause removed (In force 21/9/00)

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# *NORTH SYDNEY MUNICIPAL COUNCIL*

## **DEVELOPMENT CONTROL PLAN**

### **NO. 1**

#### **PART 1 - INTRODUCTION**

##### **Citation**

1. This plan may be cited as Development Control Plan No. 1.

##### **Land to Which this Plan Applies**

2. Except as provided, the provisions of this Development Control Plan apply to all land in the North Sydney Municipality.

##### **Aims and Objectives**

3. This plan aims to:-
  - (1) Provide more detailed provisions than are contained in North Sydney Local Environmental Plan 1989 ('the LEP') for the assessment of development applications and building applications.
  - (2) Provide guidelines for development in residential, commercial, industrial and special use zones.
  - (3) Give advice to residents, land-owners, purchasers and developers with details of Council's policies for the development of land.
  - (4) Create conservation provisions which in the event of inconsistency are to prevail over other development standards in the DCP due to the heritage significance of the Municipality.

##### **Interpretation**

4. Clause 5 (Definitions) of the LEP applies to this Development Control Plan in the same way as it applies to and in respect of the LEP.

##### **Submission of Applications**

5. In addition to the requirements of the Environment Planning and Assessment Act and Regulations Council requires the submission of the following information with development applications:-
  - (1) A full survey plan showing levels across the site and adjoining sites and all existing improvements and significant mature vegetation. Sufficient levels are to be provided along each boundary to ensure an adequate assessment of the building height plane.

- (2) All development plans shall be drawn at 1:100 unless otherwise determined by the Director of Department of Development & Planning. Council shall require the submission of five (5) sets of plans (including the survey plan). In particular circumstances, Council may require additional sets of plans.
- (3) A cross sectional drawing showing the floor levels and ridge heights of the proposal and floor levels of immediately adjoining buildings. All elevations are to be drawn parallel to the boundary.
- (4) A table of calculations showing compliance with the relevant development standards.
- (5) For all new buildings and significant alterations to existing buildings shadow diagrams must be submitted at 9.00 am, 12.00 noon, 3.00 pm at 21 June, 21 December, 21 March and 21 September.
- (6) Statement of Environmental Effects.
- (7) A model must be submitted for all residential development containing four (4) or more dwellings or non residential development with a floor area of 500 m<sup>2</sup> or more.
- (8) When submitting a development application for attached dwellings or residential flat buildings, it is advisable to lodge a strata subdivision application at the same time.
- (9) All development applications relating to heritage items shall be accompanied by two (2) sets (of the 4 sets) of plans clearly indicating in colour existing walls to be removed and those to remain. Measured drawings of the existing building including elevations are also required.

## **PART 2 - RESIDENTIAL**

### **Land to Which this Part 2 Applies**

6. This Part applies to all land in residential zones 2(a), 2(b), 2(c), 2(d) and 2(f) in the LEP.

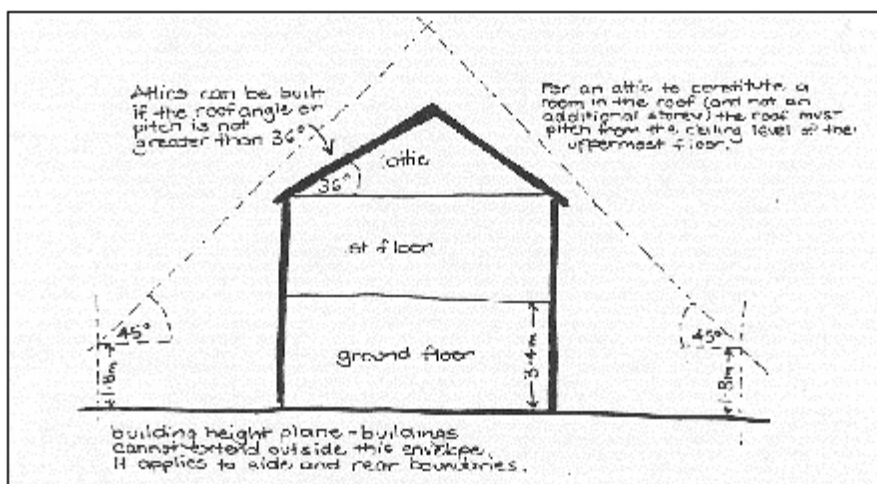
### **Subdivision of Land**

7. (1) The Council shall not consent to the subdivision of land in zones 2(a), 2(b), 2(c), 2(d) and 2(f) unless the Council is satisfied:-
  - (a) That vehicular access to each allotment to be created can be provided directly from a road; and
  - (b) That provision can be made for adequate services for gas, water, electricity, drainage, sewerage, telephone, and stormwater removal, and easements for these services.

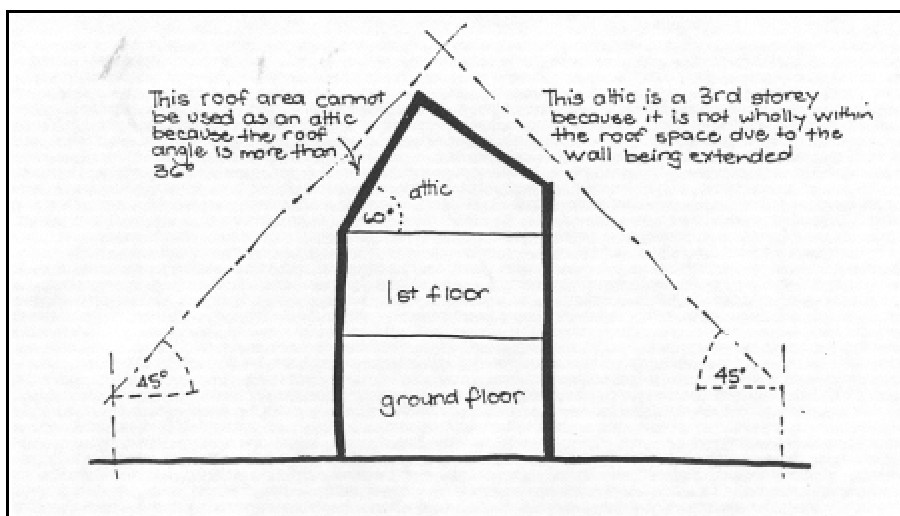
- (2) Where a dwelling exists on land and an application is made for subdivision of that land, the land shall not be subdivided unless the Council is satisfied:-
- (a) That provision can be made for car parking for each existing dwelling in accordance with the requirements set forth in Schedule 1; and
  - (b) That provision can be made for adequate and useable landscaped area for each existing dwelling in accordance with the LEP and this DCP; and
- (3) Council shall not consent to a subdivision unless plans are submitted for the development which is to be carried out on the existing and proposed allotments.

**Diagrams for Attached Dwellings**

8. The diagrams below illustrate the object or purpose of the definitions of building height plane and storeys contained in the LEP.
- 9.



***Complies with building height plane***  
***Complies with storeys***



***Complies with building height plane***  
***DOES NOT Complies with storeys***



## **Privacy, Sunlight, Daylight & Views**

9. The Council shall not consent to a building unless in the opinion of the Council:
- (1) The building has been designed and sited so as to minimise loss of privacy by its shape and siting in relation to other properties;
  - (2) The building has been designed and sited so as to minimise the obstruction of views from surrounding properties and public places;
  - (3) The building has been designed and sited so as to maintain and, where possible, create views from other buildings or public places; and
  - (4) The building has been designed and sited to minimise overshadowing of adjoining properties and public places.
  - (5) The building has been designed and sited so as to allow solar access (ie. direct sunlight) to the main internal living areas (ie.; excludes bedrooms, laundries, storage areas, etc) of adjoining properties and any solar powered water heaters, for three hours between the hours of 9.00am and 3.00pm during Winter Solstice (21 June).
  - (6) For requirements relating to energy efficiency design and concepts, refer to Clauses 80-82 and Schedule 5 of this DCP.

## **Character and Building Line**

### **10. Character and Building Line**

- (10) (1) This clause applies to buildings outside conservation areas which are not heritage items.
- (2) for reference to buildings in conservation areas or heritage items reference should be made to Part 4 of the LEP.
- (3) The Council shall not consent to a building unless in the opinion of the Council:-
  - (a) Dwellings are orientated to the street frontage;
  - (b) The building generally conforms with the building line on adjoining land and in the immediate vicinity;
  - (c) The building has been designed to reinforce worthwhile aspects of the form, character and scale of the streetscape;
  - (d) Where a building is part of a uniform group of buildings of similar character, any additions or alterations are generally not visible from the street or any public place;

- (e) Where a building is to be located amongst buildings having a consistent facade appearance, the size, location and proportions of window, door and other distinctive features are in character with neighbouring buildings; and
- (f) The materials and finishes of a building are similar to the traditional finishes predominating in the area.

### **First Floor Height**

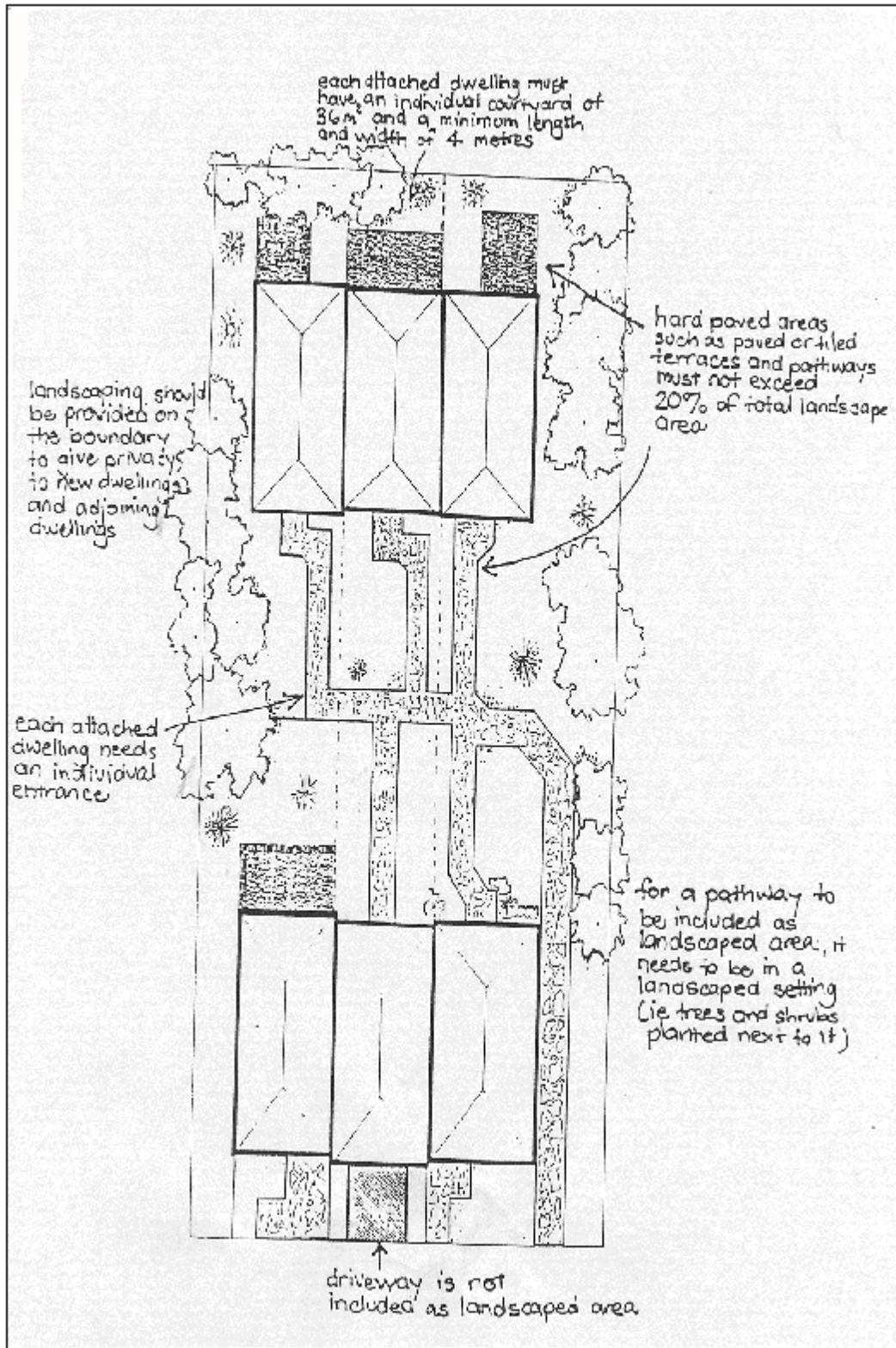
11. The height of the finished floor level of the first floor, not being a floor at ground level, of a building to be erected shall not exceed a height of 3.4 metres measured vertically above any point at natural ground level.

### **Maximum Dwelling Size**

12. An attached dwelling, an infill development or a dwelling in a residential flat building or a dwelling on a small lot shall not be erected where the gross floor area of any dwelling exceeds 135 square metres.

### **Landscaping**

13.
  - (1) A minimum of 80% of the landscaped area must comprise gardens, lawns, shrubs and trees;
  - (2) A minimum soil depth of 750 mm must be provided between any basement and natural ground level to allow for tree planting and acceptable water run off;
  - (3) The development must maintain and reinforce the landscaped quality and character of the area;
  - (4) Adequate provision must be made for protection of existing important mature vegetation;
  - (5) The area beneath any building overhangs such as balconies shall not be included as landscaped area; and
  - (6) Pathways and paved areas will only be included as part of landscaping if they are in a landscaped setting. Diagrams illustrating the concept of landscaped areas are contained on the following page.



***Explanation of "landscaped area"***

### **Courtyard Size - Dwelling Houses and Attached Dwellings**

14. (1) A dwelling house, an infill development or an attached dwelling shall not be erected in zones 2(a), 2(b), 2(c), 2(d) and 2(f) unless each dwelling has an individual courtyard at or within 500 millimetres of natural ground level having a minimum landscaped area of 36 square metres with a minimum length of 4 metres and a minimum width of 4 metres.
- (2) For the purposes of calculating the area of a courtyard referred to in subclause (1), the area beneath any balcony or eave up to but not exceeding 900 millimetres from the building shall be included as courtyard area.

### **Building and Excavation Set Back - Residential Flat Buildings and Attached Dwellings**

15. (1) A residential flat building or attached dwelling (including underground car parking) shall not be erected within 1.5 metres of a side boundary.
- (2) Driveways and pathways shall be set back from the boundary 1.5 metres in order to provide screen planting and sufficient space for tree planting between the properties.
- (3) No excavation must occur within 500 mm of any boundary of a site.

### **Urban Consolidation**

16. (1) Subject to subclause (2) the Council shall not approve an application for:-
- (a) The erection of a new building;
- (b) Alterations or additions to an existing building;
- where the number of existing dwellings or rooms in a boarding house are to be reduced.
- (2) The number of existing dwellings may be reduced where, in the opinion of Council:
- (a) (i) The subject property is a residential building which has been converted to a greater number of units than its original configuration; and
- (ii) The conversion referred to in (a) (i) was made without consent and was temporary in nature; and
- (iii) The application is to alter the building to its original configuration;
- or
- (b) (i) The building is a heritage item and the objectives of Part 4 of the LEP would be achieved by the proposed reduction in units; or

- (c) (i) The structural condition and/or fire safety of the building is inadequate, to the extent that it would be unreasonable to expect the owner to maintain the existing number of units of accommodation, and Council has received a report from a suitably qualified person to this effect. This shall not apply where the structural soundness and/or fire safety of the building has been significantly undermined by actions or inaction of the owner or his/her agent.

### **Pavements**

- 17. In the residential areas of the Municipality all public footpaths shall be of concrete construction.

### **Swimming Pools and Spas**

- 18. A person shall not erect a swimming pool or spa in zones 2(a), 2(b), 2(c), 2(d), 2(e) and 2(f) where -
  - (1) The pool structure and surround is higher than 500mm above natural ground level at any point.
  - (2) The pool structure and surround is closer than 6 metres from any habitable room in adjoining dwellings.
  - (3) No pool should be constructed within 1.2 metres of any boundary measured from the outer edge of the pool surround.

### **Controls in Residential 2(f) Zone**

- 19. (1) Council may require strict limits on the hours of operation of non-residential uses in the 2(f) zone.

In determining the appropriate hours of operation Council shall have regard to;

  - (a) the nature of the development proposed;
  - (b) the proximity of the proposed development to residential accommodation; and
  - (c) the likely noise and traffic impact of the proposed development.
- (2) In determining a proposal for a light industrial use, the Council shall have regard to;
  - (a) the types of vehicles likely to service the proposed use;
  - (b) the adequacy of the surrounding roads and the specific site to handle and cater for these vehicles; and
  - (c) the proximity of the site to residential accommodation.

- (3) A building for the purposes of light industry shall not be erected on zone 2(f) unless it has a courtyard at or within 500 mm of natural ground level having a minimum landscaped area of 36 square metres and a minimum length and width of 4 metres.
- (4) A development for the purposes of a light industry which contains a dwelling shall not be erected unless it provides;
  - (a) a courtyard area for the light industrial use as set out in subclause (3) above; and
  - (b) a courtyard and/or balcony for the exclusive use of the occupants of the dwelling.
- (4A) Where a balcony as set out in subclause 4(b) is proposed that a balcony shall be so designed that;
  - (a) it provides some useable outdoor space; and
  - (b) it does not adversely affect adjoining properties as a result of overlooking.
- (5) Buildings on which advertisements are to be erected must be designed so as to accommodate such signs.
- (6) No building shall be erected or used for light industrial purposes in the 2(f) zone where more than a quarter of the gross floor area of the building is used as ancillary office space.

### **PART 3 - COMMERCIAL**

#### **Aims and Objectives**

20. In addition to the aims and objectives in the LEP, the DCP aims:-
  - (1) To ensure development promotes and protects pedestrian amenity.
  - (2) To ensure development makes adequate provision for street tree planting and protects existing street trees.
  - (3) To limit provision for on site parking and traffic generation while ensuring adequate provision of car parking for shopping centres which serve local residential areas.
  - (4) To ensure that provision is made for disabled access to all commercial development.
  - (5) To encourage the provision of public facilities and amenities in conjunction with a commercial building where appropriate.

## **Commercial Zone**

21. This part applies to all land in zone 3(a) in the LEP.

### **General Controls in the Commercial Zone**

22. (1) A building may be erected having 100% site cover.
- (2) A building may be erected which is constructed to the side boundaries.
- (3) A building to be erected shall have its ground floor at grade with the footpath.
- (4) Where possible, a building shall provide retail facilities at ground level.
- (5) (a) A building to be erected shall not present blank walls to the street.
- (b) Where possible, at ground floor level, buildings shall be erected having shopfronts coincident with the building line or the alignment of the street whichever is appropriate.
- (c) Where a tower is to be constructed above a podium, the podium shall extend to the street alignment and shall be a minimum of two (2) storeys.
- (d) Steps and low walls not be constructed at ground floor level in the absence of special circumstances.
- (6) For requirements relating to energy efficiency design and concepts, refer to Clause 82 of this DCP.

### **Overshadowing**

23. A building shall not be erected in the commercial zone which causes any additional overshadowing of:-
- (a) Public open space, plazas, or the like.
- (b) Land in residential zones.

### **Reflectivity Index**

24. (1) A building shall not be erected where the reflectivity index of reflective glass in the external walls of the proposed building is greater than 20%.
- (2) Council may require a reflectivity study by a suitably qualified person prior to determination of a development application where the development may create adverse impacts to the locality.

## **Disabled Access**

25. (1) A building shall not be erected unless provision is made for wheelchair access from:
- (a) The footpath to the foyer and from the foyer to other parts of the building.
  - (b) Designated car parking spaces to the nearest lift and other parts of the building.
  - (c) From the footpath to any shop or agency.
- (2) Wheelchair access must be provided to toilet facilities catering for disabled people.
- (3) Adequate sign posting must be provided for facilities catering for disabled people.

## **Awnings**

26. (1) A building shall not be erected unless provision is made for an awning or a covered way to be constructed for the full width of the property and extending to within 600mm of the kerb.
- (2) Where the building is to be constructed to the alignment, the awning shall be weather-sealed at the face of the building.
- (3) Where the building is not constructed to the alignment a covered way having the same dimensions as an awning shall be erected.
- (4) Awnings shall be designed to have minimum and maximum heights above footpath level of 3 metres and 4.2 metres.
- (5) Awnings shall provide for the planting of trees at intervals of 6-8 metres. Openings for trees shall have dimensions of 2 metres by 2.5 metres. Openings in the awnings shall be placed to enable trees to be planted and gutters shall not obstruct the opening.
- (6) Where awnings adjoin other awnings, they shall be weather sealed.

## **Hoardings and Trees**

27. (1) Construction hoardings, including Class "A" and "B" hoardings, shall be designed and constructed to accommodate and protect existing street trees during the course of construction. Openings for street trees shall be provided with dimensions of 2 metres by 2.5 metres.
- (2) A person shall not lop or remove any street trees during the course of construction without Council's approval.



### **Pedestrian Linkages**

28. Where appropriate Council may require the provision of pedestrian access through buildings to link with nearby developments.

### **Colonnade Development**

29. Under special circumstances, where a footpath is of insufficient width, Council may consider a colonnade form of development or a set back from the street at lower levels.

### **Pavements**

30. In the commercial areas of the Municipality all paving shall be in Council's specified paving brick laid in accordance with the specification of the manufacturer.

## **PART 4 - INDUSTRIAL**

### **Aims and Objectives**

31. The aims and objectives of this Plan are:
- (1) To ensure that industrial development is sympathetic to surrounding residential areas and to minimise any adverse impact on these areas.
  - (2) To encourage retention of waterfront industrial uses.

### **Industrial Zones**

32. This part applies to all land in zones 4(a) and 4(b).

### **Controls in Industrial Zones**

33. Clauses 22, 23, 24, 25 and 27 shall apply to buildings to be erected in zones 4(a) and 4(b) except attached dwelling, dwelling houses and residential flat buildings and refreshment rooms.

### **Floor Space Ratios, Storeys and Height**

34. (1) This clause applies to industrial development.
- (2) A building to which this clause applies shall not be erected in a zone specified in Column I of the Table to this clause if the floor space ratio would exceed the ratio shown opposite that zone in Column II of the Table.
- (3) A building shall not be erected in a zone specified in Column I of the Table to this clause if the number of storeys measured vertically above any point at natural ground level would exceed the number specified opposite that zone in Column III of the Table to this clause.

- (4) A building or structure shall not be erected in a zone specified in Column I of the Table to this clause where the height of that building would exceed the height specified opposite that zone in Column IV of the Table to this clause.

**TABLE**

<i>Column I</i> <b>Zone</b>	<i>Column II</i> <b>Floor Space Ratio</b>	<i>Column III</i> <b>Storeys</b>	<i>Column IV</i> <b>Height</b>
4(a)	1:1	2	10 metres
4(b)	1.5:1	3	no restriction

### **Ancillary Office Space**

35. No building in zones 4(a) or 4(b) shall be erected or used where more than one quarter of the gross floor area of the building is proposed to be used as ancillary office space.

### **Building Height Plane in Zones 4(a) and 4(b)**

36. (1) This clause applies to land in zones 4(a) and 4(b) which adjoins or is adjacent to land which is zoned 2(c).
- (2) A building shall not be erected on a site to which this clause applies:-
- (a) Where any part of the building exceeds the building height plane projected at any point from any boundary of the site which adjoins land zoned 2(c).
- (b) Where any part of the building exceeds the building height plane projected at any point from the mid-point of any road which separates the site from land zoned 2(c).

### **Refreshment Rooms in Zone 4(b)**

37. Council shall not consent to the use of land in an industrial 4(b) zone for the purposes of a refreshment room if the gross floor area of the refreshment room exceeds 100 square metres.

### **Landscaping**

38. Council shall not consent to an industrial development unless adequate provision has been made for landscaping on the perimeter of the site.

### **Development in Zone 4(a)**

39. In considering any application in the 4(a) zone Council may require the provision of public access to and at the foreshore and in particular linking with existing public open space.

## **Residential Buildings in Zone 4(b)**

40. (1) The development standards in the LEP applicable to the erection of an attached dwelling, dwelling house or residential flat building in the residential 2(c) zone shall apply to the erection of an attached dwelling, dwelling house or residential flat building on land in zone 4(b) as if those standards were incorporated in full in this development control plan.
- (2) The clauses in this DCP relating to development in residential zones shall apply to residential development on land in zone 4(b).
- (3) Council may require the dedication of public open space and public access to cater for the increased demand for open space generated by the development.

## **PART 5 - SPECIAL USES**

### **Aims and Objectives**

41. The aims and objectives of this Plan are:
  - (1) To ensure new development is compatible with the scale and character of surrounding residential properties.
  - (2) To minimise adverse effects on surrounding residential areas.

### **Special Use Zones**

42. This part applies to all land in zones 5(a) and 5(b).

### **Controls for Zones 5(a) and 5(b)**

43. (1) This clause applies to buildings to be erected in zones 5(a) and 5(b) except attached dwelling houses, dwelling houses, infill developments and residential flat buildings.
- (2) A building to which this clause applies other than a building in a Special Uses Parking zone shall not be erected:-
  - (a) If any part of a building exceeds the building height plane projected at any point from any boundary of the site except a boundary which faces a road.
  - (b) If the building contains more than two storeys measured vertically above any point at natural ground level.
  - (c) Unless the site on which the building is to be erected has a landscaped area of 50%.
  - (d) Where a building adjoins a residential development, a suitably landscaped set back shall be incorporated in order to provide a landscaped buffer.

## **Disabled Access**

44. Clause 25 - disabled access will apply to all major development in special use zones.

## **Development in Zones 5(a) and 5(b)**

45. The Council shall require any development to address the following:

- (1) Bulk and scale and compatibility with adjoining residential development.
- (2) Retention of significant vegetation.
- (3) The impact on the surrounding streetscape.
- (4) Materials and finishes in sympathy with surrounding development.

## **Residential Buildings in Zones 5(a) and 5(b)**

46. (1) The development standards in the LEP applicable to the erection of an attached dwelling, dwelling house, infill development or residential flat building in the residential 2(c) zone shall apply to the erection of an attached dwelling, dwelling house, infill development or residential flat building on land in zones 5(a) and 5(b) as if those standards were incorporated in this development control plan.
- (2) The clauses in this DCP relating to development in residential zones shall apply to residential development on zones 5(a) and 5(b).
- (3) Council may require the dedication of public open space and public access to cater for the increased demand for open space generated by the development.

## **PART 6 - HERITAGE**

### **Aims and Objectives**

47. The aims and objectives of this plan are:

- (1) To ensure that the significance of heritage items is retained by appropriate detailed provisions.
- (2) To ensure that the streetscape character in conservation areas is maintained by more detailed provisions.
- (3) To provide controls for the development of land within the vicinity of heritage items.

## Definitions

48. For the purposes of this part of the Development Control Plan, the following definitions as well as those contained in the North Sydney LEP apply:-

“adaptation” means modifying a building or work to suit a proposed compatible use.

“compatible use” means a use which involves no change to the culturally significant fabric of a building or work, or changes which are substantially reversible, or changes which require a minimal impact.

“conservation” means all the processes of looking after a building or work so as to retain its heritage significance. Conservation includes maintenance, and may, according to circumstance, include preservation, restoration, reconstruction, and adaptation.

“fabric” means all the physical material of a building or work.

“maintenance” means the continuous protective care of the fabric, contents, and setting of a building or work.

“preservation” means maintaining the fabric of a building or work in its existing state and retarding deterioration.

“reconstruction” means returning a building or works as nearly as possible to a known earlier state and is distinguished by the introduction of materials (old or new) into the fabric.

“restoration” means returning the EXISTING fabric of a building or work to a known earlier state by removing accretions or by reassembling existing components **without** the introduction of new material.

## Heritage items

49. (1) *Demolition*
- (a) Certain applications for demolition of heritage items may be referred by the Council to the National Trust of Australia (NSW) or any other relevant bodies prior to Council determining the application.
  - (b) Applications for demolition of heritage items will only be considered in conjunction with a development application for proposed development.
  - (c) Any application for demolition of an identified heritage item shall be accompanied by a Statement setting out the matters listed in Clause 37(3) of the LEP.
  - (d) Where Council permits demolition of a heritage item Council shall require a photographic survey of the building for the Stanton Library.

(2) *Alterations and Additions*

- (a) Alterations and additions to heritage items shall not adversely affect the significance or integrity of the items.
- (b) In the case of a building of architectural significance, alterations and additions shall reflect and reinforce the architectural style and detailing of the building.
- (c) Additions to identified heritage items should be subservient in scale to the significant building, and should be readily identifiable as new work having regard to the requirements of (b) above.
- (d) In the case of a building of aesthetic or streetscape significance, alterations and additions shall be designed so as not to detract from the principal elevations of the building.
- (e) Council may require the removal or modification of existing unsympathetic accretions to a building where an application for alterations and additions is received.
- (f) Use of traditional colour schemes is generally encouraged. Details of the proposed colour scheme may be requested with the Building Application.

**Conservation Areas**

50. The North Sydney LEP 1989 (as amended) establishes 12 Conservation Areas (refer Schedule 3). The following controls apply in all Conservation Areas.

(1) *Demolition*

- (a) Certain applications for demolition of buildings in Conservation Areas may be referred by the Council to the Heritage Council of New South Wales, National Trust of Australia (NSW) or any other relevant bodies prior to Council determining the application.
- (b) Applications for demolition of buildings in Conservation Areas will only be considered in conjunction with a development application for proposed development.
- (c) Any application involving demolition of a building within a Conservation Area shall be accompanied by a Statement making reference to the matters listed in Clause 39(3) of the LEP.
- (d) Council may require the submission of a photographic survey where consent is given to the demolition of a building in a Conservation Area.

(2) *Alterations and Additions*

- (a) Alterations and additions to buildings in conservation areas shall reflect and reinforce the predominant architectural style of the Conservation Area as contained in Schedule 3.

- (b) Alterations and additions to buildings in Conservation Areas shall make a positive contribution to the streetscape.
- (3) *Front Fences*
- (a) An average maximum height limit of 900mm from footpath level shall apply for front fences in Conservation Areas.
  - (b) Applications for front fences exceeding the 900mm height limit will only be considered where it can be demonstrated that:-
    - (i) The existing amenity of the front yard area is so severely diminished as to render it unusable;
    - (ii) The site is adjoined by existing front fences exceeding the 900mm height limit, and that the proposed fence will not further compromise the amenity of the streetscape; and
    - (iii) The style of the fence will not detract from the streetscape amenity or style of the building.
- (4) *New Buildings*

Where Council permits the demolition of a building in a Conservation Area, any new building to be erected in replacement shall reflect and reinforce the predominant architectural style of the locality.

### **Vicinity**

51. For the purposes of Clause 38 of the LEP land is in the vicinity of a heritage item if it bears a physical or visual relationship to the site of the heritage item.

### **Stylistic Features**

52. For the purposes of Clause 37 of the LEP stylistic features shall include internal significant features of the item.

### **Submission of Applications**

53. (1) Any application for the demolition of a heritage item should provide a detailed photographic survey of the interior and exterior of the building.
- (2) Any application relating to a heritage item or building in a conservation area shall include details of external materials, finishes and colour schemes and in the case of heritage items, a list of internal features to be affected by the proposal.

## **PART 7 - CAR PARKING**

### **Aims and Objectives**

54. The aims and objectives of this Plan are:
- (1) To ensure minimal adverse impacts arising from traffic generation associated with any development.
  - (2) To limit car parking associated with development so as to minimise adverse impacts on the surrounding area.

### **General Provisions**

55. (1) A building may not be erected on any land to which the LEP applies unless car parking is provided on that land in accordance with the requirements set forth in Schedule 1.
- (2) The provision of parking spaces should not exceed the requirements set out in schedule 1.
- (3) All off-street parking spaces within the boundaries of the subject properties shall be in the form of a garage, basement car park, covered carport or an equivalent open area, clearly marked as such, drained and paved to the satisfaction of Council.
- (4) Off-street parking and loading space requirements are contained in Schedule 2.
- (5) All vehicles entering or leaving properties, other than single dwellings, duplexes, terraces, semi-detached or the like, shall be driven in a forward direction.
- (6) Access to and from all parking and/or garaging spaces required under the code is to be unobstructed. Stacking may be permitted in commercial buildings only with the consent of Council and is limited to a maximum of 25% of the total number of spaces. Stacking shall be permitted also in the case of residential buildings where the parking space is in the same ownership or strata lot.
- (a) Where premises are to be used for more than one purpose, the parking provision shall be such as to satisfy the requirements of this Code in relation to each such purpose. The spaces allocated to each portion shall be clearly indicated.
  - (b) Council may consider a reduction in the car parking provision in special circumstances relating to proximity to public transport facilities or where a mixed use development has different peak time traffic generation.
- (7) Proper provision shall be made for the landscaping of uncovered parking areas. Sufficient details shall be submitted with the development application to adequately indicate the proposed landscape treatment of the parking areas.
- (8) The use of turntables and mechanical stacking equipment within parking garages may be permitted.



- (9) Movement within parking areas should be clearly organised and indicated.
- (10) Except in special circumstances Council shall not approve an application containing more than one vehicular crossing.

### **Disabled Access**

56. Reference should be made to Clause 25 relating to disabled access.

### **Residential Flat Buildings and Attached Dwellings**

57. (1) Parking spaces will not be permitted between the building and street alignment except in the case of dwelling houses or in special cases.
- (2) Car parking spaces shall be for use by residents and visitors only and shall not be sub let or used for any commercial purpose.
- (3) Requirements for locating parking spaces and driveways:
  - (a) The visitors' car parking spaces shall be sited to the satisfaction of Council.
  - (b) The location of any parking space, driveway and footpath crossing shall be such as to minimise the interference with pedestrian and vehicular traffic movement and safety.
  - (c) Visitors parking spaces should be clearly labelled.
  - (d) No driveway shall be closer than 1.5 metres to a side boundary.
  - (e) The maximum width of a footpath crossing shall be 3.5 metres.
- (4) All car parking in conjunction with new attached dwelling houses and residential flat buildings must be located in a basement car parking area.
- (5) Where car parking is permissible at or near natural ground level, trees and shrubs shall be protected, maintained or planted at appropriate centres.

### **Child Care Centre**

- 57A. (1) A set down area is required, preferably on site, providing the number of spaces as detailed in Schedule 1, to the satisfaction of Council.
- (2) Set down areas located on-street may require time restrictions to the satisfaction of Council's Traffic Department.
- (3) Drive-in parking arrangements shall be designed not to substantially modify the streetscape in residential areas.
- (4) Any Application for a Child Care Centre which is proposed within a 50 m radius of another centre may require a traffic study assessing the cumulative traffic impact of the proposal on the surrounding area.

## **Public Housing and Boarding Houses**

58. These provisions may be varied where residential development is carried out for public housing or boarding houses and where this proposed development is in close proximity to public transport and/or retail and commercial premises.

## **Commercial Buildings**

59. (1) Where a proposed building contains mixed development containing residential accommodation the car parking shall be designed so that the residential spaces are not available to the users or occupiers of the other part of the building.

## **Loading and Unloading Facilities**

60. (1) Commercial and industrial development shall include provisions for off-street loading and unloading facilities within the boundaries of the properties.
- (2) (a) For development having a floor space ratio exceeding 2:1, the minimum dimensions of a loading and unloading space shall be 7.6m x 3.0m x 3.6m;
- (b) For development having a floor space ratio less than 2:1 provision shall be made for an off-street space of minimum dimensions 5.5m x 2.5m for the use of courier type vehicles, panel vans and the like and be appropriately sign posted.
- (3) Loading bays shall be so positioned as to ensure that all vehicles shall stand entirely within the premises during loading and/or unloading operations.
- (4) For any development in the 2(f) zone when a development is unable to accommodate its parking and loading requirements, loading facilities shall be met in the first instance.

## **Access Ramps and Driveways**

61. (1) Entrances shall be constructed to levels supplied by Council and shall be obtained prior to submission of working drawings. Construction will have to conform with Council's permanent constructions plans for adjoining roadway and foot paving.
- (2) That the gradient for driveways commencing at the property alignment shall not exceed a gradient of 1 in 15 for the first 4.5 metres and then a gradient of 1 in 5 and finishing with a gradient in 1 in 10 for the last 3 metres to the building alignment with transitional gradients.

## **Schedule of Car Parking Requirements**

62. (1) Where a development application is received in respect of a use for a purpose which does not fall within one of the above categories, the minimum parking requirement shall be as determined by Council.

## **PART 8 - PUBLIC FACILITIES**

63. Council may require the provision of public facilities (including public toilets, public plazas, child care centres, baby care centres, drinking fountains) in major developments.

## **PART 9 - SECTION 94 CONTRIBUTIONS**

64. The Council draws the attention of all applicants for development consent to Council's policies relating to the payment of monetary contributions and the dedication of land pursuant to the provisions of Section 94 of the Environmental Planning & Assessment Act.

## **PART 10 - ADDITIONAL PROVISIONS**

### **Advertisements and Advertising Structures**

65. (1) This Clause applies to land in zones 2(d), 3(a), or 4(b) or within a road.
- (2) When considering an application for the erection of an advertisement or general advertising structure, the Council shall take into consideration in addition to any other matter the following matters:-
- (a) The impact of the sign and any supporting structure on residential areas.
  - (b) Any interference with residential amenity.
  - (c) The intensity of the lighting of the sign.
  - (d) The hours when the sign will be illuminated.
  - (e) The impact of the sign on public places.
- (3) Buildings on which advertisements and advertising structures are to be erected must be designed so as to accommodate such signs and structures.
- (4) Roof signs will only be allowed if they contain the trade name or logo of the particular company without any graphic representation.
- (5) Advertising signs and structures will not be permitted where they increase the height of the building.
- (6) Council will not consent to an application for flashing or moving signs or signs advertising alcohol or cigarettes.

### **Illumination of Buildings and Night Lighting of Sports Facilities**

66. (1) Floodlighting of areas and buildings in zones 2(a), 2(b) and 2(c) shall be carried out so as to avoid any unreasonable impact on adjoining properties or the locality.

- (2) A person shall not floodlight any building or area in zones 2(d), 2(e), 3(a), 4(a), 4(b), 5(a), 5(b), 6(a), 6(b), 6(c), 9(a) and 9(b) without development consent and the Council when considering an application for development consent under this clause shall take into consideration in addition to the matters set forth in Section 90 of the Act the following matters:-
- (a) The impact of the floodlight on adjoining properties and the locality.
  - (b) The likelihood of disturbance to residential amenity.
  - (c) The intensity of the floodlights.
  - (d) The hours of operation of the floodlighting.
  - (e) The visibility of the floodlighting from residential areas.

### **Tennis Courts**

67. Council is concerned to minimise potentially adverse effects such as noise and light, overlooking, visual impact and increased run off through the construction of tennis courts. The objectives of the standards below are:-

- (a) That a sufficient area is provided between the court and property boundaries for the provision of landscaping and tree planting to screen the court;
- (b) That cut and fill does not intrude onto the natural topography;
- (c) That increased surface runoff is contained and disposed of satisfactorily;
- (d) That a suitable buffer is provided to separate tennis courts from habitable areas on adjoining properties.

The following standards are required for tennis courts:-

- (1) The tennis court fence shall be a minimum of 1.5m from any boundary, and is to comply with the building height plane projected from any boundary.
- (2) The area between the tennis court fence and the boundary shall be landscaped in order to provide a visual screen between the tennis court and any adjoining property.
- (3) Any boundary of a tennis court is to be located no closer than 6 metres from any habitable room in adjoining dwellings.
- (4) Floodlighting of any tennis court shall not be permitted unless Council is satisfied that such floodlighting is to be carried out so as to avoid any unreasonable impact on adjoining properties or the locality.
- (5) All surface waters from the tennis court being suitably collected and directed to a disposal point to the satisfaction of the Director of Design and Technical Services.

- (6) The ground level at the boundary shall remain as existing, and the surface of any tennis court shall be no more than 500mm above or below existing ground level.

### **Road/Lane Widening and Footpath Improvements**

68. (1) Where new and/or infill development has a frontage to a road and/or a laneway greater than 6.0 metres wide Council may require a dedication of either:-
- (a) A splay corner at the intersection of a road and laneway; or
  - (b) A widening and alignment of the road or laneway to improve vehicular movement or provision of services.
- (2) Where new and/or infill development has a frontage to a laneway less than 6.0m wide, a 1.2 metre dedication of land along the full frontage of the lane may be required.
- (3) Where other development or building works has a frontage to a road or laneway less than 6.1m wide, a setback of the work may be required.
- (4) In assessing whether to require a setback or dedication, the Council will take into consideration the existing improvements along the laneway alignment and the existing and future traffic and pedestrian volumes along the laneway.

### **Stormwater Facilities - Objectives**

69. Within the broad objective of achieving in North Sydney an optimum urban environment, the objectives underlying Council's stormwater design are:-
- (a) to minimise and control nuisance flooding and to provide for the safe passage of less frequent flood events;
  - (b) to protect downstream properties from the risk of flooding due to upstream development;
  - (c) to stabilise the landform and control erosion;
  - (d) to provide public safety and convenience and to protect property;
  - (e) to enhance the urban landscape;
  - (f) to maximise the land available for urbanisation;
  - (g) to maintain and ensure acceptable levels of water quality;
  - (h) to minimise pollution arising from the stormwater system.

To meet the above objective the drainage system is to consist basically of a system for controlling nuisance flooding combined with overland flow paths of flood ways to accommodate less frequent flood events. Details of Council's stormwater policy are available from the Engineering Section of the Council.

## **Low-Moderate Income Tenants**

70. In this Clause 'low-moderate income tenant' means:-

“Less than average weekly earnings as determined by the Australian Bureau of Statistics.”

Where a development will result in the displacement of low-moderate income tenants, a condition will be placed on any consent requiring the owner to give those tenants a minimum of ninety (90) days notice to vacate the premises.

## **Significant Trees**

71. (a) The Council wishes to draw attention to the fact that a Schedule of significant trees in the Municipality has been prepared. This Schedule is annexed as Schedule 4.
- (b) All trees listed in the Schedule must be retained.
- (c) For further information about reasons for inclusion of trees on the register, please consult Council's Parks and Gardens Section.

## **Other Development Control Plans**

72. Other Development Control Plans may provide additional details relating to the specific sites identified in those Development Control Plans.

## **State and Regional Planning Policies**

73. In any application made under a State or Regional Planning Policy, Council will as far as possible take into consideration the relevant requirements of the LEP and DCP.

## **Trading Hours for Neutral Bay and Cremorne**

74. (a) This clause applies to the commercial areas of Neutral Bay and Cremorne zoned Commercial 3(a) under the North Sydney Local Environmental Plan 1989.
- (b) For licensed premises, hotels, restaurants, cafes, entertainment premises, supermarkets and other large retail outlets, and the like in areas adjacent to, or likely to impact on surrounding residential areas, the hours of operation be restricted to:-
- 8.00 a.m. to 12.00 midnight, Monday to Saturday; and  
8.00 a.m. to 10.00 p.m. on Sunday.
- (c) Applications for trading outside of these hours will only be considered if they are supported by evidence to demonstrate that the amenity of nearby residential areas will not be detrimentally affected due to the effects of traffic, noise and disturbance.

- (d) In issuing a development consent for uses covered by this policy, Council will include a specific condition of development consent restricting hours of operation.

## **Childcare Centres - Residential Zones**

### **74A. Aims & Objectives**

The aims and objectives of this plan are:-

- (1) To encourage Child Care Centres to disperse throughout the Council area.
- (2) To minimise the impact of noise generated by the Child Care Centre on adjoining properties where it is identified as an issue and to provide flexibility in the type and use of appropriate noise attenuation measures.
- (3) Ensure adequate policy provision is made for the set-down and pick-up of children either on or off site.
- (4) To provide adequate (and/or appropriate) visual and/or acoustic screening on the perimeter of the site.
- (5) To ensure outdoor play areas are shaded to minimise children's exposure to harmful ultraviolet rays of the sun and that other environmental health issues (eg. noise, fumes) are considered in the location of the centre.
- (6) To ensure development reflects the existing streetscape and character of the locality.

### **75. General Provisions**

- (1) Any Application for a Child Care Centre is to be accompanied by advice from the New South Wales Department of Community Services indicating that no objection, in principle, is raised to the proposal.
- (2) Provision is to be made for wheel chair and stroller access from the footpath into the building.
- (3) The assessment of Applications for Child Care Centres shall give consideration to the exposure of children to noise, fumes and other factors which (by reason of the location of the centre or play areas) could adversely affect their health.

### **76. Noise**

- (1) Outdoor play areas are to be located away from the windows of adjoining dwellings.
- (2) Any Application for a Child Care Centre in residential areas shall be accompanied by plans illustrating both window and door openings of the proposed/existing centre and the adjoining buildings.

- (3) Noise levels (measured at any point on the boundary of the site between the proposed Child Care Centre and adjoining property), should not exceed 5dBA above the L90 background level during the hours of operation. Appropriate noise attenuation may be required to ensure noise does not exceed this level.
- (4) Any Application for a Child Care Centre in residential areas shall be accompanied by a report, prepared by a suitably qualified consultant, detailing noise levels before the operation of the centre, and show the method of compliance with the standard in Clause 76 (3).

**77. Streetscape/Landscaping**

- (1) Any Application for a Child Care Centre in residential areas shall be accompanied by a detailed landscaping plan showing existing and proposed planting (including a schedule of species).
- (2) The materials and finishes of the development and planting along the street frontage should complement the adjoining development.

**78. Shading**

- (1) 50% of the outdoor play area, which is exposed to the sun during the hours of 10.00 a.m. to 2.00 p.m. (eastern standard time) or 11.00 a.m. to 3.00 p.m. (daylight saving time) is to be shaded in accordance with the recommendations of the New South Wales Cancer Council.
- (2) Any Application for a Child Care Centre shall be accompanied by a plan showing shading materials or devices.
- (3) Seating and outdoor play equipment is to be located in shaded areas.

**79. Hours Of Operation**

- (1) Child Care Centres in residential areas may operate between the hours of 7.30 a.m. and 6.30 p.m. Monday to Friday. Any Application proposing an extension to these hours is to be accompanied by details justifying the additional hours.

**Energy Efficiency Requirements**

***Aims and Objectives***

80. (1) To encourage the implementation of energy efficiency design and concepts in all development.
- (2) To assist with the reduction of Greenhouse gas emissions and conservation of non-renewable energy resources (fossil fuels).



## Requirements for Low and Medium Density Residential Development

### Definitions

81. (1) For the purposes of this clause of the Development Control Plan, the following definitions apply:-

“low and medium density residential development” - includes residential flat buildings (with a gross floor area less than 500m<sup>2</sup>), attached dwellings and dwelling houses - as defined under part 1 of North Sydney Local Environmental Plan 1989 (as amended).

“non-renewable energy resource” - refers to fossil fuels (including petroleum and coal), which are used in the process of energy production.

“solar water heater” - includes ‘gas boosted’ or ‘electrically boosted’ solar water systems.

“heat pump hot water system” - refers to split and compact (self-contained) heat pump systems which use a reverse cycle to the refrigeration process to ‘extract’ energy from ambient air temperature for water heating.

“heritage buildings” - refers to heritage items defined under part 4 of North Sydney Local Environmental Plan 1989 (as amended) and buildings within conservation areas shown on the North Sydney “Heritage Items and Conservation Areas” map, buildings affected by Local Approvals Policy No. 4 and any Draft LEP relating to heritage considerations.

### Minimum performance guidelines and relationship of the energy efficiency provisions to other controls of the DCP, heritage considerations and the Nationwide House Energy Rating Scheme

- (2) (a) New development is encouraged to incorporate siting, design, detailing and internal layout considerations which allow solar access and energy efficiency benefits to be maximised, based on the guidelines contained in Schedule 5 of this DCP.
- (b) Where it is considered by Council there is inconsistency between the provisions of Part 2(a) above, and Clause 9 (Privacy, Sunlight, Daylight & Views), 10 (Character and Building Line) of this DCP, or heritage considerations (under Part 4 of the LEP, Local Approvals Policy No. 4 and buildings in heritage conservation areas), then the provision of Clauses 9, 10 and heritage considerations will gain precedence over Part 2(a).
- (c) A residential building which has been designed to meet energy efficiency criteria of the Nationwide House Energy Rating Scheme (NatHERS), achieving energy efficiency levels which fall within a minimum of three to five star energy rating level or have a maximum annual energy use level of 300 Mega Joules per m<sup>2</sup> per annum (MJ/m<sup>2</sup> annum), will be considered to have satisfied the energy efficiency requirements of this Development Control Plan, having regard to the above.

## Minimum thermal insulation requirements

- (3) (a) New low/medium density residential buildings or additions to existing low/medium density residential buildings are to incorporate the following total minimum thermal insulation properties (R = resistance value).

Insulation value required

Roof or Ceiling	R = 2.0
External Wall	R = 1.5

- \* The above insulation requirements do not apply to glass walls. In the case of glass walls energy conservation measures such as doubled glazing or a closed pelmet with well fitting, heavy weight, close weave curtains are encouraged (see guidelines re: building envelope - schedule 5).
  - \* To maximise the benefits of building insulation, it is advisable to incorporate shading measures to windows exposed to direct summer sun (see guidelines re: building envelope - schedule 5).
  - \* Concrete slab floor construction is encouraged in new development to increase thermal mass properties in a dwelling (see guidelines re: thermal mass - schedule 5).
  - \* Refer to illustration in schedule 5 this DCP for information regarding the thermal insulating properties of various materials for walls, ceilings and roof areas.
- (b) An indication of proposed insulating measures is to be incorporated with development applications relating to new buildings. Further details, including location and specifications of insulating measures, is to be included with building applications showing that the above R value requirements have been met, to the satisfaction of Council's Director of Planning and Environmental Services.
- (c) Where alterations to a low to medium density residential building affect more than half the total volume of the original building (measured over the roof and the external walls), the above minimum Roof or Ceiling thermal insulation properties are required to be met for the whole of the building.

## Hot water heating requirements and heritage considerations

- (4) For low and medium density residential development;
- (a) Single residential development (dwelling houses), is encouraged to install solar powered or heat pump hot water systems, except where these systems have been required as part of a previous Council consent.

- (b) New residential flat buildings (with a GFA less than 500m<sup>2</sup>) and attached dwellings are required to install either solar powered or heat pump hot water systems.
- (c) Where it is demonstrated to Council insufficient sunlight access is available for a solar powered system, then a heat pump system is required to be installed.
- (d) Solar powered systems shall be placed on a building in an unobtrusive fashion and not interfere with the visual quality of the building or associated streetscape(s).
- (e) Solar powered or heat pump hot water systems shall not be placed on a heritage building in a manner which detracts from the appearance or heritage qualities of the building as viewed from adjoining streets or public spaces. In this regard, it is noted that a compact heat pump system may prove a more preferable option, in terms of minimising physical and visual impacts.
- (f) When, in light of heritage, visual impact or streetscape considerations, both solar powered and heat pump hot water systems prove unsuitable, then an energy-efficient natural gas system is required to be installed.
- (g) Water saving shower roses or shower flow restrictors, with a water conservation rating of 'AA' or better shall be used with the installation of hot water systems.
- (h) For the purpose of energy efficiency and child safety all new or replaced hot water systems shall deliver hot water to a maximum 50° Celsius by installing a tempering valve at the outlet of bathroom hot water sanitary fixtures.
- (i) Council encourages other water conservation measures and devices such as Stormwater tanks (refer separate policy) and water saving toilet flush cisterns.
- (j) Details relating to the location and type of the existing or new hot water system, either internal or external, are to be indicated on all development and building application plans.

### **Requirements for Commercial, Multi-Residential & 'Other' Developments**

82. (1) For the purpose of this clause of the Development Control Plan, the following definitions apply:-

“Residential flat buildings” - are as defined under North Sydney Local Environmental Plan 1989 (as amended) with a gross floor area greater than 500m<sup>2</sup>.

“energy target” - means a single number used to quantify a building’s energy consumption target expressed in Mega Joules per annum per square metre (MJ/am<sup>2</sup>). The energy use may be expressed in MJ/person/per annum or bedspace.

“energy performance report”- prepared by an accredited energy auditor and provided for refurbishment greater than 500m<sup>2</sup> (Gross Floor Area) and for new buildings. The deemed to comply criteria shall be completed (schedule 6) and it needs to be demonstrated to Council that the proposed development will aim to meet the target.

“energy management plan” - submitted with a proposal for development of an existing building, based on the deemed to comply criteria. This plan should identify measures incorporated to minimise and improve energy consumption in the whole of the building.

“accredited energy auditor” means an energy auditor that is accredited by The Institution of Engineers, Australia.

“approved computer program” is a program on the list of approved computer programs, held by the Council.

- (2) Energy targets apply to the following uses and in the case of commercial development, an energy target of 368 MJ/am<sup>2</sup> (where 308 MJ/am<sup>2</sup> is electricity and 60 MJ/am<sup>2</sup> is other energy) applies. The energy targets apply to:-
- (a) new buildings with a gross floor area greater than 500 m<sup>2</sup>; or
  - (b) the total refurbishment of existing commercial building with a gross floor area greater than 500 m<sup>2</sup>

<b>Building Type/Use</b>	<b>Indicative (BCA) Class</b>	<b>Energy Target</b>
Commercial	Class 5	368 MJ/am <sup>2</sup>
Residential flat buildings	Class 2/3	8000 MJ/PA/PERSON
Warehouse	Class 7	300 MJ/M <sup>2</sup> /PA
Institutional	Class 9A	250 Watts/bed (8000 MJ/PA/Bed)
Assembly	Class 9B	100 Watts/seat (3000 MJ/PA/Seat)
Retail	Class 6	900 MJ/M <sup>2</sup> /PA

Source: Local Government and Energy Efficiency - Guidelines, LG & SA of NSW, 1993

Note: The introduction of new 'energy efficiency' technology, which has the potential to reduce energy consumption in buildings may require Council to review the above energy use targets.

- (3) Development associated with buildings (as defined in clause 82(2)), shall be accompanied by a completed Energy Performance Report certified by an Accredited Energy Consulting Engineer to show whether the proposed building meets the deemed to comply criteria as contained in Schedule 6 of this plan.
- (4) Following the granting of Development Consent, the Building Application shall be accompanied by an Energy Performance Report modelled on an approved computer program and certified by an accredited energy auditor (Schedule 6A).
- (5) Applications for alterations or additions to existing buildings listed under clause 82A(2):-
  - (i) where a change to major plant and equipment is proposed.
  - (ii) where more than 500 m<sup>2</sup> or one or more floors of the building is refurbished
  - (iii) where the facade is to be substantially renewed, or replaced.

shall be accompanied by a certified Energy Management Plan to the satisfaction of Council's Director of Planning and Environmental Services to demonstrate that action has been taken to reduce energy consumption in the building having regard to the energy target of that particular use. This should be certified by an accredited energy consulting engineer.

- (6) Compliance with the energy target may be waived where the building is a Heritage Item pursuant to North Sydney LEP 1989, and where Council is of the opinion that the objectives of Part 4 of the LEP (Heritage Provisions), would be achieved by waiving the Energy Target.
- (7) For new buildings which do not fall within the above categories ie.; commercial, warehouse, institutional, assembly, retail buildings less than 500m<sup>2</sup>. Details are required in the Statement of Environmental Effects accompanying the proposal, outlining measures that have been included to achieve energy efficiency.

## SCHEDULE 1

### *Schedule of Car Parking Requirements*

<u>Use</u>	<u>Car Parking Spaces</u>
Aged and disabled housing	1 space per 5 dwellings
Attached dwelling house	As per Residential
Boarding house and House Let-in-lodgings	1 space per 6 beds (see Clause 62)
Bowling Club	30 spaces per first green, plus 15 each additional green
Car Repair Station	3 spaces per workshop bay
Childcare Centres	In residential zones 1 space per 2 employees with a maximum of 3 spaces plus a set down area providing 2 spaces < 24 children 3 spaces 24 - 40 children 5 spaces > 42 children
Church	1 space per 10 seats
Club	As for Hotel (licensed) see also Bowling Club
Commercial Premises	1 space per 205 m <sup>2</sup> gross floor area
Dwelling House	As per Residential
Dwelling House on Small Lot	As per Residential
Educational Establishment	1 space per 3 staff
Educational Establishment - Tertiary	1 space per 10 tertiary students
Funeral Parlour	1 space per 5 seats
Hospitals	1 space per 3 beds, plus 1 space per 2 employees
Hostel	As for Boarding House
Hotel (licensed) (providing no accommodation)	1 space per 56 m <sup>2</sup> of net useable area

Hotel accommodation	1 space per 5 bedrooms, plus 10 spaces per 100 m <sup>2</sup> of function rooms/restaurants. Provision shall be made for off street accommodation of buses and taxis
Industry	1 space per 100 m <sup>2</sup> of gross floor area plus loading and unloading facilities
Infill Development	As per Residential
Motor Showroom or Yard	1 space per employee, plus 1 new or used vehicles space per 93 m <sup>2</sup> of area for customers for whom a minimum of 2 spaces shall be provided; all in addition to display area
Place of Assembly	1 space per 10 m <sup>2</sup>
Reception Rooms	As for Restaurants
Refreshment Rooms	1 space per 10 m <sup>2</sup> of floor area used for seating
<b>Residential</b>	
7 Attached dwellings and residential flat buildings	1 space for each dwelling not exceeding 2 bedrooms. 1.5 spaces for each dwelling exceeding 2 bedrooms. Visitor parking shall be provided on the basis of 2 spaces for the first 5 dwellings or part thereof and 1 for each 5 or part thereafter
7 Dwelling houses on small lots and infill development	1 space for each existing dwelling and 1 space for each new 1 or 2 bedroom dwelling and 2 spaces for each new 3 bedroom dwelling
7 Dual occupancy	1 car space per dwelling (SREP 12)
7 Dwelling house	A maximum of 2 spaces
Service Station	See Car Repair Station
Serviced Apartments	1 space per 5 units
Shop	1 space per 28 m <sup>2</sup> for net retail area
Showroom	As per Commercial

Small Lot

As per Residential

Warehouse

As per Industry

**NOTE:** Where a development is received in respect of a use for a purpose which does not fall within one of the above categories, the minimum parking requirement shall be as determined by Council.



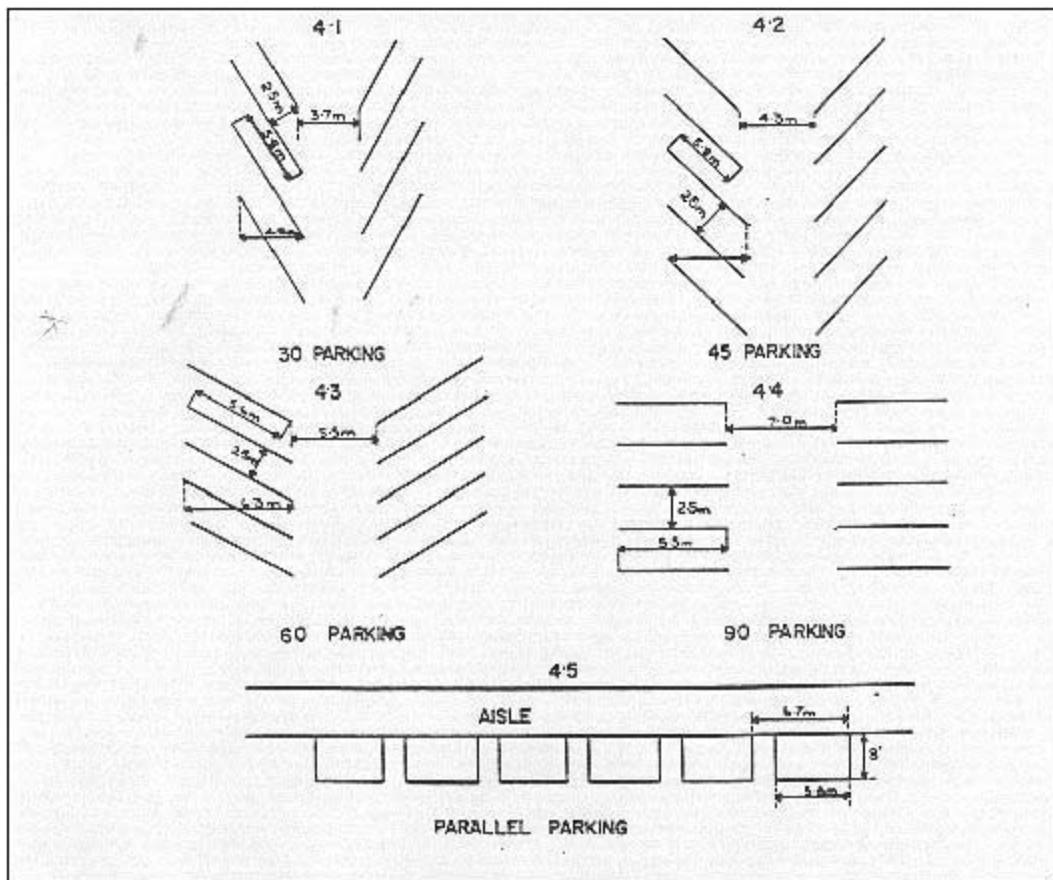
## SCHEDULE 2

### *Parking and Loading Space Requirements*

- The minimum dimensions of any off-street space shall be 5.5m x 2.5m where the aisle width is 7 metres. The bay width shall be increased where the aisle width is reduced according to the following table:-

<u>Aisle Width</u>	<u>Clear Bay Width</u>
5.0 metres	3.0 metres
5.5 metres	2.875 metres
6.0 metres	2.75 metres
6.5 metres	2.625 metres
7.0 metres	2.5 metres

- All end bays shall be a minimum width of 2700mm.
- The structure of a building excluding columns and piers shall be so located not to interfere with the parking of vehicles.
- The following minimum parking plan layouts for 30°, 45°, 60°, 90° and parallel parking shall be as detailed below. Diagrams 4.1, 4.2 and 4.3 must also make provision for adequate turn around areas.



## SCHEDULE 3

### *Conservation Areas*

Conservation Areas are areas of unique or cohesive historic townscape character. Although not every building within a Conservation Area is of heritage significance, the predominant form, style, character, and scale of buildings, together with the effects of topography, vegetation, vistas and views etc, comprise the basis of the townscape character.

Unsympathetic infill developments, and alterations and additions to existing buildings within Conservation Areas, can detract from the distinctive character in an Area, and become intrusive elements in the townscape. The primary intentions of the heritage planning controls of the North Sydney LEP 89 and DCP No. 1 as they relate to Conservation Areas are to encourage retention and adaptation of the existing building stock through sympathetic infill development, and to ensure that alterations and additions to existing buildings are sympathetic to the established townscape character of the particular Conservation Area.

#### 1. Cammeray Conservation Area

Cammeray was one of the last areas of the Municipality to be developed, although the first land grants in the area occurred in the 1950's. The Conservation Area generally comprises the Bridge Estate, subdivided in 1889.

The development of Cammeray was generally related to the opening of the Suspension Bridge to road traffic in 1912, and trams in 1914.

The townscape character of the Conservation Area is derived in part from the following:-

- (i) The local topography and its influence on the street pattern (in particular the change between the Cammeray Plateau and the Flat Rock Creek Valley). As a result, streets such as Pine and Carter Streets and Weringa Avenue have split level carriageways, divided by stone retaining walls stepping down the main north-facing slope.
- (ii) Predominantly single-storey scale of buildings.
- (iii) Predominant architectural character, which reflects the period of the Area's development from the transitional Federation period to the 1920's.
- (iv) Subdivision pattern and traditional rhythm and orientation of buildings in the streetscape.

#### 2. Crows Nest Conservation Area

The Crows Nest Conservation Area generally comprises land originally granted to Alexander Berry and C. Turner in the late 1830's and subdivided as part of the Berry's (Holtermann) Estate.

The topography of the Conservation Area is generally flat, traversed by a rectilinear grid pattern (dissected in part by Sophia Street). Lots in the subdivision pattern are typically long and narrow, many with rear lane access.

The Conservation Area includes a mixture of terrace buildings and cottages, dating from both the late Victorian and Federation periods. The difference between development from these predominant building periods is clearly expressed, possibly because of the effects of the 1890's depression on the local economy.

The townscape character of the Conservation Area is generally derived from:

- (i) Subdivision pattern with lots typically long and narrow, with rear lane access.
- (ii) Small-scale cottages and attached terraces and semi's from the late Victorian and Federation periods.
- (iii) Consistency of scale and massing (bulk) generally evident in the streetscape.

### 3. Wollstonecraft Conservation Area

The Wollstonecraft peninsula was part of the earliest areas of land grants made in the North Sydney area, being given to Edward Wollstonecraft in 1825. However, the Wollstonecraft peninsula was not subdivided until 1912, and accordingly buildings within the Conservation Area reflect the later Federation and early 1920's period.

The topography of the area generally falls away from Shirley Road, which runs down a main spur. A strip of natural bush land flanks the residential subdivision and connects the two major public open spaces within the area, being Smoothy Park and Berry Island Reserve.

The Wollstonecraft Conservation Area generally retains its character as an early twentieth century garden suburb, with spacious late Edwardian single family homes and bungalows on the individual allotments. Traditional buildings within the Conservation Area establish a unity of form, materials, bulk and scale, which generally determine the townscape character.

### 4. North Sydney Conservation Areas

The two North Sydney Conservation Areas centre on McLaren Street and St Thomas Church, and Walker and Ridge Streets. The former is dominated by St Thomas' Church and North Sydney Council Chamber, and contains a variety of larger houses dating from the period of Federation, with some earlier Victorian terraces.

The Walker and Ridge Streets Conservation Area is defined by the steeply sloping northern section of Walker Street and its intersection with Ridge Street.

Historically, the area contained primarily single family dwellings from the Victorian and Federation periods, built with random setbacks and now in mature garden settings. Remaining significant features of the townscape include substantial mature plantings in both the public and private spaces and traditional fencing and retaining walls.

The area has been subject to major redevelopment pressures in recent years, particularly at its southern end.

## 5. McMahons Point Conservation Area

The McMahons Point Conservation Area encompasses most of the suburbs of McMahons Point and Lavender Bay. Historically, the Conservation Area performed an important role as the transport corridor to areas north of the Harbour. It developed primarily as a result of this function, and as a dormitory for early local industrial and other maritime related activities.

The Conservation Area includes some of the earliest residential subdivisions of the North Sydney area, with housing dating from the 1860's.

Elements of the townscape character vary widely throughout the Conservation Area. However, predominant and significant building forms include small scale former workers cottages on small allotments and attached and detached terrace houses up to two storeys with a few larger single family dwellings and residential flat buildings from more recent periods.

Common features of the townscape within the Conservation Area include stone retaining walls and foundations, masonry arches and detailed brick work.

Traditionally, development within the Conservation Area adopted a form which related to the dramatic natural topography of the area. Glimpses of the Harbour are now generally available between buildings.

## 6. Whaling Road Conservation Area

The Whaling Road Conservation Areas comprises an unexpected pocket of small scale residential development dating from the Victorian and Federation periods.

Topographically, the area is located on a plateau which falls away steeply to the north, permitting views across the area below.

Allotments are typically narrow and small, built with a mixture of single storey attached and detached cottages and single and two storey terraces. Unity in the townscape is created by the consistency of scale and rhythm of buildings in the streetscape and from common elements such as materials (face brick, rough stone, render) and timber and iron detailing.

## 7. Careening Cove Conservation Area

Historically, Careening Cove was identified as a suitable location for the cleaning and repair of wooden ships and other whaling related activities. The area of Milson Park was reclaimed from the Harbour in the period between 1871 and 1893 and now forms the focus of this Conservation Area.

The townscape of the area differs on its eastern and western edges. Around Willoughby, Winslow and McDougall Streets is defined by:

- (i) the topography, which slopes down towards Milson Park and the Harbour foreshore;
- (ii) the form and scale of the building stock. Typically this includes small scale single storey Edwardian villas and various attached and detached building forms from the Victorian period;
- (iii) mature plantings in the streetscape;

- (iv) the street pattern, which is irregular, and a pattern of subdivision which is also varied;
- (v) buildings are more adequately designed are generally oriented towards the south west to take advantage of the water views.

In the vicinity of High Street and Bradley Avenue the location of buildings in the topography completes the amphitheatre like character of Milson Park.

#### 8. Kirribilli Conservation Area

The Kirribilli Conservation Area is a densely populated and developed pocket located on the steeply sloping terrain of the southern tip of the Kirribilli peninsula.

The building stock is characterised by up-right compact forms and includes a large number of residential flat buildings from the early twentieth century. Buildings are generally of a consistent scale.

Limited glimpses of the water area available between buildings, accentuating the developed character of the area.

Common elements in the streetscape include stone retaining walls and escarpments, and use of face brick work and render for interest in facades.

#### 9. Cremorne Point/Kurraba Point Conservation Area

Both Cremorne Point and Kurraba Point were generally developed in the early part of the twentieth century, although Cremorne Point's heritage is very strongly linked to its early development as a Victorian Pleasure Garden. The waterfront Reserve is a unique and very significant element of the planning of the Conservation Area, claimed by the Government at the time of the subdivision.

Upon its release for residential development, Cremorne Point was planned as an orderly subdivision with long straight roads almost ignoring the natural topography. Allotments were individually sold off in 1903 and 1904.

Unlike Cremorne Point, Kurraba Point was developed in a more piecemeal fashion and accordingly exhibits a more irregular and haphazard street and subdivision pattern. Kurraba Point was generally surveyed for housing and particularly for residential flat purposes during the 1920's and 1930's. The historic importance of Kurraba Point derives from a settlement of upper income merchants whose estates extended over a much greater acreage than remains today.

Unique features of the townscape of the Conservation Area include the relationship between the natural topography and the local road system, and the resultant effect on development, and from the building stock. This includes a range of early twentieth century buildings, both large Federation single family dwellings, Edwardian bungalows and more recent styles of houses mostly set in landscaped, well maintained gardens.

The building stock and particularly buildings from the Federation period, establish a consistency in scale, materials and detailing which translate typically into compact multi-level plans with generally up-right elevations. The Conservation Area includes a number of buildings attributed to significant architects of the first two decades of this century.

## SCHEDULE 4

### *Significant Trees*

<u>Street/Location</u>	<u>Number</u>	<u>Species/Description</u>
Alfred Street	357	<i>Livistona australis</i> (Cabbage Tree Palm)
Anderson Park		<i>Ficus hillii</i> (Hills Weeping Fig) (12)
		<i>Ficus rubiginosa</i> (Port Jackson Fig) (3)
Balls Head Road	17	<i>Ficus rubiginosa</i> (Port Jackson Fig)
Bannerman Street	8	<i>Eucalyptus saligna</i> (Sydney Blue Gum)
	11	<i>Cinnamomum camphora</i> (Camphor Laurel)
	15	<i>Angophora costata</i> (Sydney Red Gum)
Barry Street (Outside Number 11)		<i>Grevillea robusta</i> (Silky Oak)
Bay Road (Opposite railway station)		<i>Livistona australis</i> (Cabbage Tree Palm)
Bellevue Street	135	<i>Eucalyptus microcorys</i> (Tallow Wood)
Belmont Avenue	5	<i>Stenocarpus sinatus</i> (Queensland Firewheel Tree)
Benelong Road	1	<i>Eucalyptus citriodora</i> (Lemon Scented Gum)
	2	<i>Cinnamomum camphora</i> (Camphor Laurel)
Bennett Street	13	<i>Washington robusta</i> (Mexican Washingtonia)
Bromley Avenue (Council land between Bromley Avenue & Lower Seaforth Street)		<i>Lophostemon confertus</i> (Brush Box) (2)
		<i>Ficus hillii</i> (Hills Weeping Fig) (3)
		<i>Araucaria cunninghamiana</i> (Hoop Pine) (2)
		<i>Livistona australia</i> (Cabbage Tree Palm)
Brook Street	18	<i>Agathis robusta</i> (Queensland Kauri Pine)
Burroway Street	10	<i>Agonis flexuosa</i> (Willow Myrtle)

Cairo Street	68	<i>Howea fosteriana</i> (Kentia Palm)
		<i>Lophostemon confertus</i> (Brush Box) (6)
		<i>Eucalyptus pilularis</i> (Blackbutt)
		<i>Cupressus torulosa</i> (Bhutan Cypress)
Cammeray Road (Green Park)	128	<i>Acmena smithii</i> (Lillipilli)
	62	<i>Angophora costata</i> (Sydney Red Gum)
(Corner Cowdroy Avenue)		<i>Eucalyptus pilularis</i> (Blackbutt)
Carr Street (Opposite railway line)		<i>Eucalyptus microcorys</i> (Tallow Wood)
Carter Street (All Saints Church)		<i>Howea fosteriana</i> (Kentia Palm)
Cowdroy Avenue	10	<i>Eucalyptus pilularis</i> (Blackbutt) (3)
		<i>Angophora costata</i> (Sydney Red Gum)
		<i>Eucalyptus maculata</i> (Spotted Gum)
(Adjacent to Vernon Street)		<i>Eucalyptus microcorys</i> (Tallow Wood)
		<i>Angophora costata</i> (Sydney Red Gum) (15)
Cremorne Road (Outside 59)		<i>Livistona australis</i> (Cabbage Tree Palm)
(Outside 65)		<i>Eucalyptus sp.</i> (Ironbark)
(Outside 68)		<i>Livistona australia</i> (Cabbage Tree Palm)
(Outside 139)		<i>Grevillea robusta</i> (Silky Oak)
Crows Nest Road	30	<i>Ulmus parvifolia</i> (Chinese Elm)
	33	<i>Ficus hillii</i> (Hills Weeping Fig)
	29	<i>Ulmus parvifolia</i> (Chinese Elm)
	31	<i>Araucaria heterophylla</i> (Norfolk Island Palm)
	22	<i>Ulmus parvifolia</i> (Chinese Elm)

	20	<i>Podocarpus falcatus</i> (Yellow Wood) Crows Nest Road
	59	<i>Cedrus deodara</i> (Himalayan Cedar)  <i>Araucaria cunninghamiana</i> (Hoop Pine) (3)  <i>Jacaranda mimosifolia</i> (Jacaranda)  <i>Cinnamomum camphora</i> (Camphor Laurel)
Currawong Street (Adjacent 4)		
Darley Street	2A	<i>Livistona australia</i> (Cabbage Tree Palm)
East Crescent Street		<i>Ficus macrophylla</i> (Moreton Bay Fig)
Fernhurst Avenue	12	<i>Populus alba</i> (Silver Poplar) (2)  <i>Populus nigrea 'Italica'</i> (Lombardy Poplar)
Florence Street	8	<i>Liquidambar styraciflua</i>
Gerard Street	9	<i>Araucaria heterophylla</i> (Norfolk Island Pine)
Gillies Street	20	<i>Howea forsteriana</i> (Kentia Palm)  <i>Butia capitata</i> (Jelly Palm)
Grasmere Park		<i>Populus nigrea 'Italica'</i> (Lombardy Poplar) (9)
Grasmere Road	92	<i>Pinus radiata</i> (Radiata Pine)  <i>Cinnamomum camphora</i> (Camphor Laurel)
Green Drive	18	<i>Eucalyptus citriodora</i> (Lemon Scented Gum)
Hazelbank Road	6	<i>Arbutus unedo</i> (Irish Strawberry Tree)
(Council land outside 22)		<i>Livistona australia</i> (Cabbage Tree Palm) (5)
(Grove in street)		<i>Platanus x hybrida</i> (London Plane Tree)
Hodgson Street (Outside 7)		<i>Phoenix canariensis</i> (Canary Island Date Palm)
Iredale Avenue (Rear of 56 Kareela Rd)		<i>Livistona australia</i> (Cabbage Tree Palm)



(Grass verge between Boyle Street & Glenferrie Avenue)		<i>Etythina x syksii</i> (Coral Tree)
		<i>Butia capitata</i> (Jelly Palm) <i>Phoenix dactylifera</i> (Date Palm) (2)
Ivy Street		<i>Ficus ribiginosa</i> (Port Jackson Fig) (5) <i>Quercus robur</i> (English Oak)
Kareela Road (Outside 59)		<i>Livistona australis</i> (Cabbage Tree Palm)
Kirribilli Avenue (Adjacent to 104)		<i>Schinus areira</i> (Peppercorn Tree)
Larkin Street (Opposite Waverton Park)		<i>Cinnamomum camphora</i> (Camphor Laurel) <i>Ficus hillii</i> (Hills Weeping Fig) (8)
Lavender Street	50	<i>Livistona australis</i> (Cabbage Tree Palm) (8)
	19	<i>Ficus macrophylla</i> (Moreton Bay Fig)
	7	<i>Ficus macrophylla</i> (Moreton Bay Fig)
Lavender Crescent	25	<i>Livistona australis</i> (Cabbage Tree Palm) (12)
Lloyd Avenue	11	<i>Cinnamomum camphora</i> (Camphor Laurel)
Lodge Road	21	<i>Eucalyptus citriodora</i> (Lemon Scented Gum)
Margaret Street (Road closure)		<i>Livistona australis</i> (Cabbage Tree Palm) (12)
McHatton Street (Outside North Sydney Demonstration School)		<i>Livistona australis</i> (Cabbage Tree Palm) (12) <i>Phoenix reclinata</i> (Senegal Date Palm) <i>Arecastrum romanzoffianum</i> (Queen Palm)
	14	<i>Cedrus deodar</i>
	22	<i>Arbustus unedo</i> (Irish Strawberry Tree) <i>Phoenix reclinata</i> (Senegal Date Palm)
	8	<i>Arecastrum romanzoffianum</i> (Queen Palm)
Milner Crescent	54	<i>Arecastrum romanzoffianum</i> (Queen Palm) (2)
	27	<i>Metasequoia glyptostroboides</i> (Dawn Redwood)

	25	<i>Stenocarpus simuatus</i> (Queensland Firewheel Tree)
	38	<i>Livistona australis</i> (Cabbage Tree Palm)
	23	<i>Eucalyptus sideroxylon</i> (Mugga Ironbark)
	28	<i>Magnolia grandiflora</i> (Bully Bay Magnolia)
Milray Avenue	17	<i>Brachychiton acerifolius</i> (Illawarra Flame Tree)
	21	<i>Archontophoenix cunninghamiana</i> (Bangalow Palm)
(Council land outside 54-58)		<i>Eucalyptus haemastoma</i> (Scribbly Gum)
		<i>Eucalyptus pilularis</i> (Blackbutt)
		<i>Eucalyptus botryoides</i> (Swamp Mahogany)
Outside 68		<i>Eucalyptus pilularis</i> (Blackbutt)
Outside 41-43		<i>Eucalyptus pilularis</i> (Blackbutt) (3)
Opposite 44-50		<i>Angophora costata</i> (Sydney Red Gum) (4)
Milson Park		<i>Ficus macrophylla</i> (Moreton Bay Fig)
		<i>Ficus rubiginosa</i> (Port Jackson Fig)
		<i>Brachychiton discolor</i> (Pine Lacebark) (2)
		<i>Livistona australis</i> (Cabbage Tree Palm) (20)
Milson Road	3	<i>Washingtonia robusta</i> (Mexican Washingtonia)
	47	<i>Ficus rugiginosa</i> (Port Jackson Fig)
		<i>Cinko biloba</i> (Maiden Hair Tree)
(Embankment opposite 30)		<i>Glychidian ferdinandii</i> (Cheese Tree)
Embankment outside 53)		<i>Angophora costata</i> (Sydney Red Gum) (2)
(Embankment opposite cnr. Prior Avenue)		<i>Livistona australis</i> (Cabbage Tree Palm) (5)
	66	<i>Populus deltoides</i> (Cotton Wood) (2)
	138	<i>Cinnamomum camphora</i> (Camphor Laurel)
Montague Road	40	<i>Howea forsteriana</i> (Kentia Palm)

Morton Street	44	<i>Acmena smithii</i> (Lillipilli)
	35	<i>Liquidambar styraciflua</i> (Liquidambar)
		<i>Eucalyptus citriodora</i> (Lemon Scented Gum)
Oak Street	10	<i>Araucaria heterophylla</i> (Norfolk Island Pine)
Palmer Street		<i>Lophostemon confertus</i> (Brush Box) (5)
(Cammeray Public School)		<i>Phoenix canariensis</i> (Canary Island Palm)
Pine Street (Council land outside 24)		<i>Archontophoenix cunninghamiana</i> (Bangalow Palm)
(Council land adjacent Tiley Street steps)		<i>Eucalyptus pilularis</i> (Blackbutt)
Rawson Street		<i>Populus nigra 'Italica'</i> (Lombardy Poplar) (6)
Reed Street		<i>Phoenix canariensis</i> & <i>Phoenix dactylifera</i> (Date Palms)
Rocklands Road (Mater Hospital)		<i>Eucalyptus nicholii</i> (Willow-leaf Peppermint)
		<i>Livistona australis</i> (Cabbage Tree Palm)
Rowlinson Parade	12	<i>Eucalyptus sideroxylon</i> (Mugga Ironbark)
Russell Street	5	<i>Archontophoenix cunninghamiana</i> (Bangalow Palm)
		<i>Eucalyptus pilularis</i> (Blackbutt)
Ryries Parade	3	<i>Eucalyptus citrodora</i> (Lemon Scented Gum)
Selwyn Street	11-17	<i>Livistona australis</i> (Cabbage Tree Palm)
Shirley Road	29	<i>Liquidambar styraciflua</i> (Liquidambar)
Shirley Road	46	<i>Howea forsteriana</i> (Kentia Palm)
	25	<i>Quercus robur</i> (English Oak)
	13	<i>Liquidambar styraciflua</i> (Liquidambar) (3)
		<i>Phoenix canariensis</i> (Canary Island Palm) (2)
	58	<i>Podocarpus falcatus</i> (Yellow Wood)
	88	<i>Lophostemon confertus</i> (Brush Box)

(Outside 38)		<i>Angophora costata</i> (Sydney Red Gum)
Sutherland Street	78	<i>Livistona australis</i> (Cabbage Tree Palm)
	55	<i>Jacaranda mimosifolia</i> (Jacaranda)
(Outside 80)		<i>Brachychiton rupestre</i> (Bottle Tree)
Telopea Street	11	<i>Phoenix sylvestris</i> (Silver Date Palm)
		<i>Livistona australis</i> (Cabbage Tree Palm)
		<i>Trachycarpus fortunei</i> (Chinese Windmill Palm)
	4	<i>Calodendrum capense</i> (Cape Chestnut)
	6	<i>Eucalyptus botryoides</i>
	3	<i>Phoenix reclinata</i> (Senegal Palm Tree)
Tiley Street (Council land adjacent Weringa Avenue)		<i>Livistona australis</i> (Cabbage Tree Palm)
		<i>Howea fosteriana</i> (Kentia Palm)
Tryon Avenue	12	<i>Angophora costata</i> (Sydney Red Gum)
		<i>Arqucaria cookii</i> (Cooks Pine) (4)
		<i>Arqucaria cunninghamiana</i> (Hoop Pine) (2)
		<i>Araucaria heterophylla</i> (Norfolk Island Pine (2)
		<i>Agathis robusta</i> (Kauri Pine)
		<i>Livistona chinensis</i> (Chines Cabbage Palm)
West Street (St Thomas Rest Park)		<i>Juniperis sp.</i> (Irish Yew)
Whaling Road	33	<i>Populus nigra 'Italica'</i> (Lombardy Poplar)
Wheatleigh Street (Stand in street)		<i>Phoenix canariensis</i> (Canary Island Date Palm)
Willoughby Road (All Saints Church)		<i>Eucalyptus scoparia</i> (Willow Gum)
Willoughby Street (Our Lady 'Star of the Sea' Church)		<i>Eucalyptus citriodora</i> (Lemon Scented Gum)

Willoughby Street		<i>Eucalyptus citriodora</i> (Lemon Scented Gum)
Winnie Street (St Peters Church)	Anglican	<i>Ficus hillii</i> (Hills Weeping Fig)
		<i>Livistona australis</i> (Cabbage Tree Palm) (2)
		<i>Eucalyptus saligna</i> (Sydney Blue Gum)
Winslow Street (Road closure)		<i>Livistona australis</i> (Cabbage Tree Palm) (2)
Young Street	56	<i>Grevillea robusta</i> (Silky Oak)
	46	<i>Chamaecypari obtusa</i> (2)
		'Crippsii' (Golden Hinoki Cypress)
(Outside 147)		<i>Eucalyptus pilularis</i> (Blackbutt)

**SCHEDULE 6**

**Energy Performance/Management Report  
DCP No. 1  
Energy Efficiency**

**Building Address** \_\_\_\_\_

**Gross Floor Area** \_\_\_\_\_ m<sup>2</sup>

**No of Floors** \_\_\_\_\_

**Net Lettable Floor Area** \_\_\_\_\_ m<sup>2</sup>

**Owner/Developer** \_\_\_\_\_

**Architect** \_\_\_\_\_ **Contact** \_\_\_\_\_ **Ph** \_\_\_\_\_

**Mech. Services Engineer** \_\_\_\_\_ **Contact** \_\_\_\_\_ **Ph** \_\_\_\_\_

**Elec. Services Engineer** \_\_\_\_\_ **Contact** \_\_\_\_\_ **Ph** \_\_\_\_\_

**Energy Consultant** \_\_\_\_\_ **Contact** \_\_\_\_\_ **Ph** \_\_\_\_\_

<u>ENERGY EFFICIENCY SCORE</u>		<u>Your Score</u>	<u>Max Score</u>	<u>Min Score</u>
1.	Building Fabric		40	25
2.	Air conditioning		30	15
3.	Lighting		30	15
	Total		<hr/>	<hr/>
			100	55

**PART 1 - BUILDING FABRIC**

	<u>Window Area</u>	<u>Glazed Portion</u>	<u>Points</u>	<u>Your Score</u>
a)	<u>Window Area</u> Window Area = Glazed Portion Total wall area (Must be 0.5 or better)	<0.25 0.25 - 0.30 0.3 - 0.4 0.4 - 0.5	25 20 15 10	
b)	<u>Shading Co-Efficient (SC)</u> Glass Shading Co-efficient (Must be 0.4 or better)	<u>SC</u> <0.25 0.25 - 0.3 0.3 - 0.4	15 10 5	
c)	<u>Wall Insulation</u> R Value for walls construction as per AIRAH Manual (not including windows) (must be 1.3 or better)	<u>R Value</u> <1.3 1.3 - 1.5 1.5 - 1.8	0 2 4	
d)	<u>Roof Insulations</u> R Value for roof construction as per AIRAH Manual (must be 2.5 or better)	<u>R Value</u> <2.5 2.5 - 3 3 - 4	0 1 2	

TOTAL SCORE \_\_\_\_\_

Minimum allowable score for this section = 25  
Maximum allowable credits for this section = 40  
Select only 1 score for each category (a, b, c, d)

**PART 2 - AIR CONDITIONING**

a) **Timeswitch Controls Your Score**

- i) For 365 programmable timeswitch, score 2 points
- ii) For (i) above with optimised stop/start facility, score 2 additional points

b) **Heating**

- i) Gas Heating Score = portion of area served X 5
- ii) Heat pump score = portion of area served X 4
- iii) Electric heating score = portion of area served X 2

c) **Refrigeration**

Co-efficient of performance of refrigeration plant (COP) = \_\_\_\_\_  
score = COP X 2/3

d) **Thermal Storage (Optional)**

Capacity of storage = \_\_\_\_\_ kWh(R)  
Refrigeration plant capacity = \_\_\_\_\_ kW(R)  
Score = kWh(R)/kW X 2

e) **Airhandling Plant**

- i) Economy cooling cycle  
  
Where economy cooling is provided to all or a portion of the air conditioned area of the building.  
  
Score = Fraction of air conditioned area served X 4  
  
Fraction of area served = \_\_\_\_\_
- ii) Variable air volume with speed control of fans  
  
Score = portion of area served X 5  
  
Portion of area served = \_\_\_\_\_
- iii) Separate air handling system for perimeter and internal zones  
  
Score = 4
- (iv) Floor by floor air handling plant  
  
Score = 4

TOTAL SCORE THIS SECTION \_\_\_\_\_

Maximum Score this Section = 30  
Minimum Score this Section = 15

**PART 3 - LIGHTING**

Location	Area Served m <sup>2</sup>	(i) Area Factor	(ii) Design Power Density	(iii) Base Power Density	(iv) Control Factor	Your Score
<b><u>Internal</u></b>						
a) Retail/Showroom				25		
b) Entry foyer				25		
c) General Office				15		
d) Corridors				5		
e) Stores				5		
f) Toilets				5		
g) Stairways				5		
TOTAL						
<b><u>External</u></b>						
Carpark				5		
Security				5		
TOTAL						

**NOTES:**

$$\text{Score} = (i) \times [(iii) - (ii)] \times (iv)$$

**Where:**

(i) = Area Factor = Area Served/Total Area TOTAL SCORE

(ii) = Design Power Density = watts/m<sup>2</sup> Area Served

(iii) = Base Power Density watts/m<sup>2</sup>

(iv) Control Factors

**Internal**

Local Manual Switching	= 10
Occupancy Switching	= 15
Daylight Switching	= 12
Daylight Dimming	= 15
Time Switching	= 12

**External**

Manual Switching	= 0
Time Switching	= 2
Daylight Switching	= 2

Maximum allowable credits this section = 30 points

Minimum allowable score this section = 15 points



