

## STATEMENT AGAINST RELEVANT CRITERIA

### BLOCK 13 SECTION 28 NARRABUNDAH

#### CZ4 : LOCAL CENTRE ZONE

##### **PART A – General development Controls**

**R1** – Ground floor level frontages to be shops and restaurants

**C2** – non applicable

**R3** – Multi- unit housing is designed to comply with Part C (5) of the Residential Zones Multi Unit Housing Development Code

**R4** – Non applicable

**R5** – Non applicable

**R6a** – residential use is not located on ground floor

**R6b** – Redevelopment proposals retail at least the existing level of GFA provided for non-residential uses.

(Existing commercial – 206m<sup>2</sup>, proposed commercial - 510.5m<sup>2</sup>, Proposed Residential – 330m<sup>2</sup>)

**C7** – Non applicable

**R8** – The development proposal does not reduce the range of community or recreation facilities available within a centre

##### **PART B – Building and Site Controls**

**R9** – Building height meets requirements (2 storeys)

**C10** – Proposed development meets Plot ratio requirements

**R11** – Not applicable

**C12**- To be referred

**C13** – Not applicable

**R14** – Buildings incorporate display windows and shop fronts with direct pedestrian access at ground floor level on frontages to main pedestrian areas and routes

**C15** - Proposed development meets requirements

**C16** – The development meets the requirements of the crime prevention through environmental design general code

**C17** – Proposed development meets the requirements of the Access and mobility General Code

**C18** – Non applicable (Basement car parking)

**Element 4 : Parking and Site Access.**

**C19** – The existing road network can accommodate the amount of traffic that is likely to be generated by the development. (Proposed development is on main road)

**C20** – Main pedestrian areas and routes retained

**C21** – Driveway and Pedestrian entrance to the site is clearly visible from the front site boundary. Driveway access via laneway.

**R22** – Vehicle access and not located on frontages to the street (Driveway access via laneway)

**C24** – Car parking complies with the requirements of the parking and vehicular access general code

**C25** – Bicycle parking complies with the requirements of the Bicycle Parking General Code

**R26** – Onsite provision is made for the loading and unloading of vehicles

**C27** – Landscaping meets minimum requirements

**C28** – Non applicable

**R29** – External lighting is provided to building frontages, laneway and car- parking

**C30** – All outdoor lighting, including security and car park lighting is designed and sited to minimize light spill.

**C31** – Signs comply with the Signs General Code.

**C32** – Proposed development demonstrates responses to the key strategies in the Narrabundah neighborhood plan

**C33** – Proposed development will have regard for any significant adverse economic impact on other commercially viable local centers.

**Element 6: Environment**

**R34** – Proposed development meets minimum requirements

**R35** – Proposed development meets minimum requirements

**R36** – Not applicable

**R37** – Proposed development meets minimum requirements

**R38** - Not applicable

**R39** - Not applicable

**R40** - Not applicable

**R41** - Not applicable

**R43** – Erosion and sediment control plan provided (A03)

**R44** – Not applicable

**C45** – Onsite cut and fill is minimized and managed

**R46** – Not applicable

**R47** – to be referred

**C48** – to be referred

**C49** – to be referred

**C50** - to be referred

**C51** - to be referred

**R52** – Proposed new permanent long-term electricity supply lines are underground (see A04)

**R53** – All under cover areas drain to sewer.

**R54** – Not applicable

**R55** – Not Applicable (No Easements)

