

7.0 LANDSCAPE / GENERAL

OBJECTIVES

- To conserve existing trees wherever possible and enhance tree planting
- To implement Landscape Masterplan (LMP)
- To implement the Landscape Typology Plan
- To create a “deep soil” network suitable for growing large trees.

Controls

	Control	Provision	Notes/Location
7.1	Landscaping Masterplan	Landscaping for the Precinct shall be as set out in the Landscape Masterplan (LMP) Figure 8.14. The most significant landscape controls are set out below	
7.2	Tree Conservation	<ul style="list-style-type: none"> • Retain existing mature trees wherever possible (see Fig 8.16) 	Require Arborist Report on each amalgamated area with retention and enhancement recommendations
7.3	Open Space Typologies	<p>Open space shall be located as shown in the LMP (See Fig 8.15). Open space typologies will include:</p> <p>Public</p> <ul style="list-style-type: none"> • Local park • Pocket parks • Streets • Pedestrian links; and <p>Private</p> <ul style="list-style-type: none"> • Green Spines • Front and side setbacks • Courtyards and balconies • Roof gardens 	<p>Note: See the Facilities Matrix of LMP. It is required that facilities tabulated in the Matrix in LMP be provided.</p>

- This approach allows for a clear distinction between the private communal spaces and the public domain.
- The public spaces are in keeping with the existing native / informal character of the area and surrounding parks, tying together the overall development
- There is greater flexibility within the green spines which will allow for more individual expression between developments
- Deciduous trees in the private areas provide greater winter solar access to largely overshadowed communal areas
- Material palettes to be high quality and robust while providing a distinction between public and private areas



Fig 8.14 Landscape Masterplan



Fig 8.15 Landscape Typology

7.4 Public Domain

	Control	Provision	Notes/Location
7.4.1	Local Park	<p>A local park of approximately 3,775m² is to be provided (by acquisition) between Park and Berry Roads as indicated in the LMP and Figure 8.17.</p> <p>This park should provide:</p> <ul style="list-style-type: none"> • Accessible pedestrian/cycle connections between Park and Berry Roads • A multi-purpose open lawn area • A playground • Shelter/shade structures with BBQ, picnic tables and seating • Shade trees and feature planting • Park lighting 	
7.4.2	Pocket Parks	<ul style="list-style-type: none"> • Pocket parks of approximately 900m² and 400m² are proposed to be created on Marshall Avenue (See Fig 8.17). These are to be constructed by the developer and maintained by the owners of areas 1 and 2 • Further pocket parks are proposed by the expansion of existing street closures in Holdsworth Avenue and Berry Road. 	<p>To emphasise the Green Links and pedestrian paths through the Precinct to the Railway Station and future Rail Plaza</p> <p>These will be funded by adjacent developers and constructed by Council (or by developer in lieu)</p>
7.4.3	Streets	Street tree planting should be enhanced as set out in LMP with species as per Fig 8.16 and agreed with Council	
7.4.4	Shared Streets	<p>Create shared Streets as set out in Fig 8.6 comprising:</p> <p>A 6m bitumen or paved roadway between Park and Berry Roads with an additional 2x3m planted verges with footpath (see Fig 8.6 Sections)</p>	

The street tree masterplan aims to build upon the existing character of the precinct by retaining existing street trees where well established and of suitable species, and supplementing these to help maintain and enhance the existing leafy character. Priority will be given to those sides of the streets where trees have been adversely affected by pruning to clear overhead powerlines (eg. east side of Park Rd), in conjunction with a program to underground power lines, and to streets where trees are less well established (eg. Berry Road) or are absent / in poor condition (west side of Canberra Ave). It is proposed to continue to plant street trees predominantly within the verges to maintain/create a symmetrical avenue affect.



Figure 8.16 Street Tree Masterplan



Lophostemon confertus (Bushbox)



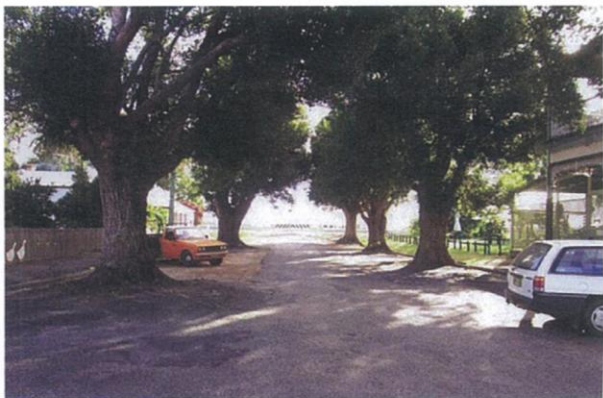
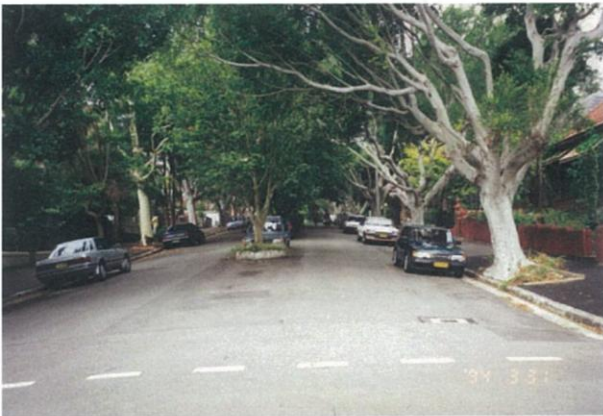
Flindersia australis (Crow's Ash)



Melaleuca quinquenervia (Broad Leafed Paperbark)



Eucalyptus scoparia (Wallangarra White Gum)



Desirable Avenue Planting

	Control	Provision	Notes/Location
7.4.5	Pedestrian Links	<ul style="list-style-type: none"> • Provide E-W public pedestrian links as indicated in Figures 8.17, 8.18, 8.19 and detailed in the LMP <p>Pedestrian links should have the following attributes:</p> <ul style="list-style-type: none"> • Shared pedestrian/cycle links • Accessible grades (1:20) where possible • Minimum 2.5m shared pathway • Shade trees and feature planting <p>Adequate and appropriate pedestrian lighting</p>	<p>These links should endeavour to provide full accessibility in an E-W direction between the new park (between Berry and Park Roads) and Canberra Avenue. This will require the incorporation of lift access associated with public buildings in areas 5 and 17.</p> <p>See Public open Space Typologies – Pedestrian Links</p>



Fig 8.17 Desirable Pedestrian Links

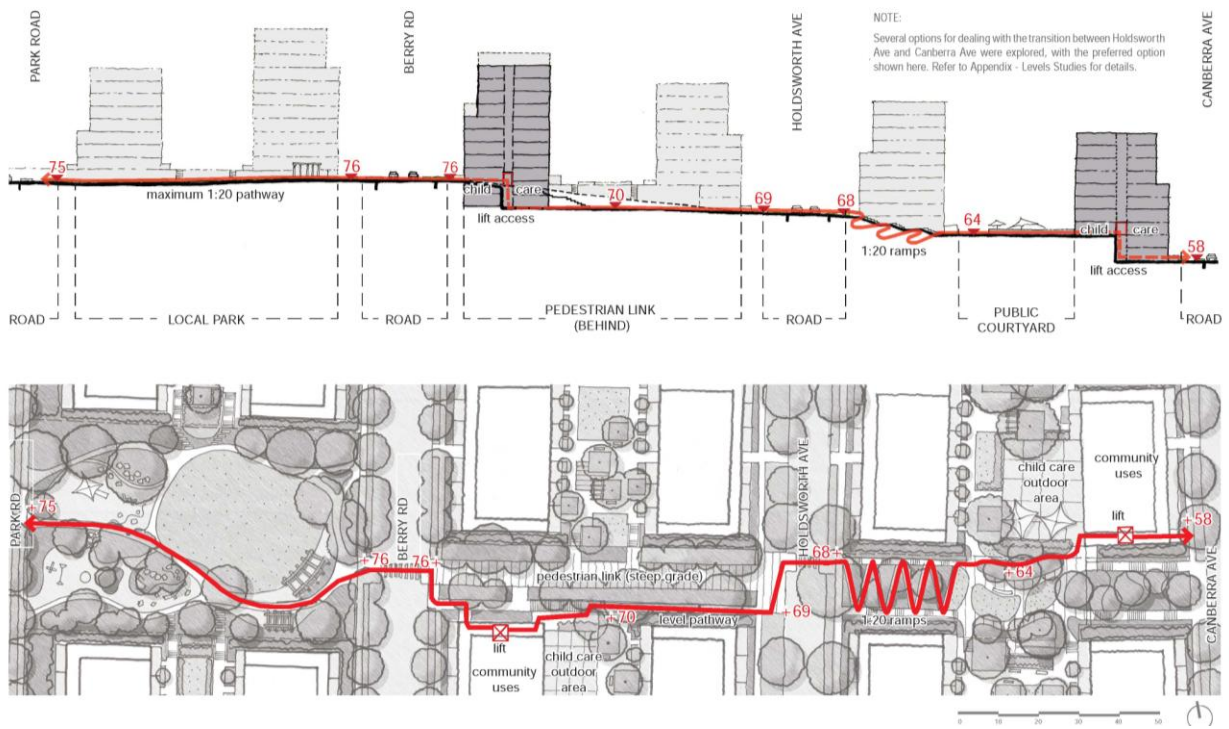


Fig 8.18 E-W Link Concept

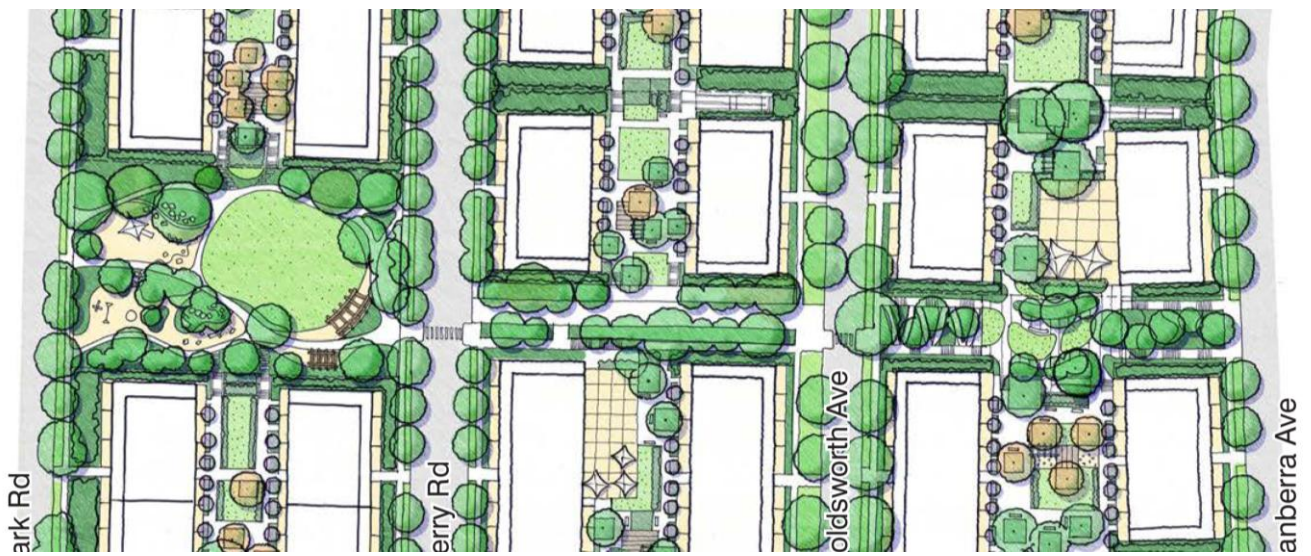
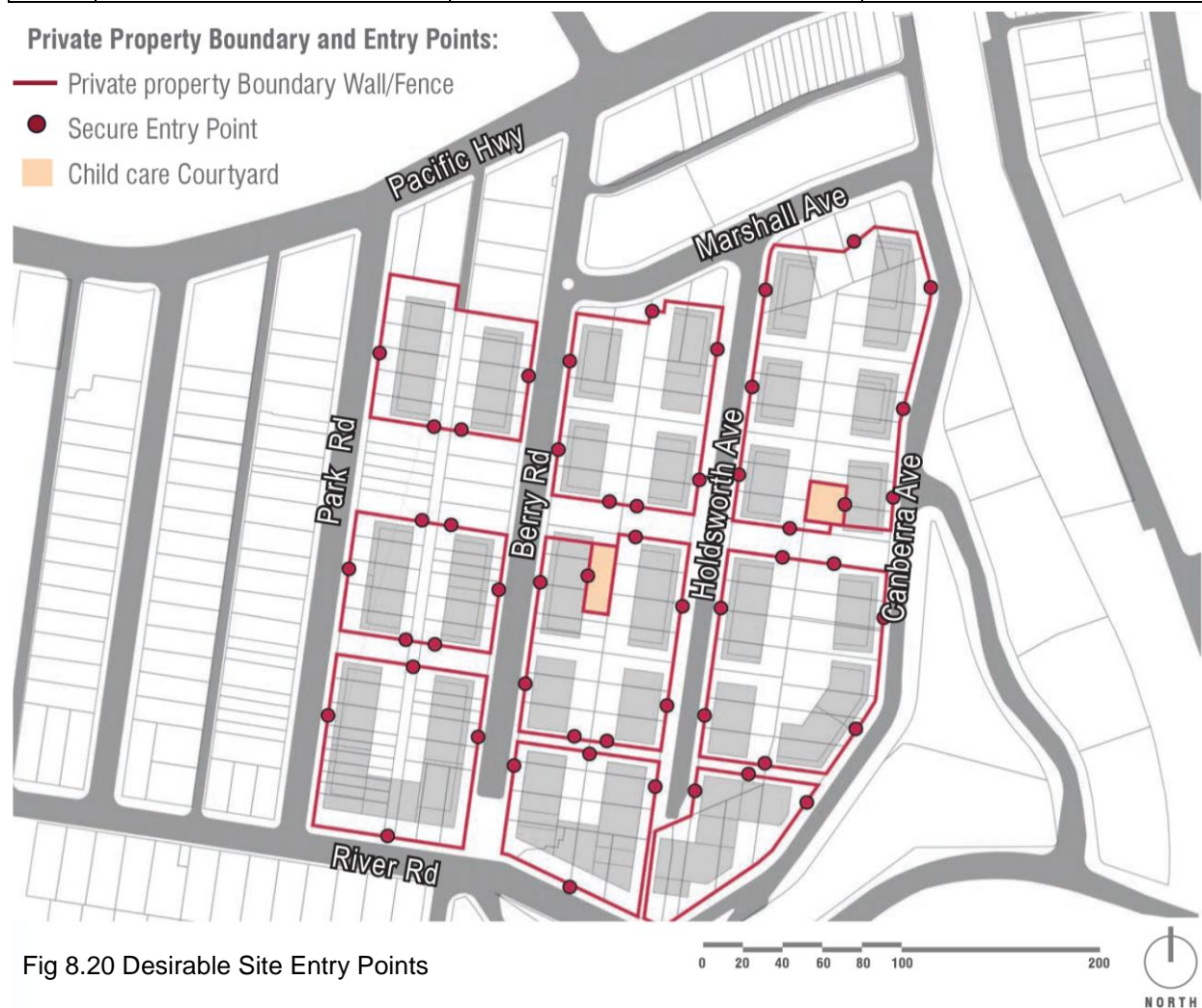


Fig 8.19 E-W Link Detail

	Control	Provision	Notes/Location
7.4.6	Tree Removal/ Retention	Public Domain Street trees to be retained and enhanced as recommended in LMP (see Fig 8.22)	
7.4.7	Planting	Appropriate planting species are identified in the LMP for: <ul style="list-style-type: none"> • Tree planting • (shrubs, ground cover and vines) 	
7.4.8	Safety & Security	<ul style="list-style-type: none"> • Provide entries to private communal properties as indicated in Fig 8.20 • Provide adequate and appropriate lighting to public domain (to Council satisfaction) • Provide passive surveillance of public domain from street, public domain facing units and private open space • Provide, wherever possible, direct access to GF units from public domain 	



	Control	Provision	Notes/Location
7.4.9	Materials	Provide appropriate materials for public and private open space as identified in the LMP	See LMP Section 4 These should integrate with adjacent amalgamated areas
7.4.10	Lighting	The LMP sets out principles for appropriate lighting. An overall lighting strategy should be established for each site based on these principles.	See LMP Section 4 These should integrate with adjacent amalgamated areas
7.4.11	Public Art	<ul style="list-style-type: none"> • An overall public art strategy should be prepared by Council for the Public Domain. • Each amalgamated site should prepare a public art strategy to integrate with their landscape plans (see LMP) and with the Public Domain Strategy 	See LMP Section 4



Fig 8.21 Public Art Samples

7.5 PRIVATE DOMAIN

OBJECTIVES

- To preserve and enhance, wherever possible, the existing vegetation and landscape character of the Precinct.
- To create a coherent and attractive private street-front landscape to support and enhance the Public Domain.
- To facilitate the creation of integrated “communal” open space (Green Spines) with extensive deep soil zones.
- To ensure that communal open space facilities (swimming pools, activity areas, playgrounds, barbeque areas etc) are located and designed to minimise negative impacts on adjacent residential apartments.
- To facilitate private open space (balconies and courtyards) which will enhance residential amenity.
- To facilitate roof gardens to provide further communal residential open space and contribute to sustainability.
- To minimise off-site impacts such as stormwater run-off.

	Control	Provision	Notes/Location
7.5.1	Tree Conservation / Removal	<ul style="list-style-type: none"> • An arborist’s report is required for each amalgamated area. This should describe: <ul style="list-style-type: none"> • Age, condition, species and conservation value of all trees • Trees able to be retained in deep soil • Mechanisms needed to facilitate tree retention • Measures taken to minimise impacts of construction on deep soil and mature existing trees 	<p>Note tree locations shown in Fig 8.22 are from air photography and need to be confirmed by Arborist’s Report.</p> <p>For greater detail refer to the LMP:</p> <ol style="list-style-type: none"> 1.Private Open Space Typologies - Green Spines and 2. Tree removal / retention

Park Road

- existing *Melaleuca* spp. to be retained on west side and replaced on east side where affected by pruning to clear powerlines with same species.

Berry Road

- existing street trees to be progressively replaced with new species (*Flindersia australis*) to create strong avenue effect.

Holdsworth Ave

- existing *Lophostemon* to be retained. Canberra Ave
- existing *Eucalypt* spp. on west side of street to be removed and replaced with new species (*Tristaniopsis*).

Marshall Ave

- existing *Lophostemon* to be retained on north side.
- existing *Lophostemon* to be progressively removed on south side where affected by pruning to clear powerlines and replaced with *Tristaniopsis*.
- existing *Tristaniopsis* on south side to be retained and supplemented to create continuous row on this side of street.

River Road

- existing *Eucalypt* spp. to be retained and supplemented where possible with same species.

Public Open Space and Links

- retain existing trees unless prior approval obtained from Council

Private Open Space and Setbacks

- Retain existing trees unless prior approval obtained from Council
- Council requires an arboricultural impact assessment including SULE assessment to be carried out by a qualified arborist
- Agreement with Council on existing trees to be retained is required pre-DA



Fig 8.22 Tree Conservation / Removal

	Control	Provision	Notes/Location
7.5.2	Communal Green Spines	<ul style="list-style-type: none"> • Green Spines are to be provided as set out on Figures 8.23 (Landscape Masterplan) and the nine specific landscape plans for contiguous Spine areas. Each contiguous area of Green Spine must contain the landscape elements shown in the Indicative Layouts for each. (see LMP) Final sign-off is required by Council's Landscape Architect. Ensure materials and colours are suitable for a formal landscape theme. There should be a common material / colour palette for Green Spine areas. Have regard to solar penetration, environmental factors and apartment layout / access points. Access should be provided in accordance with Part F of Council's DCP and the LMP • These Green Spines should comprise predominantly deep soil (min of 50% of Green Spine per area). Car Parking basements are generally confined to the building footprint. Intrusions into deep-soil Green Spine areas are only permitted after two levels of basement parking has been provided under the building footprint (See figure 8.13) • Finished levels should comply with those shown on Figure 8.24 and (LMP) • Level transition at property boundaries should be as per LMP and Fig 8.27 and 8.28 and the LMP. • Connections shall be provided (at levels shown) to adjacent areas and to areas of public domain as shown on LMP (particularly streets and E-W links) • Planting on structure (Podia, basements, roof gardens etc) shall be as specified in Figure 8.32 and LMP 	Green Spines will be maintained by the landowners under Section 88E of the Conveyancing Act 1919.

	Control	Provision	Notes/Location
7.5.2	Communal Green Spines (continued)	<ul style="list-style-type: none"> • Multi-purpose facilities including childcare play space and community facilities shall be located as shown on Areas 5 and 17 and to Council specification Figure 8.5 • Deep soil should be utilised to grow significant and appropriate tree species (see Landscape Masterplan) • Connect Green Spines to communal areas of buildings/foyers and lobbies to provide ready access for all • Edge treatments to private open space, buildings and parking basements shall be as detailed in Figure 8.29-8.31 and LMP • Security gates shall be provided at connections to Public Domain. See Fig 8.20 • Potentially noisy areas of communal space should minimise disturbance to adjacent units and private courts • Green Spines will exhibit the following characteristics <ul style="list-style-type: none"> - Accessible (max 1:20 grade) where possible - Level with adjacent green link to east or west - Major changes in level will generally be located on north/south site boundaries (see fig 8.25) • Communal open space areas will provide: <ul style="list-style-type: none"> - Outdoor gathering, seating and play areas - Shade trees and feature planting - Adequate pedestrian lighting 	

Green Spines:

Green Courtyards



8.23 Green Spines



	Control	Provision	Notes/Location
7.5.3	Deep Soil	<ul style="list-style-type: none"> • Deep soil areas shall be provided as per LMP. These will include front and side setbacks and designated “Green Spines” in centre of block. • These “Green Spines” may not be built over or under (basements) unless absolutely necessary and then only as set out in fig 8.26(b) and to an absolute maximum of 50% of the “Green Spine” on each amalgamated site • Areas 11, 20 and 23 are difficult sites (due to shape and/or slope) and must demonstrate how deep soil objectives can be best achieved on site 	
7.5.4	Open Space Levels	<ul style="list-style-type: none"> • Finished ground levels are to be as set out in Figure 8.24 and LMP • Building floor levels should relate directly to these levels 	Minor variations may be acceptable where accessibility and pedestrian connection can be demonstrated throughout the Green Spine and the adjacent public and private domains.



Fig 8.24 Required Site Levels

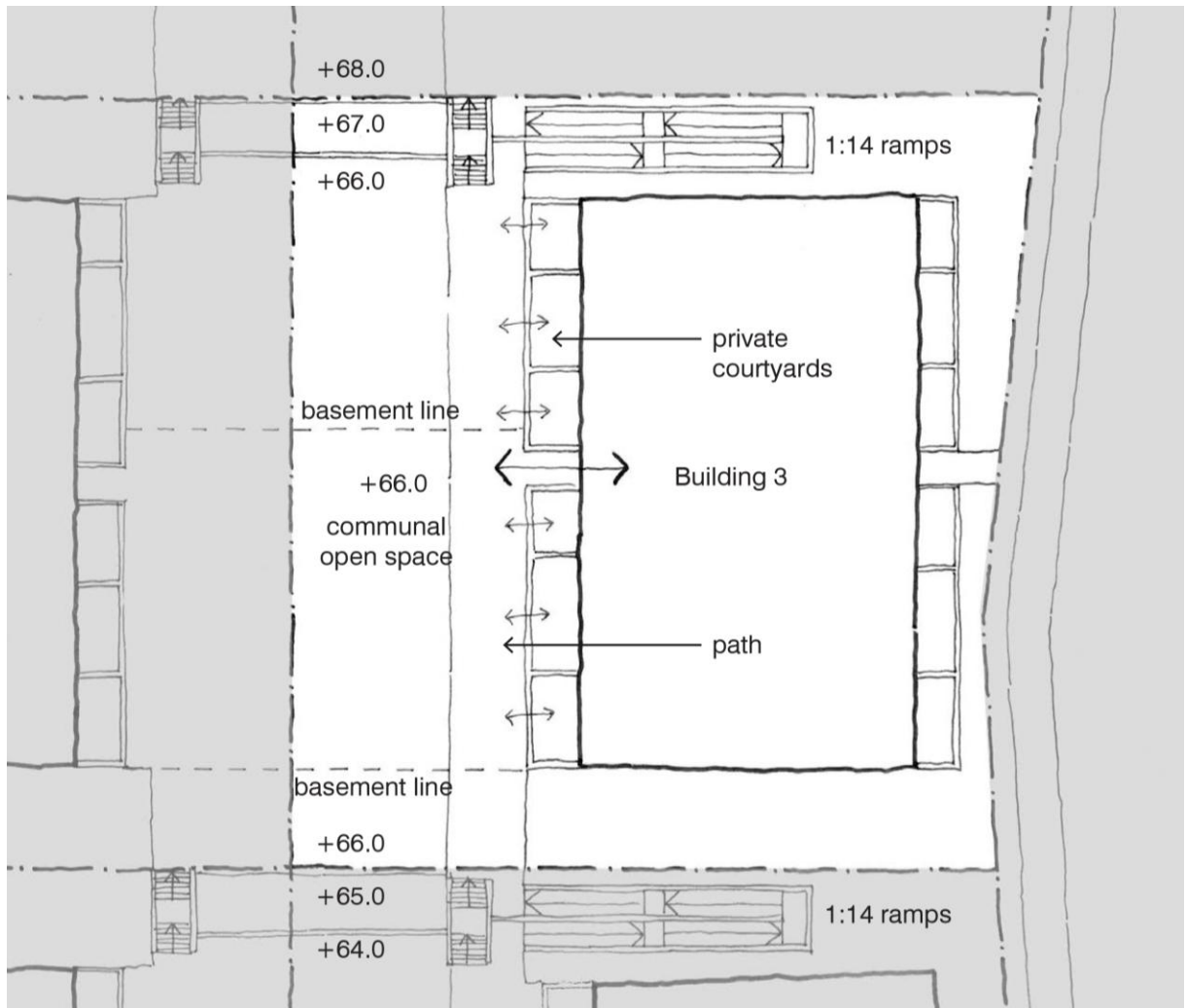
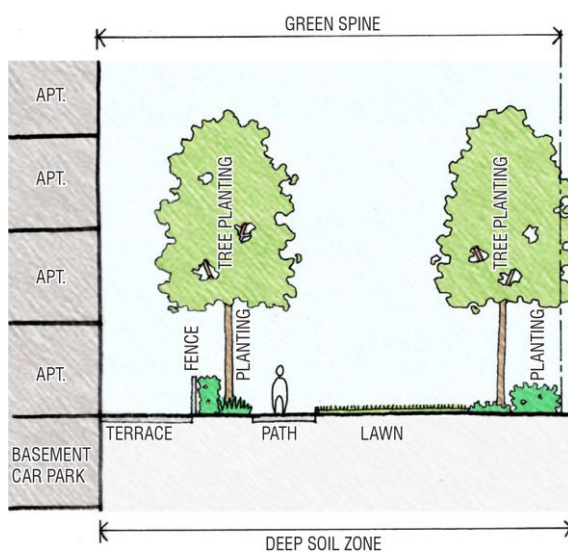
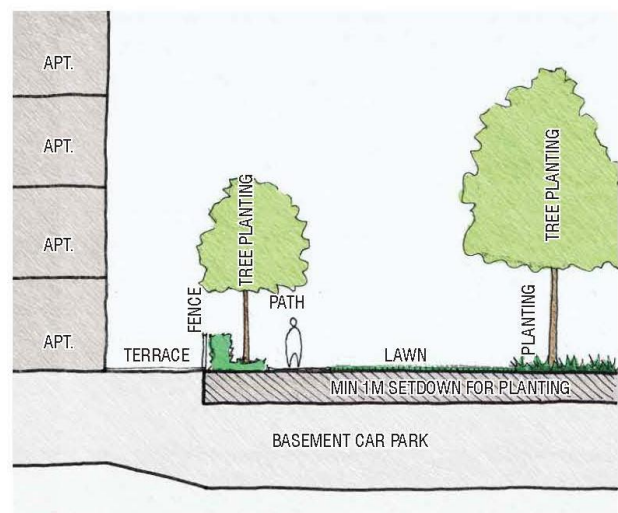


Fig 8.25 Level Changes (Ramp)



GREEN SPINE INTERFACE WITHOUT BASEMENT CAR PARKING

Fig 8.26 (a) without basement car parking



GREEN SPINE INTERFACE WITH BASEMENT CAR PARKING

Fig 8.26 (b) with basement car parking

	Control	Provision	Notes/Location
7.5.5	Communal Facilities	<ul style="list-style-type: none"> • Communal facilities (pools, playgrounds, BBQ's active and passive areas) should be provided in a co-ordinated fashion according to the nine Indicative Layouts in the LMP and in consultation with Council 	Care should be taken to minimise noise impacts on nearby units and private open spaces
7.5.6	North-South Grade Transitions	<ul style="list-style-type: none"> • North-South level transitions should be accommodated at or nearby property boundaries by ramp or stairs to achieve the levels shown in Figure 8.27 • Any extensive ramps should desirably be located between buildings (in side setbacks) as per Figure 8.25 • Ramps and stairs (connecting to LMP levels) will be provided by the first development area to proceed • Landscape design and works should where possible be carried out in consultation and cooperation with adjacent owners • Retaining walls shall be attractively constructed (colour and materials) and landscaped as per LMP and in a coordinated fashion. 	
7.5.7	East-West Grade Transitions	<ul style="list-style-type: none"> • East-West transitions shall incorporate levels shown in LMP and Figure 8.28 • The site may step at <ul style="list-style-type: none"> • street edge and/or • building facade • Green Spine levels should connect seamlessly as per Fig 8.24 and LMP 	

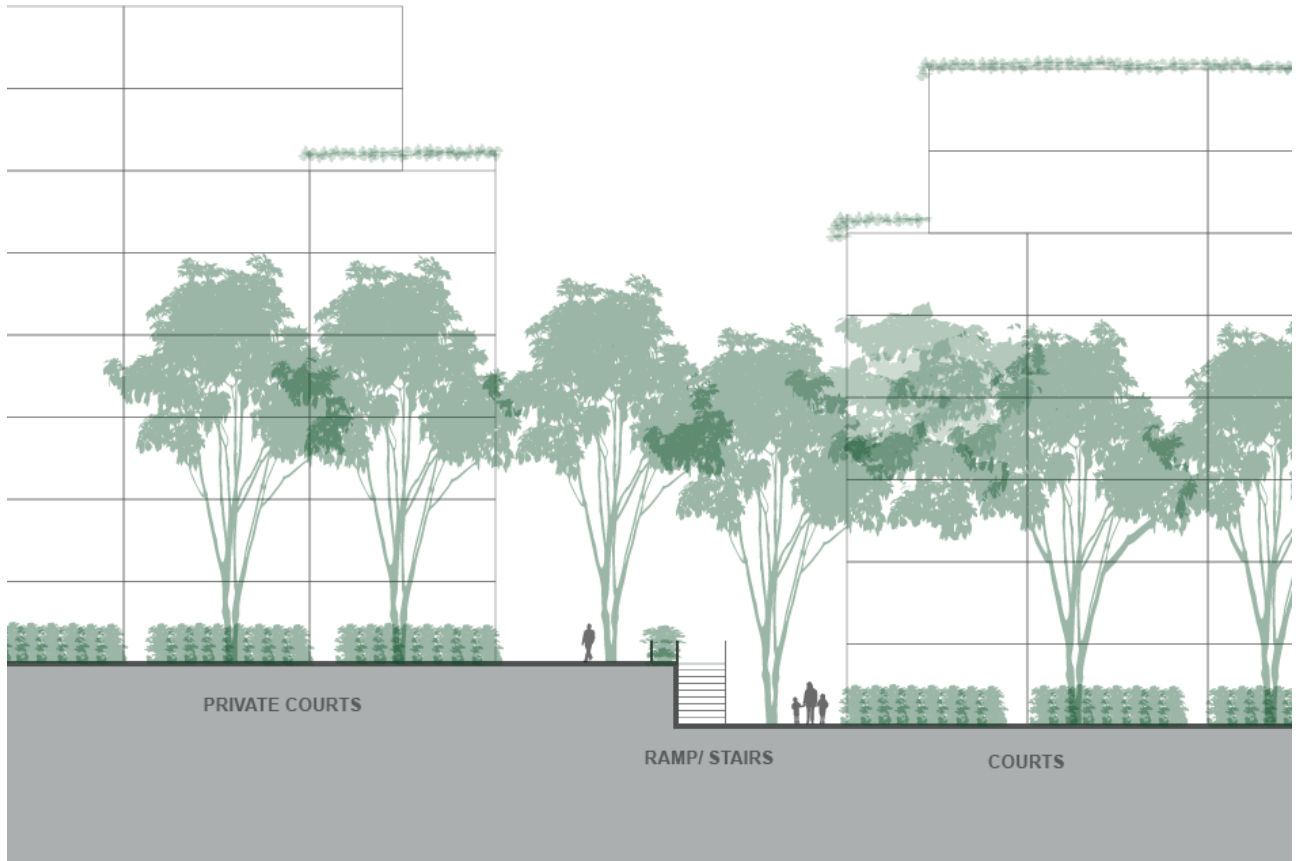


Fig 8.27 Indicative North-South Level Transition

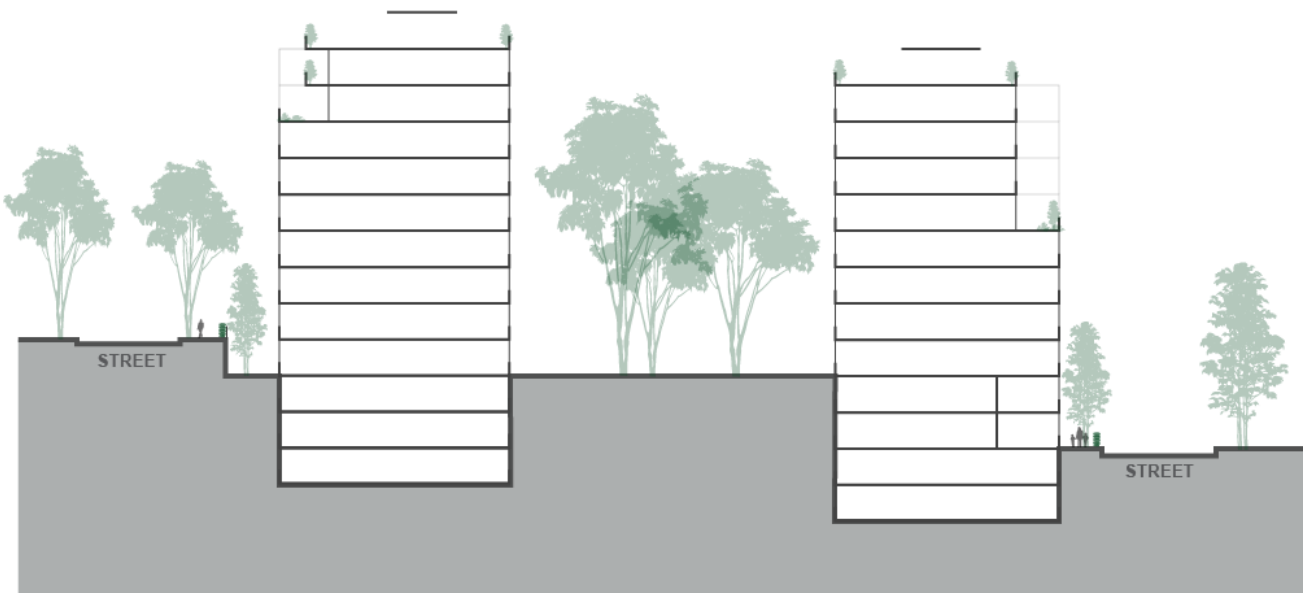


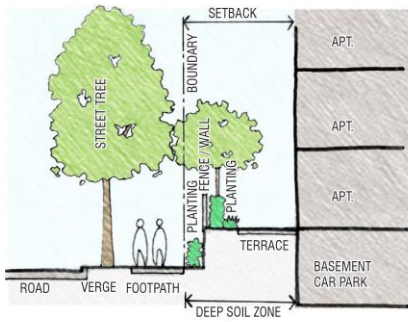
Fig 8.28 Indicative East-West Level Transition

	Control	Provision	Notes/Location
7.5.8	Front Courts and Setbacks	<ul style="list-style-type: none"> • Front setbacks to be deep soil and to be treated as front gardens to GF units (or basements units) • Edge treatment to the street should comprise a 1.2m max fence/hedge treatment to Landscape details. Figure 8.33 • Direct access should be provided to GF units from the street where possible (cognisant of level changes) • Existing trees in setback should be retained where possible • Boundary treatments shall be as indicated in Fig 8.30-8.31 & LMP 	<p>see Fig 8.29</p> <p>Trees in the front setback shall:</p> <ul style="list-style-type: none"> - Be selected from Council's DCP Part J – Landscaping Appendix 1- Plant List - Be of a suitable size to assist in ensuring that the development is not visually intrusive by providing softening between buildings, driveways and car parking areas. - Tree conservation should be agreed with Council prior to DA

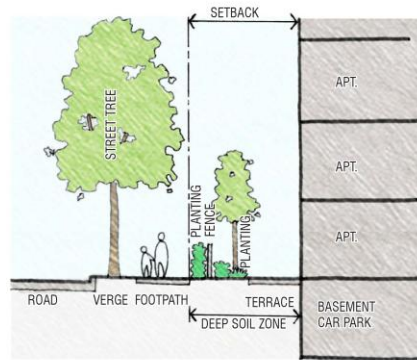


Figure 8.29 Front Boundary / Edge Treatments (Location)

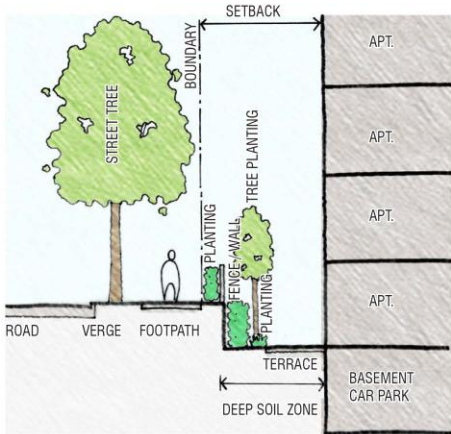
	Control	Provision	Notes/Location
7.5.9	Private Courts	<ul style="list-style-type: none"> • Private courts to be located as indicated on Figure 8.30 to a minimum area specified in ADG • Central private courts may be built upon parking basements, subject to Deep Soil Zone objectives / provisions being satisfied (see LMP) • Provide direct access to private courts for GF units from Public Domain and/or Green Spine 	
7.5.10	Edge Treatments	<ul style="list-style-type: none"> • Edge treatments to protruding basements, retaining walls etc to be to LMP details (Fig 8.31) • Walls, basements may not protrude more than 1.5m out of the ground unless: <ul style="list-style-type: none"> • They are subject to decorative and/or landscape treatment to minimise impact • Edge treatment between private courts and communal Green Spine should be as detailed in Figure 8.29. 8.30 and 8.31. 	
7.5.11	Balconies	<ul style="list-style-type: none"> • Balconies shall comply with ADG specifications 	



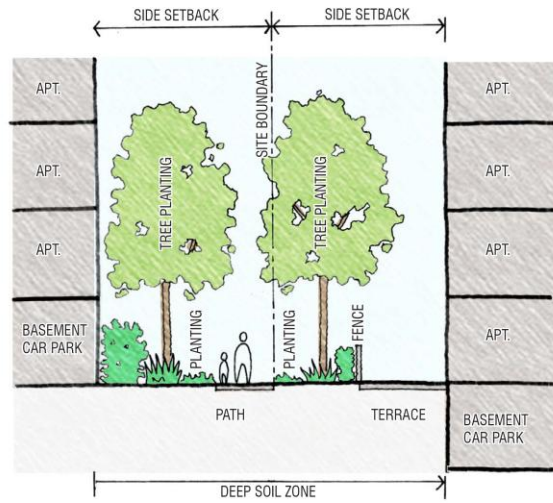
STREET FRONTAGE A. ELEVATED



STREET FRONTAGE B. AT GRADE



STREET FRONTAGE C. SUNKEN



SIDE SETBACK

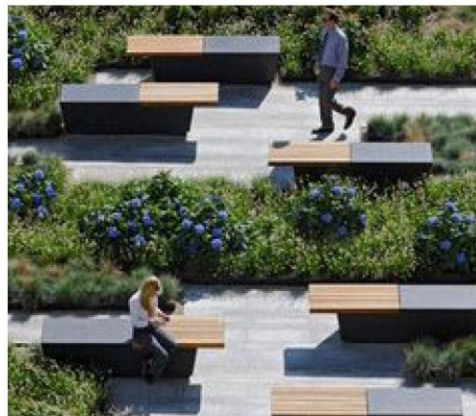


Fig 8.30 Front Boundary / Edge Treatments (Details)

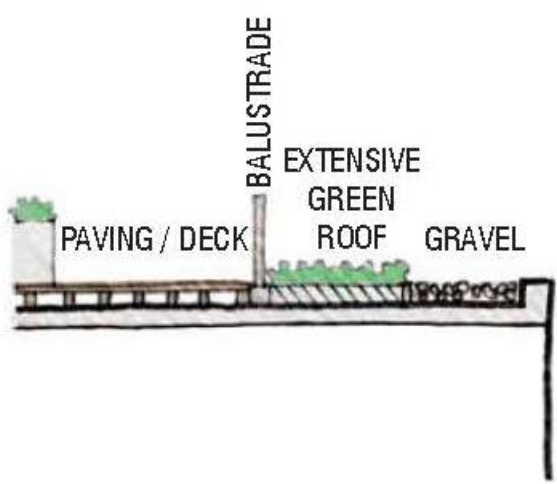
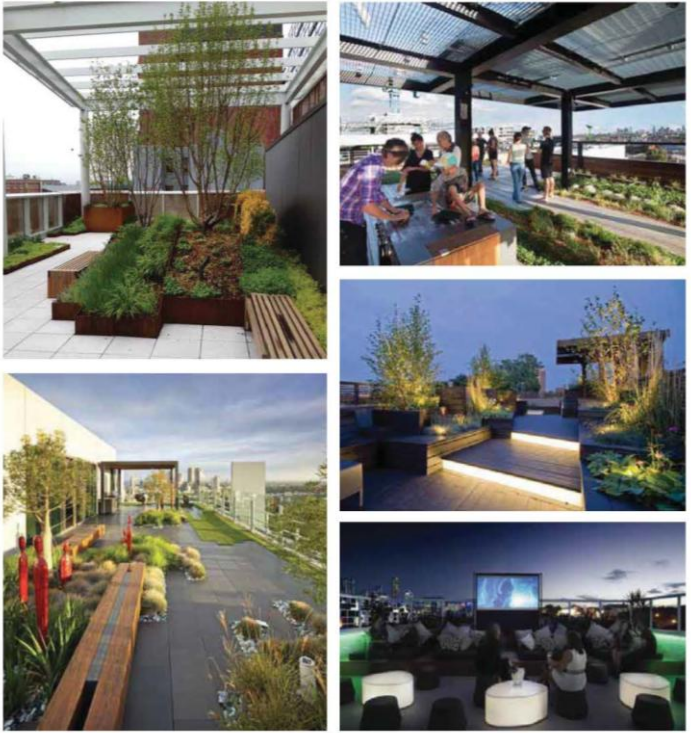
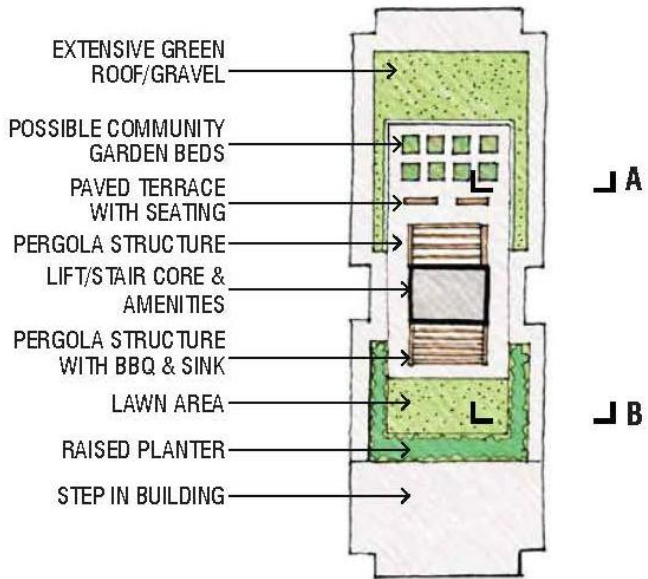


Fig 8.31 Front Boundary / Edge Treatments (Photos)

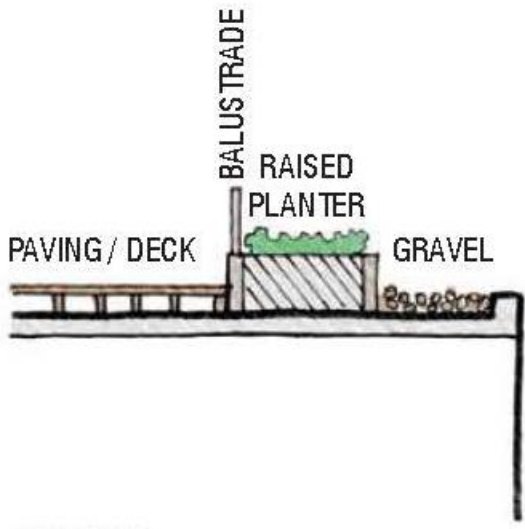
	Control	Provision	Notes/Location
7.5.12	Roof Garden Terraces	<ul style="list-style-type: none"> • See Figures 8.32 (a) and (b) and LMP, Roof gardens should be generally accessible (lift access) • Where roof gardens are proposed, communal amenities should be provided (kitchen, toilets, sheltered eating/BBQ areas) • Enclosed space on top floors beyond building height control should contain only non-habitable communal floor space and should not impact in any way on surrounding development. • Roof gardens should be designed to promote public safety (edge treatments) 	<p>Roof terraces shall be designed by a qualified landscape Architect and should clearly set out function and proposed landscape planting (species and detail)</p> <p>These non-habitable spaces should not be included in Building Height Calculations</p>



8.32 (a) Roof Gardens / Terraces - Location



SECTION A



SECTION B

8.32 (b) Roof Gardens / Terraces – Details

	Control	Provision	Notes/Location
7.5.13	Planting	<p>Appropriate planting species are identified in the LMP for:</p> <ul style="list-style-type: none"> • Tree planting • Green Spine Planting (trees, shrubs, ground cover and vines) <p>Front and Side Setbacks</p> <ul style="list-style-type: none"> • (shrubs, ground cover and vines) <p>Roof Gardens</p> <ul style="list-style-type: none"> • (shrubs, ground cover and vines) 	See LMP
7.5.14	Safety & Security	<ul style="list-style-type: none"> • Provide entries to private communal properties as indicated in Fig 8.20 and LMP • Provide adequate and appropriate lighting to private domain (to Council satisfaction) • Provide, wherever possible, direct access to GF units from public domain 	See LMP
7.5.15	Materials	<ul style="list-style-type: none"> • Provide appropriate materials for private open space as identified in the LMP 	See LMP
7.5.16	Lighting	<p>The LMP sets out principles for appropriate lighting.</p> <p>An overall lighting strategy should be established for each section of the Green Spine based on these principles.</p>	See LMP
7.5.17	Public Art	<ul style="list-style-type: none"> • Each amalgamated site should prepare a public art strategy to integrate with their landscape plans (see LMP) and the wider “public art strategy” 	See LMP



Fig 8.33 Planting (see LMP Section 4)

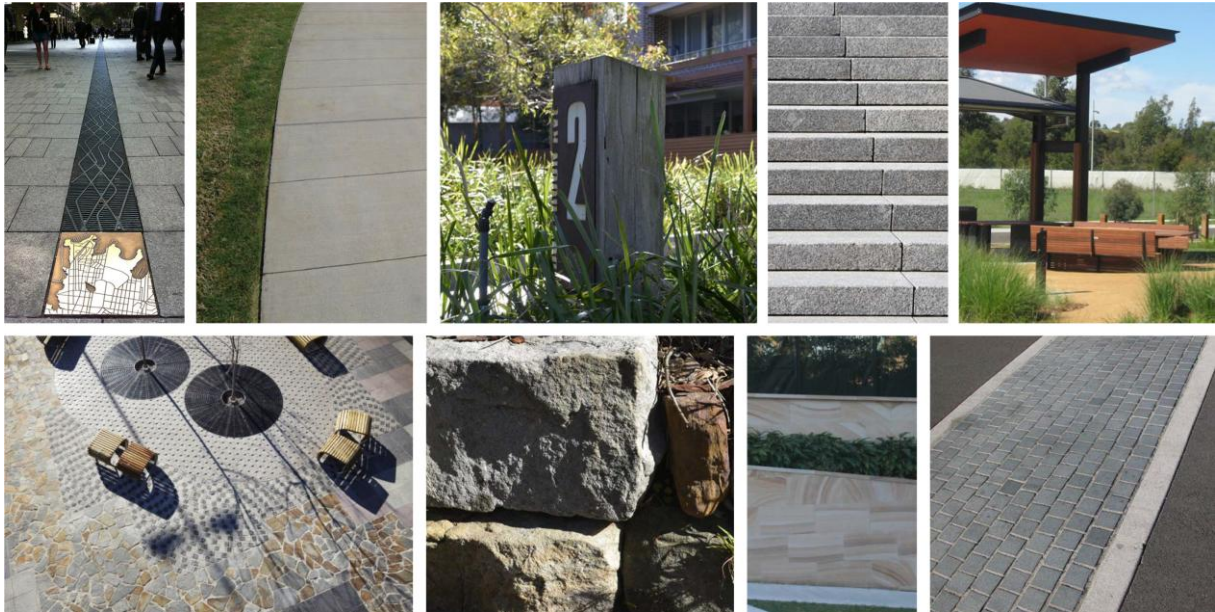


Fig 8.34 Materials (see LMP Section 4)

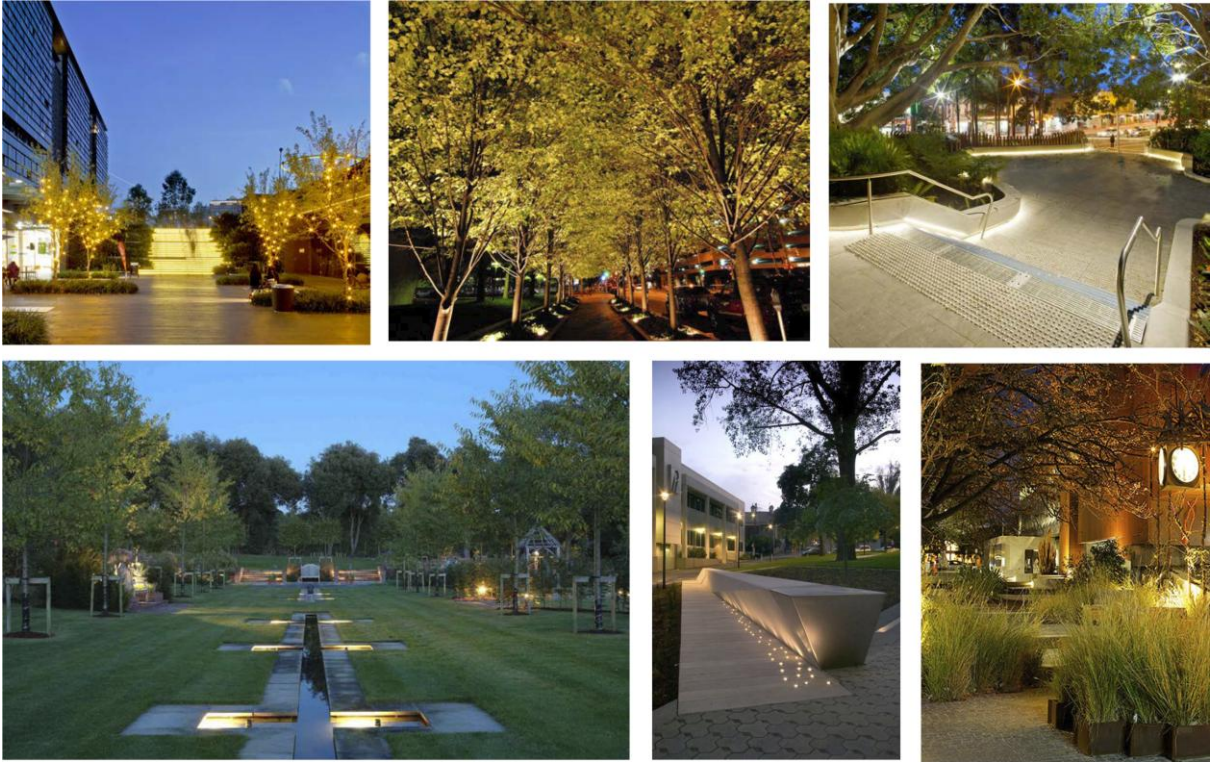


Fig 8.35 Lighting (see LMP Section 4)

8.0 ENVIRONMENTAL / SUSTAINABILITY

OBJECTIVES

- To reduce the need for mechanical heating and cooling in buildings
- To reduce reliance on fossil fuels
- To minimise greenhouse emissions
- To minimise environmental impact over the life-cycle of development
- To promote renewable energy initiatives

	Control	Provision	Notes/Location
8.1	Environmental Performance	<ul style="list-style-type: none"> • All residential development is to comply with BASIX and ADG requirements 	
8.2	Noise/Vibration	<ul style="list-style-type: none"> • An acoustic impact assessment shall be provided with all development applications addressing noise/ vibration mitigation measures for major roads and railway 	
8.3	Soil Management	<ul style="list-style-type: none"> • Development to integrate with topography as possible and minimise the need for excessive soil disturbance and soil loss • Provide erosion and sediment Control Plan (by qualified consultant) relating to construction and post-construction period • In association with the site Storm Water Management Plan address: <ul style="list-style-type: none"> - site analysis - clearing and excavation - protection of sensitive areas and trees - sediment control measures - ongoing maintenance methods 	
8.4	Solar Access	<ul style="list-style-type: none"> • Comply with ADG solar access provisions • Some tolerance will be permitted to accommodate <ul style="list-style-type: none"> -increased height around station -existing shadow impacts by existing commercial buildings in the St Leonards commercial section -south facing slopes 	See ADG

	Control	Provision	Notes/Location
8.5	Wind Impact	<ul style="list-style-type: none"> • Buildings shall not create uncomfortable or unsafe wind conditions in public domain or communal open space areas • All applications shall be accompanied by a wind impact statement prepared by a qualified consultant 	

Wind Impact Calculation Rules

- i. Natural wind conditions are intensified by certain types of buildings by the way they relate to the surrounding area. In this section, those buildings are called exposed buildings;
- ii. A building may be considered exposed if half or more of its height rises above surrounding buildings and/or the building lies on the perimeter of a built up area.
- iii. Exposed buildings are likely to create unpleasant and even dangerous high winds, mainly in three locations: at the base, around corners or through arcades or other openings at the base of the building.
- iv. In addition the areas within the exposed buildings that could potentially experience adverse wind effects are the areas on the podium, terraces on the roof or on setbacks in the tower as well as projecting or corner balconies.

Acceptable criteria for environmental wind conditions:

AREA CLASSIFICATION	LIMITING WEEKLY MAXIMUM GUST – EQUIVALENT MEAN	LIMITING ANNUAL MAXIMUM GUST
Outdoor dining areas, amphitheatres etc	3.5 m/s	10 to 13 m/s
Parks, communal recreational areas	5.5 m/s	13 m/s
Footpaths and other pedestrian access ways	7.5 m/s	16 m/s
Infrequently used laneways, easements, private balconies	10 m/s	23 m/s

	Control	Provision	Notes/Location
8.6	Deep Soil Retention	<ul style="list-style-type: none"> • Deep soil zones shall be provided in: <ul style="list-style-type: none"> - front setbacks - minimum of 50% of Green Spine areas in each amalgamated area - areas between buildings 	

8.7 Water Management and Conservation

Water sensitive urban design is the integrated management of water in urban areas. It takes into account all of the elements of the urban water cycle including potable (drinking quality) water, rainwater, wastewater, stormwater and groundwater.

The Building Sustainability Index (BASIX) ensures that all new dwellings are designed to minimise potable water use and reduce greenhouse gas emissions. To support the requirements of BASIX there are a number of planning and design considerations that are relevant to apartment developments.

	Control	Provision	Notes/Location
8.7.1	Potable Water	Minimise potable water use by: <ul style="list-style-type: none">• Using water efficient appliances• Explore rainwater collection and reuse• Use drought tolerant plants	
8.7.2	Urban Stormwater	<ul style="list-style-type: none">• Collect, store and treat on site• Maintain maximum Green Spine and other deep soil for percolation• Provide on-site stormwater and infiltration including bio-retention systems such as rain gardens	
8.7.3	Flood Management	<ul style="list-style-type: none">• Provide detention tanks desirably under paved areas, driveways or in basement car parks	

9. IMPLEMENTATION

New and improved infrastructure (roads, drainage, pathways/E-W links, community facilities, public domain improvements, parks and public art) will be required within the Precinct to support population growth and to create an attractive, vibrant, liveable environment, a sustainable TOD.

The infrastructure items have been identified in the DCP (see Access, Infrastructure, Community Facilities and Landscape/LMP).

This provision will be achieved through:

- Development contributions under S94 of the Environmental Planning and Assessment Act;
- The development process as conditions of development
- The development process through the provision of planning incentives (height and FSR) in return for items identified in the LEP Clause. Under this scheme planning incentives applicable under the Lane Cove LEP are deferred until a VPA is executed between Council and the developer. This VPA secures infrastructure contributions in cash or works in kind to be delivered through development.

The planning incentives mechanism is considered fair and equitable in that all landowners receiving the benefit of increased height or FSR will contribute whether there is infrastructure on their land or not.

As a value capture mechanism it offers the opportunity to develop an infrastructure funding tool within the planning system which will address infrastructure needs in the Precinct.

The principles of the planning incentives scheme are:

- **Nexus:** That some of the benefit afforded to sites within the St Leonards South Precinct (through an uplift in FSR) is captured by Council to provide essential infrastructure required as a result of increased densities in the area
- **Transparency:** this includes a clear understanding of what infrastructure is to be funded and how contribution rates and community benefit are calculated and applied to individual sites
- **Equity:** A framework that treats landowners fairly and where both infrastructure and incentives for development are based on equity and fairness
- **Practical:** The implementation of the mechanism must be practical and occur in a timely fashion to avoid delays and provide certainty for commercial dealings
- **Feasibility:** The contributions must be reasonable and provide infrastructure without burdening land such that development is not feasible at each stage

Infrastructure to be provided

The proposed approach will help provide funding for roads, paths, open space, community facilities and Key Worker Housing as identified in the LEP, DCP and Landscape Master Plan.

Process for Assessing the Planning incentives

- The landowner inspects the planning incentives maps under the LEP 2016, which may allow for greater FSR and building height and decides to lodge a development application.

Note: Refer to the DCP to determine if there is any public domain to be delivered on the site – as identified on the Public Infrastructure Plan as shown on Figure 8.5 and/or in the LMP.

Refer to Council's current Fees and Charges for the charges levied on the incentive floor space developed on a site in accordance with the planning documents applying to the area.

- Contact Council to arrange for a pre-lodgement meeting and to discuss accessing the incentive scheme
- The landowner or developer then makes an offer in writing to Council.

Objectives

- To locate higher densities around significant places such as parks, local walkways and train stations.
- To provide FSR controls which correlate with height controls.
- To allow incentives for the provision of public infrastructure as demand for floor space increases.

	Control	Provision	Notes/Location
9.1	Incentives	<ul style="list-style-type: none"> • Floor Space Ratios and Height of Buildings are to comply with the LEP 	See Schedule 8.1 in this DCP Note: Where it is proposed to take advantage of incentives, applicants are to present and discuss their scheme with Council prior to lodgement of a development application.
9.2	Ownership	<p>The Access Network roads, pathways and the Open Space Network parks are to:</p> <ul style="list-style-type: none"> • conform with the SSL Public Infrastructure Plan • be design and constructed in accordance with the LMP <p>Community facilities are to be developed as a shell by the land developer and will be completed/ fitted out by Council (or by the developer as part of the agreement)</p>	