

## PART D - LAND

### 1.1 SITE AREA – N/A

## 5.1 CONTEXT

### 5.1.2 STREET SETBACK

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE	COMMENTS
C2.1	Primary Street Setbacks in accordance with Table B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Table B R30 – 4m	5.088m to carport column	N/A	N/A
	50% reduction averaged with compensating area	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
	2.5m setback to communal street, secondary street or right of way, 1.5m to a porch, balcony, verandah	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
C2.2	Secondary Street Setbacks in accordance with Table B	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
C2.3	Corner Truncation Setbacks in accordance with Table B	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
C2.4	Porches, Verandahs and Balconies may project forward of the primary street setback line up to half the required primary street setback.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				

### 5.1.3 LOT BOUNDARY SETBACK

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE	COMMENTS
C3.1	Buildings set back from lot boundaries in accordance with Table B and Tables 2a and 2b	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refer to the setback calculation table below.	<p>Identified non-compliant lot boundary setbacks:</p> <p><b>Upper floor - West (LHS)</b></p> <ul style="list-style-type: none"> <li>Study - lounge 1.37m, in lieu of 1.5m</li> </ul> <p><b>Upper floor – East (RHS)</b></p> <ul style="list-style-type: none"> <li>Planter/screen 1.37m, in lieu of 1.6m</li> <li>Unenclosed outdoor living area (pool deck) – Nil setback, in lieu of 3.1m</li> </ul>	<p>P3.1 Buildings set back from lot boundaries or adjacent buildings on the same lot so as to:</p> <ul style="list-style-type: none"> <li>reduce impacts of building bulk on adjoining properties;</li> <li>provide adequate sunlight and ventilation to the building and open spaces on the site and adjoining properties; and</li> <li>minimise the extent of overlooking and resultant loss of privacy on adjoining properties.</li> </ul>	<p>The variations proposed to the western boundary from the upper floor study/lounge (13mm) and the eastern boundary to the living &amp; dining planter/screen (23mm) will not detrimentally impact the established residential dwellings on the eastern and western adjoining lots in terms of additional building bulk. Nor will access to sunlight and ventilation be impacted – the development complies with overshadowing requirements. There are no visual privacy variations associated with these sections of wall.</p> <p><u>Pool deck</u></p> <p>The eastern elevation of the dwelling itself will not result in a considered amount of additional building bulk, as viewed from the residential dwelling on the eastern adjoining lot, due to the variation in building material (brick/aluminium slat). The wall is also proposed to be located adjacent to the</p>
	Carports, patios, verandahs reduced to nil to the posts where maximum 10m long, maximum 2.7m high and located behind the street setback	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
	Unenclosed outdoor living areas 0.5m above natural ground setback as 2.4m high wall	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
	Minor projections not more than 0.75m into setback	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	Reduced by half the width of adjoining right-of-way, pedestrian access way, communal street or battleaxe access leg, to a maximum reduction of 2m	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				

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								<p>underutilised side of the neighbouring dwelling.</p> <p>Due to the north/south orientation of the lot, the shadow cast from the dwelling falls primarily over the front setback/verge area of the subject site; the reduced lot boundary setbacks will not impact the availability of sunlight and ventilation reaching the residential dwelling and associated open spaces on the eastern adjoining lot.</p> <p>There will be no overlooking or resultant loss of privacy due to the reduced setbacks to the eastern boundary, given variations exist to screen views of adjoining properties from the internal living areas of the dwelling.</p> <p>The R-Codes require considering unenclosed outdoor living areas 0.5m above natural ground level under R-Code clause 5.1.3 Lot boundary setback C3.1 iii. However, given the wall's nil setback, its built form impact will be considered in relation to design principle P3.2 below.</p>
<b>BOUNDARY WALLS</b>								
<b>C3.2</b>	Boundary walls, up to two site boundaries,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R30 – Boundary walls behind the street setback, up to two site boundaries.	Boundary wall to western and eastern lot boundaries, behind the street setback line.	P3.2 Buildings built up to boundaries (other than the street boundary) where this: • makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas; • does not compromise the design principle contained in clause 5.1.3 P3.1; • does not have any adverse impact on the amenity of the adjoining property; • ensures sunlight to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted; and • positively contributes to the prevailing or future development context and	<p>The eastern boundary wall is a maximum of 5.03m instead of 3.5m. The 'wall' comprises the following:</p> <ul style="list-style-type: none"> <li>• 2.572m high brick parapet painted white</li> <li>• 2.458m high aluminium slat screen (black)</li> </ul> <p>The dwelling has been designed to effectively use space and enhance the privacy of future residents, who will use the upper-floor pool deck/outdoor living area.</p> <p>The brick parapet portion of the wall is compliant and does not exceed 3.5m. The aluminium slat portion of the wall results in the wall being over-height (1.53m variation). However, the pool area from the western lot must be</p>
	abutting existing boundary wall of similar/greater dimension	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
	Behind the street setback line	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
<b>C3.3</b>	Length and height of the boundary wall determined by reference to the lower density of two adjoining lots.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Adjoining lots coded R30.</p> <p>Walls not higher than 3.5m, for two-thirds the length of the balance of the site boundary behind the front setback.</p> <p><b>Max height permitted = 3.5m</b>  <b>Total length permitted = 24.16m</b>  <math>(40.24-4=36.24\div3=12.08\times2=24.16)</math></p>	<p>West (LHS) Length – 11.36m Height – &lt;3.5m</p> <p>East (RHS) Length – 11.225m Height – 5.03m</p>		

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<b>C3.4</b>	Where a boundary wall located immediately above a concurrently proposed retaining wall, wall height is to include the height of the retaining wall.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Where relevant, retaining wall height is included in the maximum boundary wall height.	N/A	streetscape as outlined in the local planning framework.	<p>screened. As such, there will be no overlooking or resultant loss of privacy relative to the eastern lot.</p> <p>Sunlight and ventilation will be able to pass through the aluminium slats with less of an impact than if the wall was entirely a brick parapet. Note that the overshadowing, as required to be assessed under the R-Codes, is compliant and falls over the subject site's front setback/verge area.</p> <p>Given the variation in the overall composition of the wall, the impact of the building bulk on the western adjoining lot is considered to be reduced. The wall will not be adjacent to the main outdoor living area associated with the western adjoining lot but rather on the 'dead' side of the house. Therefore, the wall is not considered to impact the amenity of the western adjoining lot significantly</p> <p>The wall is setback sufficiently from the primary street, and the overall development is considered to positively contribute to the prevailing R30 development context along Lilian Street.</p>
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### Setback calculation table – Ground floor

Boundary	Wall/Section description	Major Opening	Length	Height	Setback Required	Setback Provided	Compliance
West (LHS)	Bed 2 (opaque glass window)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	4.51m	<3.5m	1m	1m	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Bathroom	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	7.561	<3.5m	1m	1.35m	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Entry/store	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	26.26m (overall)	<3.5m	1.5m	2.67m	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
East (RHS)	Bed 4 (Opaque glass)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	4.51m	<3.5m	1m	1m	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Robe/Ensuite	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	7.624m	<3.5m	1m	1.373m	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Carport	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	6.178m	<3.5m	1m	1.22m	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
North (Rear)	Bed 2/Bed 3/Bed 4	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	10.2m	<3.5m	1.5m	4.687m	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

### Upper floor

Boundary	Wall/Section description	Major Opening	Length	Height	Setback Required	Setback Provided	Compliance
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West (LHS)	Kitchen	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	6.315m	5.4m	1.2m	1.37m	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Entry	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	12.797m	5.4m	1.6m	2.67m	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Study-Lounge	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	10.4m	5.4m	1.5m	1.38m	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Gallery	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	26.9m	5.4m	2.5m	3.765m	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
East (RHS)	Planter + Screen (Living/Dining)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	14.77m	4.34m	1.6m	1.37m	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Planter + Screen (Alfresco)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	7.575m	4.34m	1.1m	1.37m	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Living (fireplace)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	4.073m	5.4m	1.2m	2.412m	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Dining room	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	8.287m	5.4m	2.5m	3.452m	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Gallery/Lounge	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	7.57m	5.4m	2.5m	6.178m	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Pool deck	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	11.225m	5.03m	3.1m	Nil	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
North (Rear)	Lounge/Alfresco	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	9.476m	5.4m	1.5m	4.672m	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

### 5.1.4 OPEN SPACE

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE	COMMENTS
C4	Open space provided in accordance with Table B (The site area for a grouped dwelling includes the area allocated for the exclusive use of that dwelling and the proportionate share of common property.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Table B R30 - 45%	491-250 (190+60) =250 built area 491-250=241 open 49% open space	N/A	N/A

### 5.1.5 COMMUNAL OPEN SPACE (Grouped Dwellings Only) - N/A

### 5.1.6 BUILDING HEIGHT

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE	COMMENTS
C6	Building height in accordance with Table 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Category B – 7m Total height -10m	Max building wall height <7m Maximum total height <10m	N/A	N/A

## 5.2 STREETSCAPE

### 5.2.1 SETBACK OF CARPORTS AND GARAGES

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DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE	COMMENTS
C1.1	Garages set back 4.5m from the primary street or at least 0.5m behind the dwelling alignment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
	3m where parallel to the street	<input type="checkbox"/>	<input type="checkbox"/>					
C1.2	Carports set back in accordance with Table B or,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4m	5.088m minimum to carport columns	N/A	N/A
	Reduced by up to 50 per cent where:	<input type="checkbox"/>	<input type="checkbox"/>					
	width does not exceed 60% of lot frontage	<input type="checkbox"/>	<input type="checkbox"/>					
	allows unobstructed view between the dwelling and the street	<input type="checkbox"/>	<input type="checkbox"/>					
	is compatible in materials and roof pitch	<input type="checkbox"/>	<input type="checkbox"/>					
C1.3	Garages and carports setback from a communal street or right-of-way with manoeuvring space of at least 6m permanently available	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
C1.4	Setback 1.5m from a secondary street.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				

### 5.2.2 GARAGE WIDTH

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE	COMMENTS
C2	Maximum garage width no more than 50 per cent of the lot frontage. Increased up to 60 per cent where an upper floor or balcony extends for more than half the garage width.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				

### 5.2.3 STREET SURVEILLANCE

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE	COMMENTS
C3.1	Clearly definable entry points visible and accessible from the street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clearly defined entrance is required.	A pedestrian gate is adjacent to the carport door, and entrance steps lead toward the front door.	N/A	N/A
C3.2	At least one major opening from a habitable room of the dwelling faces the street and the pedestrian or vehicular approach to the dwelling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Major opening from habitable room to address street/pedestrian approach to dwelling.	The major opening to the living room faces the street, pedestrian and vehicular approach to the dwelling.		
C3.3	At least one major opening from a habitable room of the dwelling faces the approach of the dwelling battleaxe lots or lots with internal/common property driveway access.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				

### 5.2.4 STREET WALLS AND FENCES

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DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE	COMMENTS
C4.1	Fencing (excluding pillars) within front setback visually permeable above 1.2m (Figure 12)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Visually permeable above 1.2m in the front setback area.	Visually permeable carport door/black steel slat fence.  <b>Solid brick wall located between eastern boundary and carport door. 1.373m wide and 2.57m high.</b>	Front fences are low or restricted in height to permit passive surveillance (as per clause 5.2.3) and enhance streetscape (as per clause 5.1.2), with appropriate consideration to the need: • for attenuation of traffic impacts where the street is designated as a primary or district distributor or integrator arterial; and • for necessary privacy or noise screening for outdoor living areas where the street is designated as a primary or district distributor or integrator arterial	The steel slat fence, gate, and carport door have been designed to be visually permeable and, therefore, allow for passive surveillance; the front fence will allow for passive surveillance of the primary street/an enhanced streetscape.  The over-height portion of the front fence will occupy only 11.26% of the overall primary street boundary.  The solid portion of the front fence will screen waste bins from the view of the primary street.  The front fence is compliant with truncation requirements.
C4.2	Front fences Maximum solid pillar height of 1.8m, Maximum pillar dimensions 400mm by 400mm	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		No front fence pillars proposed	N/A	N/A

### 5.2.5 SIGHTLINES

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE	COMMENTS
C5	Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin those outlined in C5 i – iii	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Truncation or maximum fence height of 0.75m required.	Front fencing and carport door setback 1.5m; sightlines unobstructed.	N/A	N/A

### 5.2.6 APPEARANCE OF RETAINED DWELLING – N/A

## 5.3 SITE PLANNING AND DESIGN

### 5.3.1 OUTDOOR LIVING AREAS

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE	COMMENTS
C1.1	Outdoor living area to be provided in accordance with Table B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R30 – 24m <sup>2</sup>	Pool deck 26.9m <sup>2</sup>	P1.1 A consolidated outdoor living area is provided to each single house and grouped dwelling, which provides space for entertaining, leisure and connection to the outdoors that is: • of sufficient size and dimension to be functional and usable;	The pool deck exceeds the 24m <sup>2</sup> total area required—there is a minor variation to the requirement for a 4m minimum dimension in each direction.  The pool deck provides the dwelling with a sufficient outdoor
	Behind front setback line	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Behind the front setback line	>4m from primary street		
	Accessible from primary living space	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Accessible from primary living space	Accessible from living/dining		
	Minimum dimension 4m either direction	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Minimum dimension of 4m in either direction	Dimensions = 11.25m x 2.093m		

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	Two thirds of the required area without permanent roof cover	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Two thirds of the required area without permanent roof cover	No permanent roof cover is proposed over the pool deck.	<ul style="list-style-type: none"> <li>• capable of use in conjunction with a primary living space of the dwelling;</li> <li>• sufficient in uncovered areas to allow for winter solar gain and natural ventilation into the dwelling;</li> <li>• sufficient in uncovered area to provide for landscaping, including the planting of a tree(s); and</li> <li>• optimises use of the northern aspect of the site.</li> </ul>	area that is functional, capable of use in conjunction with living/dining/lounge/alfresco areas, and will allow for an abundance of winter solar gain and natural ventilation into the dwelling.
C1.2	Multiple dwelling balcony Minimum 10m2,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
	Minimum dimension 2.4m	<input type="checkbox"/>	<input type="checkbox"/>					
	Opening directly from primary living space	<input type="checkbox"/>	<input type="checkbox"/>					

### 5.3.2 LANDSCAPING

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE	COMMENTS
Landscaping of Grouped dwelling and multiple dwelling common property and communal open spaces;							N/A	N/A
A3	Landscaping plan required for Multiple dwelling or grouped dwellings (10 or more) or mixed proposals	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
C2.1	Street setback area without car-parking (except visitor bays)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
	Pedestrian access (wheelchair accessible) connecting ground floor entries with public footpath and car parking areas	<input type="checkbox"/>	<input type="checkbox"/>					
	One tree for every four uncovered car bays (rounded to the nearest whole number)	<input type="checkbox"/>	<input type="checkbox"/>					
	Lighting to pathways, communal open space and parking	<input type="checkbox"/>	<input type="checkbox"/>					
	Bin areas conveniently located and screened	<input type="checkbox"/>	<input type="checkbox"/>					
	Trees <3m in height retained in communal open space	<input type="checkbox"/>	<input type="checkbox"/>					
	Adequate sightlines for pedestrians and vehicles	<input type="checkbox"/>	<input type="checkbox"/>					
	Line of sight between communal open space and at least two major openings	<input type="checkbox"/>	<input type="checkbox"/>					
C2.2	Single houses, grouped and multiple dwellings; Minimum number of trees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1 tree	Established tree retained at the front and the rear of the site.	P2 Landscaping of open spaces that: <ul style="list-style-type: none"> <li>• contribute to the appearance and amenity of the development for the residents;</li> <li>• contribute to the streetscape;</li> <li>• enhance security and safety for residents;</li> </ul>	N/A
	2m x 2m tree planting area per tree, free of impervious surfaces and roof cover	<input checked="" type="checkbox"/>	<input type="checkbox"/>		2m x 2m tree planting area per tree, free of impervious surfaces and roof cover			
	Landscaping of Street Setback area not more than 50% impervious surface	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Landscaping of the street setback area, with not more than 50 per cent of this area	Semi-permeable paving and soft landscaping		

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					consisting of impervious surfaces.	proposed to occupy >50% of street setback area	<ul style="list-style-type: none"> <li>• contribute to positive local microclimates, including the provision of shade and solar access as appropriate; and</li> <li>• retains existing trees and/or provides new trees to maintain and enhance the tree canopy and local sense of place.</li> </ul>	
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### 5.3.3 PARKING

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE	COMMENTS
<b>C3.1</b>	Resident parking bays as per table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2 bays	2 bays	N/A	N/A
<b>C3.2</b>	Visitor parking bays as per the relevant table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Nil	N/A	N/A	N/A

### 5.3.4 DESIGN OF CAR PARKING SPACES

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE	COMMENTS
<b>C4.1</b>	Car space and manoeuvring area as per AS 2890.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.4m x 5.4m	Width: 5.862m Length: 7.296m	N/A	N/A
<b>C4.2</b>	Visitor parking marked and signposted	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
	Visible to development entrance and located outside security barrier	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
	With an accessible path of travel for people with disabilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
<b>C4.3</b>	Landscaping provided between each six consecutive bays	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				

### 5.3.5 VEHICULAR ACCESS

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE	COMMENTS
<b>C5.1</b>	Access from communal street or right-of-way	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Primary Street- Lilian Street	N/A	N/A
	Access from secondary street where above N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
	Access from primary street where above N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
<b>C5.2</b>	Driveways serving four dwellings or less not narrower than 3m at the street boundary	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6m maximum	5.98m proposed	P5.1 Vehicular access provided for each development site to provide: <ul style="list-style-type: none"> <li>• vehicle access safety;</li> <li>• reduced impact of access points on the streetscape;</li> <li>• legible access;</li> <li>• pedestrian safety;</li> </ul>	N/A
	Maximum driveway width of 6m and 9m aggregate driveway per property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				



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							<ul style="list-style-type: none"> <li>• minimal crossovers; and</li> <li>• high quality landscaping features.</li> </ul>	
C5.3	Driveway's setback of 0.5m from side lot boundary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	N/A	N/A	N/A
	No closer than 6m to a street corner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
	Aligned at right angle to the street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	Avoids street trees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	Adequately paved and drained	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
C5.4	Driveway design for two-way access and for vehicles to enter the street in a forward gear where;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
	Driveway serves five or more dwellings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
	Distance from a car space to the street 15m or more	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
	The street a primary distributor or integrator arterial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
C5.5	Driveways for grouped dwellings (five or more) Minimum width of 4m	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
	Designed for two-way access	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
C5.6	Driveways where retaining an existing dwelling and servicing a grouped dwelling, minimum width 3m	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
C5.7	Driveways for 20 or more grouped dwellings, minimum width 12m.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				

### 5.3.6 PEDESTRIAN ACCESS – N/A

### 5.3.7 SITE WORKS

DEEMED-TO-COMPLY		YES	NO	N/A	PROVIDED	DESIGN PRINCIPLE	COMMENTS
C7.1	Site works and retaining walls between the street boundary and the street setback are to be 0.5m in height or less except where necessary to provide for pedestrian, universal and/or vehicle access, drainage works or natural light to a dwelling.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<0.5m retaining within the front setback area	N/A	N/A
C7.2	Site works and retaining walls behind front setback line, setback in accordance with Table 4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Eastern boundary (RHS)</u> No retaining >0.5m  <u>Western boundary (LHS)</u> No retaining >0.5m  <u>Northern boundary (rear)</u> No retaining proposed	N/A	N/A

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<b>Table 4</b> Setback of site works and retaining walls	Height of site works and/or retaining walls	Required minimum setback						
	0.5m or less	0m						
	1m	1m						
	1.5m	1.5m						
	2m	2m						
	2.5m	2.5m						
	3m	3m						

**CLAUSE 5.3.8 RETAINING WALLS – Deleted by amendment dated 02/07/2021**

### 5.3.9 STORMWATER MANAGEMENT

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE	COMMENTS
<b>C9.1</b>	Stormwater contained on site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All water draining from roofs, driveways, communal streets and other impermeable surfaces shall be directed to garden areas, sumps or rainwater tanks within the development site where climatic and soil conditions allow for the effective retention of stormwater on site.	All water draining from roofs, driveways, and other impermeable surfaces will be retained on site.	N/A	N/A

## 5.4 BUILDING DESIGN

### 5.4.1 VISUAL PRIVACY

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE	COMMENTS
<b>C1.1</b>	Habitable spaces 0.5m or more above natural ground level setback in accordance with the table. <i>(Reference lower density code where the subject site and affected adjoining site have different R-Code)</i>						P1.1 Minimal direct overlooking of active habitable spaces and outdoor living areas of adjacent dwellings achieved through: <ul style="list-style-type: none"> <li>• building layout and location;</li> <li>• design of major openings;</li> <li>• landscape screening of outdoor active habitable spaces; and/or</li> <li>• location of screening devices.</li> </ul>	There is no direct overlooking of an active habitable space or an outdoor living area associated with the cone of vision measured from the upper-floor kitchen windows to the western boundary. The cone of vision falls over the roof/eave and the underutilised side of the dwelling on the western adjoining lot.
	Bedrooms and studies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.5m	Western boundary: Study <4.5m		
	Other indoor habitable rooms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6m	Western boundary: Kitchen <6m Kitchen <6m		
	Outdoor active habitable spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7.5m			

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							<p>P1.2 Maximum visual privacy to side and rear boundaries through measures such as:</p> <ul style="list-style-type: none"> <li>• offsetting the location of ground and first floor windows so that viewing is oblique rather than direct;</li> <li>• building to the boundary where appropriate;</li> <li>• setting back the first floor from the side boundary;</li> <li>• providing higher or opaque and fixed windows; and/or</li> <li>• screen devices (including landscaping, fencing, obscure glazing, timber screens, external blinds, window hoods and shutters).</li> </ul>	In addition, the internal layout of the kitchen will prevent occupants from standing directly adjacent to the windows, thus further restricting the cone of vision beyond that measured on the 2D plan.
<b>C1.2</b>	Screening devices at least 1.6m in height, at least 75 per cent obscure, permanently fixed, made of durable material and restrict view in the direction of overlooking into any adjoining property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Screening devices at least 1.6m in height, at least 75 per cent obscure.	<p><u>Upper floor</u></p> <p>Living/dining – 1.6m high screen wall on top of planter preventing overlooking to east.</p> <p>Alfresco – 1.6m high balustrade along northern and eastern edges/on top of planter.</p> <p>Lounge – 1.6m high window sill/1.6m high screen wall.</p> <p>Pool deck – 2.458m high screen</p>	N/A – screening compliant.	N/A

### 5.4.2 SOLAR ACCESS

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE	COMMENTS
<b>C2.1</b>	Maximum overshadowing on adjoining properties;				35%	No overshadowing is proposed on adjoining properties.	N/A	N/A
	coded R25 and lower – 25 per cent of the site area;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
	coded R30 to R40 – 35 per cent of the site area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	coded higher than R40 – 50 per cent of the site area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				

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<b>C2.2</b>	Shading to a southern adjoining lot reduced proportionate to the percentage of the affected property's northern boundary the development abuts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
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### 5.4.3 OUTBUILDINGS – N/A

### 5.4.4 EXTERNAL FIXTURES, UTILITIES AND FACILITIES

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE	COMMENTS
<b>C4.1</b>	Solar collectors proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		No solar collectors proposed	N/A	N/A
<b>C4.2</b>	Television aerials, essential plumbing and down pipes permitted	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Compliant		
<b>C4.3</b>	Other external utilities/fixtures not visible from the primary street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Compliant	N/A	N/A
	Designed to integrate with the building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	Located so as not to be visually obtrusive	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
<b>C4.4</b>	Antennas, satellite dishes and the like not visible from the primary and secondary street	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Compliant		
<b>C4.5</b>	Min 4m2 enclosed lockable storeroom for each grouped dwelling with a minimum dimension of 1.5m or 1m when provided within a garage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
<b>C4.6</b>	Communal bin store area provided if necessary	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
<b>C4.7</b>	Clothes drying areas screened from street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Drying court provided, screened from view of primary street.		

## 5.5 SPECIAL PURPOSE DWELLING

### 5.5.1 ANCILLARY DWELLINGS - N/A

### 5.5.2 AGED AND DEPENDANT PERSONS DWELLINGS – N/A

### 5.5.3 SINGLE BEDROOM DWELLINGS – N/A