

PENRITH CITY COUNCIL

FAST TRACK ASSESSMENT REPORT

Application number:	DA13/0828
Proposed development:	Residential-Single New Dwelling - Two Storey Dwelling Proposed Lot 37 Sydney Smith Drive
Property address:	Sydney Smith Drive, PENRITH NSW 2750
Property description:	Lot 1192 DP 1171491
Date received:	8 August 2013
Assessing officer	Geoff Goodacre
Zoning:	ZONE R1 GEN RES - PT 7 NTH PEN PCCLEP 2008
Class of building:	Class 1a
Recommendations:	Approve

Executive Summary

Council is in receipt of a development application for the subject development on the subject site and the proposal is a permissible land use with Council consent.

Site & Surrounds

The subject site is situated on the corner of William Hart Cres and Cannon Ball Lane. It is approximately 175 square metres in area and is orientated in a Northern direction.

An inspection of the site was undertaken and the site is currently vacant.

The surrounding area is characterised by allotments for residential development.

Proposal

The proposed development involves construction of a two storey residential dwelling fronting William Hart Cres with a single attached garage. The garage will join with the garage on the adjoining lot 38 and is also zero lot at the rear. The layout is consistent with the building envelope plan approved with the subdivision.

Plans that apply

- Penrith Local Environmental Plan 2008 (City Centre)
- Development Control Plan 2006
- Development Control Plan 2007 (City Centre)
- North Penrith Design Guidelines
- Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

• Section 79C - Evaluation

The development has been assessed in accordance with the matters for consideration under Section 79C of the Environmental Planning and Assessment Act 1979:

Section 79C(1)(a)(i) The provisions of any environmental planning instrument

Penrith Local Environmental Plan 2008 (City Centre)

Provision	Compliance
Detailed Assessment - Appendix - Variation to Development Standard (This text will show in Appendix of your report)	
Schedule 1 Additional permitted uses	N/A
Clause 2 Aims of Plan	Complies
Clause 12 Zoning of land to which Plan applies	N/A
Clause 13 Zone objectives	N/A
Clause 15 Additional permitted uses for particular land	N/A
Clause 16 Subdivision - consent requirements	N/A
Clause 17 Temporary use of land	N/A
Clause 21 Height of Buildings	N/A
Clause 22 Architectural roof features	N/A
Clause 23 Sun access	N/A
Clause 24 Floor space ratio	N/A
Clause 25 Minimum building street frontage	N/A
Clause 26 Design Excellence	N/A
Clause 27 Car Parking	N/A
Clause 28 Ground Floor development within Zone B3 and B4	N/A
Clause 29 Building separation	N/A
Clause 30 Ecologically sustainable development	Complies
Clause 31 Serviced Apartments	N/A
Clause 32 Exceptions to development standards	N/A
Clause 33 Land acquisition within certain zones	N/A
Clause 34 Development on proposed classified road	N/A
Clause 35 Classification and reclassification of public land	N/A
Clause 36 Community use of educational establishments	N/A
Clause 37 Classified roads	N/A
Clause 38 Development in proximity to a rail corridor	N/A
Clause 39 Preservation of trees or vegetation	N/A

Clause 40 Heritage conservation	N/A
Clause 41 Bush fire hazard reduction	N/A
Clause 42 development for group homes	N/A
Clause 43 Crown development and public utilities	N/A
Clause 44 Location of sex services premises and restricted premises	N/A
Clause 45 - Application of Part	Complies
Clause 46 - Interpretation	N/A
Clause 47 - Certain planning instruments cease to apply to the land	N/A
Clause 48 - Suspension of covenants, agreements and instruments	N/A
Clause 49 - Land use zones	Complies
Clause 50 - zone objectives and land use table	Complies
Clause 51 - Height of buildings	Complies
Clause 52 - Development near zone boundaries	N/A
Clause 53 - Architectural roof features	N/A
Clause 54 - Heritage Conservation	N/A
Clause 55 - Earthworks	N/A
Clause 56 - Savings provision relating to pending applications	N/A

Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

An assessment has been undertaken of the application against relevant criteria with Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997) and the application is satisfactory subject to recommended conditions of consent.

Section 79C(1)(a)(ii) The provisions of any draft environmental planning instrument

The proposed development is generally consistent with the relevant draft environmental planning instruments.

Section 79C(1)(a)(iii) The provisions of any development control plan

Development Control Plan 2006

Provision	Compliance
Chapter 2.1 - Contaminated land	N/A
Chapter 2.2 - Crime prevention through environmental design	N/A
Chapter 2.3 - Engineering works	N/A
Chapter 2.4 - Erosion and sediment control	Complies
Chapter 2.5 - Heritage management	N/A
Chapter 2.6 - Landscape	N/A
Chapter 2.7 - Notification and advertising	N/A
Chapter 2.8 - Significant trees and gardens	N/A
Chapter 2.9 - Waste planning	Complies
Chapter 2.10 - Flood liable land	N/A
Chapter 2.11 - Car parking	Complies
Chapter 2.12 - On-site sewage management	N/A
Chapter 2.13 - Tree preservation	N/A

Development Control Plan 2007 (City Centre)

Provision	Compliance
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North Penrith Design Guidelines

Provision	Compliance
North Penrith Design Guidelines	Complies - see Appendix - Development Control Plan Compliance

Section 79C(1)(a)(iiia) The provisions of any planning agreement

There are no planning agreements applying to this application.

Section 79C(1)(a)(iv) The provisions of the regulations

The regulations do not present any further restrictions or requirements applicable to the proposed development or the subject site.

Section 79C(1)(b) The likely impacts of the development

Likely impacts of the proposed development as identified throughout the assessment process include:

Impact raised in submissions

In accordance with Council's Notification Policy, the application was not required to be notified.

Impacts raised in referral comments

N/A

Other impacts identified in assessment

(i) Context and Setting (environmental impacts and impacts on built environment)

The proposal is consistent with the bulk, scale, colour and design of other development in the locality.

The development will have only minor impact on the amenity of the area and the streetscape.

The development is compatible with the surrounding and adjacent land uses.

It is considered the development will have minimal impact on the amenity of the area in terms of Sunlight Access (overshadowing) / visual and acoustic privacy / views or vistas.

The development will have no impacts on natural environment.

(ii) Access and transport

The development will have no or minimal impact on the local road system.

The proposed access arrangements and car parking on site will be adequate for the development.

(iii) Heritage

The property is not subject to any Heritage Order or identified as a heritage item under a planning instrument.

(iv) Soil

The proposed development will have no impact on soil erosion and sedimentation.

Adequate sedimentation and erosion controls are proposed as part of the development.

(v) Natural and Technological Hazards

The development is not subject to flooding, subsidence or slip.

(vi) Site Design

The proposed development is sensitive to environmental conditions and site attributes.

The proposed development safeguards the health and safety of the occupants.

Section 79C(1)(c)The suitability of the site for the development

The site is suitable for the following reasons:

- The site is zoned to permit the proposed use
- The use is compatible with surrounding/adjoining land uses
- The grade of the site is suitable for the design proposed
- The site is able to drain to Council's satisfaction

Referrals

The application was referred to the following stakeholders and their comments have formed part of the assessment:

Referral Body	Comments Received
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Section 79C(1)(e)The public interest

The proposed development will not generate any significant issues of public interest.

Conclusion

The site is suitable for the proposed development, the proposal is in the public interest, and there is unlikely to be negative impacts arising from the proposed development.

Therefore, the application is worthy of support, subject to recommended conditions.

Recommendation

General

1 **A001 - Approved plans that are architecturally drawn**

The development must be implemented substantially in accordance with the plans numbered 213022 sheets 1- 1D, 2-6, drawn by Zac Homes and dated 11.12.13, and stamped approved by Council, the application form, the BASIX Certificate and any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.

2 **A008 - Works to BCA requirements (Always apply to building works)**

The work must be carried out in accordance with the requirements of the Building Code of Australia. If the work relates to a residential building and is valued in excess of \$20,000, then a contract of insurance for the residential development shall be in force in accordance with Part 6 of the Home Building Act 1989.

{Note: Residential building includes alterations and additions to a dwelling, and structures associated with a dwelling house/dwelling such as carport, garage, shed, rural shed, swimming pool and the like}.

3 **A019 - OCCUPATION CERTIFICATE (ALWAYS APPLY)**

The development shall not be used or occupied until an Occupation Certificate has been issued.

4 **A046 - Obtain Construction Certificate before commencement of works**

A **Construction Certificate** shall be obtained prior to commencement of any building works.

5 **A special - Blank**

Prior to the issue of Construction Certificate the land to which the development consent relates shall be registered at Land and Property Information division of the Department of Lands.

6 **A special - Blank**

Following registration of the subdivision the applicant is to demonstrate compliance with any restrictions on the use of the land arising from the 88b instrument that impact on the approved plans. The documentation shall be submitted to the Principal Certifying Authority for consideration and approval prior to the issue of a Construction Certificate.

7 **A Special (BLANK)**

(a) The existing No Stopping sign where the vehicle crossover is proposed, is to be relocated at the applicant's expense in consultation with Council's City Works department as to a suitable location.

(b) Front fencing and landscaping are not to impede safe sight lines for pedestrians and/or traffic.

8 **A special Blank**

The development shall be constructed in accordance with the requirements of Zone 3 as outlined in the acoustic report by Acoustic Logic referenced 20120708.2/2606A/R1/HP, revision 1 dated 26 June 2013. These acoustic requirements are to be shown on the plans submitted for the Construction Certificate.

Environmental Matters

9 **D001 - Implement approved sediment& erosion control measures**

Erosion and sediment control measures shall be installed **prior to the commencement of works on site** including approved clearing of site vegetation. The erosion and sediment control measures are to be maintained in accordance with the approved erosion and sediment control plan(s) for the development and the Department of Housing's "Managing Urban Stormwater: Soils and Construction" 2004.

(Note: To obtain a copy of the publication, you should contact Landcom on (02) 98418600).

The approved sediment and erosion control measures are to be installed **prior to and maintained throughout the construction phase of the development until the landscaping, driveway and on-site parking areas have been completed for the development and the land, that was subject to the works, have been stabilised and grass cover established.** These measures shall ensure that mud and soil from vehicular movements to and from the site does not occur during the construction of the development.

10 **D007 - Cut and fill of land requiring Validation Certificate –limited to footprint**

Cut and fill operations on the property are only permitted in conjunction with the building works as detailed on the approved plans and specifications, and shall not extend more than 2 metres past the defined building footprint.

Before any fill material is imported to site, a validation certificate issued by an appropriately qualified person is to be provided to the Principal Certifying Authority. The validation certificate must demonstrate that the fill material is free from contaminants and weeds, that it is suitable for its intended purpose and land use, and that it will not pose an unacceptable risk to human health or the environment.

If Penrith City Council is not the Principal Certifying Authority, a copy of the validation certificate is to be submitted to Council for their reference.

{Note: Penrith Contaminated Land Development Control Plan defines an appropriately qualified person as “a person who, in the opinion of Council, has a demonstrated experience, or access to experience in hydrology, environmental chemistry, soil science, eco-toxicology, sampling and analytical procedures, risk evaluation and remediation technologies. In addition, the person will be required to have appropriate professional indemnity and public risk insurance.”}

11 **D009 - Covering of waste storage area**

All waste materials stored on-site are to be contained within a designated area such as a waste bay or bin to ensure that no waste materials are allowed to enter the stormwater system or neighbouring properties. The designated waste storage areas shall provide at least two waste bays / bins so as to allow for the separation of wastes, and are to be fully enclosed when the site is unattended.

12 **D010 – Appropriate disposal of excavated or other waste**

All excavated material and other wastes generated as a result of the development are to be re-used, recycled or disposed of in accordance with the approved waste management plan.

Waste materials not specified in the approved waste management plan are to be disposed of at a lawful waste management facility. Where the disposal location or waste materials have not been identified in the waste management plan, details shall be provided to the Certifying Authority as part of the waste management documentation accompanying the Construction Certificate application.

All receipts and supporting documentation must be retained in order to verify lawful disposal of materials and are to be made available to Penrith City Council on request.

BCA Issues

13 **E001 - BCA compliance**

All aspects of the building design shall comply with the applicable performance requirements of the Building Code of Australia so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the on-going benefit of the community. Compliance with the performance requirements can only be achieved by:

- (a) complying with the deemed to satisfy provisions, or
- (b) formulating an alternative solution which:
 - complies with the performance requirements, or
 - is shown to be at least equivalent to the deemed to satisfy provision, or
- (c) a combination of (a) and (b).

Health Matters and OSSM installations

14 **F006 - Water tank & nuisance**

The rainwater tank must be maintained so as not to create a nuisance and it must be protected against mosquito infestation.

Construction

15 **H001 - Stamped plans and erection of site notice**

Stamped plans, specifications, a copy of the development consent, the Construction Certificate and any other Certificates to be relied upon shall be available on site at all times during construction.

The following details are to be displayed in a maximum of 2 signs to be erected on the site:

- the name of the Principal Certifying Authority, their address and telephone number,
- the name of the person in charge of the work site and telephone number at which that person may be contacted during work hours,
- that unauthorised entry to the work site is prohibited,
- the designated waste storage area must be covered when the site is unattended, and
- all sediment and erosion control measures shall be fully maintained until completion of the construction phase.

Signage but no more than 2 signs stating the above details is to be erected:

- at the commencement of, and for the full length of the, construction works onsite, and
- in a prominent position on the work site and in a manner that can be easily read by pedestrian traffic.

All construction signage is to be removed when the Occupation Certificate has been issued for the development.

16 **H002 - All forms of construction**

Prior to the commencement of construction works:

(a) Toilet facilities at or in the vicinity of the work site shall be provided at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:

- a standard flushing toilet connected to a public sewer, or
- if that is not practicable, an accredited sewage management facility approved by the council, or
- alternatively, any other sewage management facility approved by council.

(b) All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with the appropriate professional standards. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

(c) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

- must preserve and protect the building from damage, and
- if necessary, must underpin and support the building in an approved manner, and
- must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished. The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land, (includes a public road and any other public place).

17 **H009 - Cut / fill details (amended from adopted Council version)**

Cut and fill is limited to a maximum of 1 metre, in accordance with Penrith Residential Construction Works Development Control Plan.

18 **H022 - Survey (as amended)**

The building shall be set out by a registered surveyor. A Survey Certificate shall be undertaken and submitted to the Principal Certifying Authority when the building is constructed to the ground floor slab level and at the frame stage with the eaves and gutters installed.

19 **H030 – Roof finishes (rural property)**

The external finishes of the dwelling are to be in accordance with the approved colour schedule.

20 **H036 - Rainwater Tank (Also impose H037, H038, H039, G005 & Q010)**

The rainwater tank(s) is to be:

- erected on a self-supporting base in the approved location on the property in accordance with the stamped-approved site plans for the development,
- structurally sound and constructed in accordance with AS/NZS 3500 1.2- 1998: National Plumbing and Drainage - Water Supply - Acceptable Solutions,
- fully enclosed and all openings sealed to prevent access by mosquitoes,
- fitted with a first flush device,
- fitted with a trickle system to top up from mains water,
- provided with an air gap, and
- installed by a licensed plumber in accordance with Sydney Water's "Plumbing requirements Information for rainwater tank suppliers and plumbers April 2003" and the NSW Code of Practice: Plumbing and Drainage.

Additionally, the following are to be provided:

- A back flow prevention device shall be provided at the water meter in accordance with Sydney Water requirements.
- In the event of a power failure, a back up supply of mains water shall be provided to at least one toilet in the dwelling.
- The rainwater tank(s) and associated piping is to be labelled 'Rainwater - Not for Drinking' in accordance with Sydney Water requirements.
- The rainwater tank and pipework is to be painted in colours matching the external finishes of the dwelling and is to be of non-reflective finish.
- The overflow for the rainwater tank is to be connected into the existing stormwater disposal system on the site.

Before a rainwater tank(s) can be used, a certificate or suitable document is to be submitted to the Principal Certifying Authority stating that the rainwater tank has been installed in accordance with:

- the manufacturer's specifications, and
- Sydney Water and NSW Health requirements

This certificate or documentation is to be provided by the licensed plumber who installed the rainwater tank on the property, and is to be submitted prior to the issue of the Occupation Certificate.

21 **H037 - Safe supply of water from catchment areas (Also impose H036, H038 & H039)**

The catchment area (for the rainwater tank) includes the parts of the roof of the dwelling(s) from which water is collected and includes gutters. To ensure a safe supply of water:

- roof catchment areas must be kept clear of overhanging vegetation,
- gutters must have sufficient fall to downpipes to prevent pooling of water,
- overflow, discharge from bleed off pipes from roof mounted appliances such as airconditioners, hot water services and solar heaters must not discharge into the rainwater catchment area,
- for roofs containing lead based, tar based or asbestos material the tank supply must not be connected to drinking, bathing and gardening tap water outlets,
- appropriate measures must be installed to prevent foreign materials from contaminating the water which enters the rainwater tank.

22 **H038 - Connection of rainwater tank supply (Also impose H036, H037 & H039)**

The rainwater tank supply must not be connected to drinking and bathing water tap outlets.

23 **H039 - Rainwater tank pumps (Also impose H036, H037 & H038)**

The pump must not exceed 5dBA above ambient background noise level at the nearest residential property boundary. The provisions of the Protection of the Environment Operations Act 1997 apply to the development, in terms of regulating offensive noise.

24 [H041 - Hours of work \(other devt\)](#)

Construction works or subdivision works that are carried out in accordance with an approved consent that involve the use of heavy vehicles, heavy machinery and other equipment likely to cause offence to adjoining properties shall be restricted to the following hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines:

- Mondays to Fridays, 7am to 6pm
- Saturdays, 7am to 1pm (if inaudible on neighbouring residential premises), otherwise 8am to 1pm
- No work is permitted on Sundays and Public Holidays.

Other construction works carried out inside a building/tenancy and do not involve the use of equipment that emits noise are not restricted to the construction hours stated above.

The provisions of the Protection of the Environment Operations Act, 1997 in regulating offensive noise also apply to all construction works.

Engineering

25 [K016 - Stormwater](#)

Roofwater drains shall be discharged into the street gutter or common line.

26 [K026 - Stabilised access](#)

All land required for vehicular access within the site is to be stabilised.

27 [K041](#)

An Infrastructure Restoration Bond is to be lodged with Penrith City Council for development involving works around Council's Public Infrastructure Assets. The bond is to be lodged with Council prior to the issue of a Construction Certificate. The bond is based upon the estimated value of the works with a bond of \$500 payable for the subject development.

The bond is refundable once a final inspection has been carried out by Council's Works Department and the works have been completed to Council's satisfaction. The bond may be used to repair or reinstate any damage that occurs to Council's Public Infrastructure Assets as a result of the development works. Contact Council's City Works Department on 4732 7777 or visit website to obtain the form and request for final inspection.

28 [K202 - Roads Act \(Minor Roadworks\)](#)

Prior to the issue of a Construction Certificate a Roads Act application, including payment of application and inspection fees shall be lodged with Penrith City Council, as the Roads Authority, for the following works:

- a) Provision of a vehicular crossing/s.
- b) Opening the road reserve for the provision of services including stormwater.
- c) Placing of hoardings, containers, waste skips, etc. in the road reserve.

All works within the road reserve shall be carried out in accordance with Penrith City Council's Design Guidelines and Construction Specification for Civil Works.

Penrith City Council (being the Roads Authority under the Roads Act) shall approve the works completed on or over the road reserve. Contact Council's **City Works Department** on (02) 4732 7777 to arrange an inspection of the works (and payment of inspection fees, if required).

29 [K501 Roads Authority clearance](#)

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority shall ensure that all works within the road reserve have been inspected and approved by Penrith City Council.

Landscaping

30 **L001 - General landscaping (applies to most building works)**

All landscape works are to be constructed in accordance with the stamped approved plan and Sections F5 "Planting Techniques", F8 "Quality Assurance Standards", F9 "Site Management Plan" of Penrith Council's Landscape Development Control Plan.

Landscaping shall be maintained:

- in accordance with the approved plan, and
- in a healthy state, and
- in perpetuity by the existing or future owners and occupiers of the property.

If any of the vegetation comprising that landscaping dies or is removed, it is to be replaced with vegetation of the same species and, to the greatest extent practicable, the same maturity, as the vegetation which died or was removed.

31 **L008 - Tree Preservation Order**

No trees are to be removed, ringbarked, cut, topped or lopped or wilfully destroyed other than those within 3 metres of the proposed building footprint or as shown on the approved plans without the prior consent of Penrith City Council and in accordance with Council's Tree Preservation Order and Policy.

Section 94

32 **N001 - Section 94 contribution (apply separate condition for each Contribution Plan)**

This condition is imposed in accordance with Penrith City Council's Section 94 Contributions Plan(s) for District Open Space. Based on the current rates detailed in the accompanying schedule attached to this Notice, \$2665.00 is to be paid to Council by Urban Growth NSW prior to a Construction Certificate being issued for this development (the rates are subject to quarterly reviews). If not paid within the current quarterly period, this contribution will be reviewed at the time of payment in accordance with the adopted Section 94 plan. The projected rates of this contribution amount are listed in Council's Fees and Charges Schedule.

Council should be contacted prior to payment to ascertain the rate for the current quarterly period. The S94 invoice accompanying this consent should accompany the contribution payment. The Section 94 Contributions Plan for District Open Space may be inspected at Council's Civic Centre, 601 High Street, Penrith.

Payment of Fees

33 **P002 - Fees associated with Council land (Applies to all works & add K019)**

Prior to the commencement of any works on site, all fees associated with Penrith City Council-owned land and infrastructure shall be paid to Council. These fees include Road Opening fees and Infrastructure Restoration fees.

Certification

34 **Q01F - Notice of Commencement & Appointment of PCA2 (use for Fast Light only)**

Prior to the commencement of any earthworks or construction works on site, the proponent is to:

- (a) employ a Principal Certifying Authority to oversee that the said works carried out on the site are in accordance with the development consent and related Construction Certificate issued for the approved development, and with the relevant provisions of the Environmental Planning and Assessment Act and accompanying Regulation, and
- (b) submit a Notice of Commencement to Penrith City Council.

The Principal Certifying Authority shall submit to Council an "Appointment of Principal Certifying Authority" in accordance with Section 81A of the Environmental Planning and Assessment Act 1979.

Information to accompany the Notice of Commencement

Two (2) days before any earthworks or construction/demolition works are to commence on site (including the clearing site vegetation), the proponent shall submit a "Notice of Commencement" to Council in accordance with Section 81A of the Environmental Planning and Assessment Act 1979.

35 [Q05F - Occupation Certificate for Class10](#)

An Occupation Certificate is to be obtained from the Principal Certifying Authority on completion of all works and prior to the occupation/use of the dwelling.

The Certificate shall not be issued if any conditions of this consent, but not the conditions relating to the operation of the development, are outstanding.

A copy of the Occupation Certificate and all necessary documentation supporting the issue of the Certificate is to be submitted to Penrith City Council, if Council is not the Principal Certifying Authority.

Appendix - Development Control Plan Compliance

North Penrith Design Guidelines

Concept Plan & North Penrith Design Guidelines 2012

The proposed development is subject to North Penrith Design Guidelines 2012. A check list has been completed for assessment:

	Complies			
	Y	N	NA	Comments
3.3 Building Envelopes (Fig. 9 & 10)				
• Max 2 – 3 storeys	Y			Two Storey
• 3 rd storey max 60% of 2 nd storey			NA	Only Two Storey
• Location / siting of 3 rd storey to enable adequate solar access & privacy			NA	Only Two Storey
• Development adjacent to laneway no more than 2 storey	Y			
• Min 2700 floor-ceiling height to GF	Y			Floor to Ceiling Height of dwelling is 2700mm
Max depth of development				
• 15m to 2 nd storey of dwelling from front setback	Y			7.19m
• 12m to 3 rd storey of dwelling from front boundary			NA	Only Two Storey
• Max depth of ancillary development from rear lane is 8m			NA	
Front setbacks				
• 3 – 4.5m to front façade (except W side of H1 Thornton Hall)	Y			3.022m
• W side of H1 Thornton hall to accommodate tree retention/driveway			NA	
• 0m secondary street setback – 2m secondary street setback for first 7m from front boundary for articulation	Y			Secondary street / laneway dwelling setback
Garage				
• 5.5m from front boundary	Y			6.382m
• 1m behind Façade				
Rear setbacks				
• 0.9m to GF level			NA	Intergrate lot. Subsidy building have zero setback
• 0m to garages/ancillary dwellings adjacent to rear lane			NA	garage building
• 3m for allotments backing onto Lemongrove Rd and C3			NA	
Side setbacks				

• 0m to both sides to garages/ancillary dwellings			NA	
• 0m to dwelling house on 2 sides on lots less than 8m wide			NA	
• 0m to dwelling house on 1 side, 0.9m on 1 side on lots 8m wide and greater (for allotments backing onto Lemongrove Rd)	Y			0/2.06:
• 4m to GF and 6m to upper levels for allotments backing onto Lemongrove Rd			NA	
3.4 Building Design and Articulation (Fig. 9 & 10)				
Articulation				
• 1 Primary element – min depth 2m, OR 2 Secondary elements – min depth 0.5m		N		1.5m. well ar increas setbac suitabl as per envelo
• Setback 1m from front boundary	Y			1.3-1.5
• May extend over 2 storeys (2 & 3 storey development)			NA	
• Corner lots – min 2m from primary & secondary street and include primary &/or secondary elements		N		1.5m a primar dwellin second street/ Propos articul: increas setbac suitabl as per envelo
• Lots on S, E or W side of street – articulation zone may incorporate POS including PPOS			NA	
• Third storey to be varied in light weight construction through use of materials/colours etc.			NA	
• Eaves overhang - 600mm min (to fascia)		N		See di
3.5 Private Open Space and Landscaping (Fig. 11)				
Private Open Space				
• 20% site area with min. dimension of 2m	Y			More t
Principal Private Open Space				
• Lot frontage <6m – 16m ² min. dimension 3m			NA	
• Lot frontage 6m to 10m – 18m ² min. dimension 3m	Y			
• Lot frontage >10m – 24m ² min. dimension 4m			NA	

Lots on S, E or W side of street must not provide PPOS exclusively to front setback	Y			PPOS
PPOS in front setback must be adjacent to living space of dwelling and useable			NA	
- PPOS to balcony/rooftop: - min. 1m height fence/landscape screening - immediately adjacent to habitable room			NA	
Solar Access				
Provide min. 2 hours sunlight to 50% of POS between 9am – 3pm on 21 June.	Y			The adjacent vacant inspection proposed to lot 3 overshadows adjoining POS. I noted that the determination by the Department of Planning acknowledges some shading is unavoidable to require due to configuration. Major MP100 and MP100. Shadows were determined and approved.
Landscaping				
Area inside 1m setback from front boundary to be soft landscape with species specified in Residential Design Palette Appendix C	Y			Developed
Front Fences				
0.7m to 1.2m in height	Y			Developed
Solid components max 0.7m height and generally open style	Y			Developed
1m behind front façade line	Y			Developed
Match the length of the articulation zone on the secondary frontage	Y			Developed
Not impede safe sight lines for pedestrians/traffic	Y			Developed
- Allotments adjacent to open space to provide: - Articulated post and paling fences (w/ exposed posts) preferred - Provide passive surveillance of open space	Y			Developed
Dividing Fences				
Timber paling or lapped and capped fencing between allotments. No metal fencing permitted.	Y			Marked plan
3.7 Garages, Site Access & Parking (Fig. 12 & 13)				

Dwelling House Parking Rate				
• 1-2 bedrooms: 1 space/ dwelling			NA	
• 3+ bedrooms: 2 spaces/dwelling	Y			Compl garage
Garages (width at 3m from front street boundary)				
• Lots less than 8m wide				
o Rear loaded garage - if laneway access o Single / tandem front loaded garage - if no laneway				
• Lots 8m to 12m wide				
o Single / tandem front loaded garage or o Double / tandem rear loaded garage	Y			single space
• Lots greater than 12m wide				
o Double / tandem front loaded garage or o Double / tandem rear loaded garage		N		single space shape per bui plan
• Single / tandem – max 3.2m wide • Double – max 6m wide	Y			3m
• Carports/garages to be integrated with façade with setbacks overshadowing recess design to minimise impact	Y			
Site Access				
• Driveway location determined by house design and location of infrastructure.	Y			
• Compliance with 2890.1 – 2004	Y			
Visual Amenity				
Windows to habitable rooms within 3m of an adjacent dwelling to provide: • Obscured by fencing/screens/landscaping • Offset windows to limit views to adjacent windows • 1.5m sill height above floor level • fixed opaque glazing below 1.5m above floor level	Y			no win adjoini
• Screening to provide max 25% permeability			NA	
Acoustic Amenity				
• Generally development is to provide construction which achieves internal noise levels of: o 25dB to sleeping areas o 30dB to other living areas	Y			Acous provide

- Residential development in close proximity to: - The rail corridor - Coreen Avenue - E & W sides of the Boulevard - The upgrade commuter carpark - Flanking Coreen Ave to the commuter carpark - Are to provide construction (refer BCA) which achieves internal noise levels of: 35dB to sleeping areas 40dB to other living areas	Y			Acous provide
3.9 Development in Proximity of a Rail Corridor				
- Residential development within 60m of the rail corridor to consider: - Interim Guidelines for Councils - Any matters raised by Rail Corporation NSW			NA	
Entry Boulevard Lots				
- Min 2 storey on all lots – 3 storey preferred on corner lots - Materials/finishes to be consistent with Residential Design Palette - All garaging to be rear lane - Front fencing to be consistent – unify streetscape	Y			
'Dress Circle' Park Lots				
3 storey encouraged (except ancillary dwellings) - Consistent built form/massing required to unify streetscape strong urban edge to oval - Balconies/terraces to overlook the oval - Materials/finishes to be consistent with Residential Design Palette - Identical facades – no more than 4 in a row - All garaging to be rear lane			NA	
Innovation Lots				
- Demonstrate high level internal amenity to affordable dwellings - Max 2 storey with 0m side and rear setbacks permissible	Y			Compl
Canal Edge Lots				
- Min. 3 storey encouraged (except ancillary dwellings) - Create strong consistent edge to canal - Dwelling entrance stairs off canal walk to be paired together - GF level & front yard/POS to be raised above level of pedestrian boardwalk - Front fencing/landscaping for lots fronting canal to balance privacy and surveillance and to be consistent - Balconies/terraces to overlook the canal - Materials/finishes to be consistent with Residential Design Palette - All garaging to be rear lane			NA	
Other Considerations				
Developer stamp of approval?	Y			Devel

The proposal does not comply with the required 600mm eaves overhang of the Design Guidelines. If Growth have approved the design & the eaves overhang does comply with the requirements for BAS BASIX certificate has been submitted with the commitments articulated on the plans. The variation considered reasonable.