



Waste Management Plan

Lot 2246 Woodman Street, North Penrith

**Prepared by:
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Waste Management Plan

Proposal

Site Address

Lot 2246 Woodman Street, North Penrith

Applicant

Champion Homes
PO Box 95
Hoxton Park, NSW, 2171
PH: (02) 9825 8000
Fax: (02) 9825 8110

Existing Structures on Site

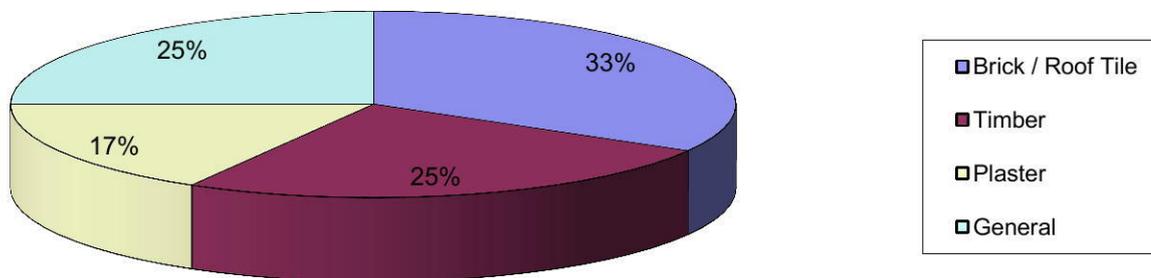
Vacant Lot

Description of Proposal

To erect an Integrated Housing Development for Semi-Detached Dwellings

Summary

Construction Waste Estimates 12m3



Demolition Phase – N/A (Vacant Lot)

MATERIALS ON SITE		DESTINATION				
		Reuse and Recycle				Disposal
Type of materials	Estimated	Vol (*m3)	Wt (*t)	ON – SITE Proposed reuse and/or Recycling Methods	OFF – SITE Contractor and/or Recycling outlet	Contractor and/or Landfill Site

General waste may contain interior tiles (ceramic and other), plastics and glass. Waste is separated at recycling station nominated

- Green waste may comprise surface scrape, tree stumps and green materials, taken away by contractor for mulching.

Construction Phase

MATERIALS ON SITE		DESTINATION				
		Reuse and Recycle			Disposal	
Type of materials	Estimated	Vol (*m3)	Wt (*t)	ON – SITE Proposed reuse and/or Recycling Methods	OFF – SITE Contractor and/or Recycling outlet	Contractor and/or Landfill Site
Brick / Roof tiles		4 or 33%			Veolia Construction Waste Division (formerly known as Collex)	
Timber		3 or 25%			Veolia Construction Waste Division (formerly known as Collex)	
Plasterboard		2 or 17%			Veolia Construction Waste Division (formerly known as Collex)	
General Waste		3 or 25%			Veolia Construction Waste Division (formerly known as Collex)	

General waste may contain interior tiles (ceramic and other), plastics and glass. Waste is separated at recycling station nominated

Ongoing Management

Type Of Waste to be generated	Expected Volume per week	Proposed onsite storage	Destination
Residual waste	140 Litres	Waste bin provided by Council	Council Weekly Service
Organic waste	240 Litres	Waste bin provided by Council	Council Fortnightly Service
Recycling waste	240 Litres	Waste bin provided by Council	Council Fortnightly Service

Waste Management Guidelines Applied

*D - Plan and Champion Homes follow strict Waste Management policies of **Avoid Reuse Recycle and Dispose.***

CONTRACTOR AND OFFSITE VENUES SUMMARY

Construction Waste Contractor

Veolia Environmental Services formerly known as Collex (Construction Waste Division)

Ph: 4961 9111

Veolia was selected as one of the largest construction recyclers with offsite sorting and recycling services. Veolia has become Australia's environmental services leader in all facets of waste management and resource recovery.

Note: It is not mandatory that the nominated contractors are used, however it is a council requirement that proof of (disposal receipts) are kept.

APPENDIX “I”

TABLE OF COMPLIANCE

Table of Compliance

STAGE 2 - Integrated Housing Development for Semi-Detached Dwellings with Torrens Title Subdivision

Lot 2246 Woodman Street, North Penrith

Section	Provisions	Proposal	Compliance (Yes, No or N/A)
North Penrith Design Code – (Penrith City Council) 2011			
3.0 Residential Development			
3.1 Housing Density and Diversity	<p>Controls</p> <p>(1) Between 900 and 1,000 dwellings are envisaged across the whole precinct. To ensure that a minimum of 900 dwellings is achieved as part of a subdivision application that creates more than 20 lots, the applicant is required to demonstrate that the sub-precinct dwelling target ranges shown in Figure 6 and the table below can be achieved. Subject to agreement of Council and consultation with relevant landowners, dwelling yields may be 'traded' between sub-precincts as long as it meets overall targets and objectives of this Design Code.</p>	<p>The proposed subdivision will achieve the sub-precinct dwelling target range of 181 – 313 dwellings shown in Figure 6 of the Design Code.</p>	<p>Yes</p>
3.2 Subdivision	<p>Controls</p> <p>(1) All applications for Torrens title subdivision proposing residential allotments:</p> <ul style="list-style-type: none"> ▪ on land identified at Figure 7, or ▪ with a site area of less than 235m² and with a lot width of less than 8m (as measured at the front facade line) <p>are to be accompanied by plans for the proposed dwellings on those lots (ie an Integrated Development Application). The minimum number of allotments within an 'integrated development' is generally to be 3, except where indicated on Figure 7 of the Design Code – see Figure 7 at end of Table. .</p> <p><i>Note: For the purposes of determining the width of an allotment, the front facade line is defined as being 3m from the front, street boundary alignment.</i></p>	<p>The proposed development generally complies with the subdivision controls in Section 3.2 of the Design Code.</p>	<p>Yes</p>

Section	Provisions	Proposal	Compliance (Yes, No or N/A)
	<p>(2) For residential allotments with a width greater than or equal to 8m (measured at the front facade line), the subdivision application must include a Building Envelope Plan (see example at Appendix A of the Design Code). The Building Envelope Plan is to:</p> <ul style="list-style-type: none"> ▪ demonstrate that an appropriate built form and residential amenity can be delivered on the allotment in compliance with the relevant provisions of this Design Code, ▪ nominate elements such as front and side building setbacks, the location of zero lot lines, the preferred locations of private open space and garages and specific fencing requirements, ▪ nominate the minimum yield required of any 'super-lot' and / or for residual Integrated Development Application sites. <p>These restrictions will be approved as part of the subdivision application and are to be complied with by any future application proposing a dwelling on that lot.</p>		
	<p>(3) The location of the zero lot line is to be determined with regard to allotment orientation and the ability to achieve with solar access provisions within this Design Code. Where a zero lot line is nominated on allotment on the Building Envelope Plan, the adjoining allotment is to include a 900mm easement for maintenance of the boundary wall (and any services along the side of the dwelling / garage) on the adjoining property. No overhanging eaves or the like will be permitted within the easement. The s88B instrument supporting the easement is to be worded so that Council is removed from any dispute resolution process between adjoining allotments.</p>	<p>The location of the proposed subdivision enables maintenance opportunities without the need to create an easement.</p> <p>Due to the irregular shape of the parent allotment, the width and depth of the proposed allotments varies. Further, the corner site location provides opportunities to orientate the dwellings to face each street.</p>	<p>Yes</p>

Section	Provisions	Proposal	Compliance (Yes, No or N/A)
	<p>(4) For residential development within the R1 zone (except for residential flat buildings):</p> <ul style="list-style-type: none"> ▪ the lot depth is generally to be between 25m and 30m, and ▪ the minimum lot width is 4.5m (for attached dwellings / semi-detached dwellings) and 8m for dwelling houses). <p><i>Note: Variations to (4) is permitted where it is part of an 'Integrated Development Application' and the applicant can demonstrate a good level of residential amenity can be achieved to both the proposed dwellings and adjacent properties.</i></p>	<p>With the exception of the Lot Depth requirement for both proposed Lots 95 and 96 all other requirements in Section 3.2 of North Penrith Design Code, have been satisfied.</p> <p>Variations to these subdivision requirements are considered acceptable for the following reasons:</p> <ul style="list-style-type: none"> ▪ The allotment is large enough to accommodate the proposed development involving semi-detached dwellings. Higher densities are encouraged where appropriate. ▪ Variations to the minimum allotment dimensions are acceptable with “Integrated Housing Development” as proposed. ▪ A variety of allotment sizes is encouraged within the R1 Zone – General Residential Zone of Penrith City Centre Local Environmental Plan 2008; and ▪ The skilful design of the integrated development results in a high level of residential amenity to each dwelling, through the provision of: <ul style="list-style-type: none"> • usable private open space areas • access to sunlight • off street car parking • landscaping opportunities • service areas 	<p>No (Justification Provided)</p>

Section	Provisions	Proposal	Compliance (Yes, No or N/A)
	(5) Residential allotments should be rectangular and be oriented to facilitate siting of dwellings and private open space to take advantage of winter solar access and summer sun deflection. The use of battle-axe lots is to be avoided where possible.	Due to the irregular shape of the parent allotment and orientation of the dwellings, the width and depth of the proposed allotments varies, however, the opportunities of the site having two street frontages, justifies the site being allocated for the purpose of integrated housing.	Yes
3.3 Building Envelopes	Controls		
	(1) The maximum number of storeys for residential development is shown at Figure 8 of the Design Code – see Figure 8 at end of Table.	The proposed development is for 2 storeys and therefore complies with maximum number of storeys shown in Figure 8 of the Design Code.	Yes
	(2) For all residential development (excluding residential flat buildings), the floor area of the third storey is to be no more than 60% of the second storey.	The proposed development doesn't seek approval for 3 storeys.	Yes
	(3) The location and siting of the third storey is to ensure adequate solar access and privacy for the lot and adjacent residential lots.	The proposed development doesn't seek approval for 3 storeys.	Yes
	(4) Development adjacent to a laneway (ie ancillary dwelling) is to be no more than 2 storeys.	A maximum of 2-storeys are proposed to the laneway frontage.	Yes
(5) For 1 - 3 storey residential development within the R1 zone (except for ancillary dwellings), a minimum floor to ceiling height of 2,550mm is to be provided) for all ground floor living spaces. A preferred height of 2,700mm is encouraged for enhanced internal amenity.	The proposed development will provide a minimum floor to ceiling height of 2.735m for all ground floor living spaces.	Yes	

Section	Provisions	Proposal	Compliance (Yes, No or N/A)
	<p>(6) The maximum depth of a dwelling (exclusive of roofs and privacy screens etc) from the front boundary is:</p> <ul style="list-style-type: none"> ▪ 15m for the second storey (identified as L2 on Figures 9-10 in DESIGN CODE), ▪ 12m for any third storey component of a dwelling (identified as L3 on Figures 9-10 in the Design Code). 	No dwellings exceed the maximum dwelling depths from the front boundary.	Yes
	<p>(7) The maximum depth of an ancillary dwelling (exclusive of roofs and privacy screens etc) from the rear boundary is 8m.</p>	No ancillary dwellings are proposed.	N/A
	<p>(8) Front setbacks for residential development within the R1 Zone (except for residential flat buildings) are (see Figures 9 and 10 of the Design Code – see Figures 9 & 10 at end of Table):</p> <ul style="list-style-type: none"> ▪ between 3m and 4.5m (to the front facade line), except on the western side of H1 (Thornton Hall heritage carriageway) where the front setback from the boundary line is to accommodate tree retention and access driveway, ▪ a minimum 5.5m (and a minimum 1m behind the front facade line) for the garage, and ▪ 0m to the secondary street (for a corner allotment) except for the first 7m of allotment which to be setback at 2m to accommodate the articulation zone requirements at Section 3.4 (see Figures 9-10 of the Design Code at end of the Table). 	The proposed front setbacks range between 3.6m - 4.48m and therefore comply with control (8).	Yes
	<p>(9) The rear setback for the ground floor level of a dwelling is 0.9m. This does not apply to garages and ancillary dwellings adjacent to a rear lane which may be built to the rear boundary. A rear setback of 3m is required for all allotments that back onto the existing residential allotments fronting Lemongrove Road and for Block C3.</p>	The proposed rear setback of 5.33m or 3.95m depending on which boundary is taken to be the rear, complies with rear setback control.	Yes

Section	Provisions	Proposal	Compliance (Yes, No or N/A)												
	<p>(10) The minimum side setback requirements for residential development within the R1 Zone (except for residential flat buildings) is to be consistent with the table below. Projections permitted into side and rear setback areas include sun hoods, gutters, down pipes flues, light fittings and electricity or gas meters, rainwater tanks and hot water units and the like.</p> <table border="1" data-bbox="533 459 1216 1070"> <thead> <tr> <th data-bbox="533 459 864 512">Dwelling type</th> <th data-bbox="864 459 1216 512">Minimum side setbacks</th> </tr> </thead> <tbody> <tr> <td data-bbox="533 512 864 624">Ancillary dwellings</td> <td data-bbox="864 512 1216 624">0m on both sides 0m to rear lane</td> </tr> <tr> <td data-bbox="533 624 864 727">Multi-unit housing, attached dwellings</td> <td data-bbox="864 624 1216 727">0m on both sides</td> </tr> <tr> <td data-bbox="533 727 864 839">Semi-detached dwellings</td> <td data-bbox="864 727 1216 839">0m to 1 side 0.9m to 1 side</td> </tr> <tr> <td data-bbox="533 839 864 908">Dwelling houses (lots <8m wide)</td> <td data-bbox="864 839 1216 908">0m on both sides</td> </tr> <tr> <td data-bbox="533 908 864 1070">Dwelling houses (lots 8m wide and greater)</td> <td data-bbox="864 908 1216 1070">0m to 1 side 0.9m to 1 side - except for where permitted by (11) below</td> </tr> </tbody> </table>	Dwelling type	Minimum side setbacks	Ancillary dwellings	0m on both sides 0m to rear lane	Multi-unit housing, attached dwellings	0m on both sides	Semi-detached dwellings	0m to 1 side 0.9m to 1 side	Dwelling houses (lots <8m wide)	0m on both sides	Dwelling houses (lots 8m wide and greater)	0m to 1 side 0.9m to 1 side - except for where permitted by (11) below	The proposed development complies with the minimum side setbacks.	Yes
Dwelling type	Minimum side setbacks														
Ancillary dwellings	0m on both sides 0m to rear lane														
Multi-unit housing, attached dwellings	0m on both sides														
Semi-detached dwellings	0m to 1 side 0.9m to 1 side														
Dwelling houses (lots <8m wide)	0m on both sides														
Dwelling houses (lots 8m wide and greater)	0m to 1 side 0.9m to 1 side - except for where permitted by (11) below														

Section	Provisions	Proposal	Compliance (Yes, No or N/A)
	<p>(11) Despite (Section 3.3.10 of the Design Code), zero setbacks on both side boundaries for ancillary dwellings and dwelling houses are permitted where the following conditions apply:</p> <ul style="list-style-type: none"> ▪ the dwellings are designed in a coordinated manner so as to ensure compliance with the relevant controls within this Design Code, in particular, the private open space, privacy and solar access provisions; ▪ construction of adjoining dwellings is undertaken either concurrently or sequentially, ▪ reciprocal maintenance easements are included on adjoining allotment title (as per Section 3.2.3 of the Design Code), and ▪ compliance with the relevant aspects of the Building Code of Australia. 	Noted	N/A
	<p>(12) Where a studio loft above a garage straddles a property boundary, the central maintenance setback is not required. Appropriate arrangements for maintenance are to be included within the stratum lot title for the studio loft.</p>	No studio lofts are proposed	N/A
	<p>(13) Variations to the building envelope controls contained within Section 3.3 of the Design Code are permitted where it is part of an 'Integrated Development Application' and the applicant can demonstrate that a good level of residential amenity can be achieved to both the proposed dwellings and adjacent properties.</p>	Noted	N/A

Section	Provisions	Proposal	Compliance (Yes, No or N/A)														
3.4 Building Design and Articulation	<p>Controls</p> <p>(1) Particular attention is to be paid to the design quality of the front facade of a dwelling. An articulation zone is to be provided in front of the front facade line as illustrated at Figures 9 and 10 of the Design Code at the end of this Table. The articulation zone:</p> <ul style="list-style-type: none"> ▪ is to be setback at least 1 metre from the front boundary, ▪ must extend at least 7m from the front boundary line along the secondary street frontage (for corner allotments), and ▪ may extend over 2 storeys (for 2 and 3 storey development). 	<p>Articulation zone design elements are proposed in accordance with Figures 9 and 10 of the Design Code and are setback more than 1m, being the minimum stipulated in the Code.</p>	<p>Yes</p>														
	<p>(2) The front articulation zone should include at least 1 primary element or 2 secondary elements from the list below. Where a primary element is included, it should have a minimum depth of 2m. The minimum depth for a secondary element is 500mm.</p> <table border="1" data-bbox="533 807 1323 1114"> <thead> <tr> <th data-bbox="533 807 891 842">Primary elements</th> <th data-bbox="891 807 1323 842">Secondary elements</th> </tr> </thead> <tbody> <tr> <td data-bbox="533 842 891 877">Verandah / porch</td> <td data-bbox="891 842 1323 877">Entry feature or porticos</td> </tr> <tr> <td data-bbox="533 877 891 943">Balcony (incl upper level balcony over garage door)</td> <td data-bbox="891 877 1323 943">Awnings or other features over windows</td> </tr> <tr> <td data-bbox="533 943 891 978">Pergola</td> <td data-bbox="891 943 1323 978">Eaves and sun shading</td> </tr> <tr> <td data-bbox="533 978 891 1013"></td> <td data-bbox="891 978 1323 1013">Window box treatment</td> </tr> <tr> <td data-bbox="533 1013 891 1048"></td> <td data-bbox="891 1013 1323 1048">Recessed or projecting architectural elements</td> </tr> <tr> <td data-bbox="533 1048 891 1083"></td> <td data-bbox="891 1048 1323 1083">Bay windows</td> </tr> </tbody> </table>	Primary elements	Secondary elements	Verandah / porch	Entry feature or porticos	Balcony (incl upper level balcony over garage door)	Awnings or other features over windows	Pergola	Eaves and sun shading		Window box treatment		Recessed or projecting architectural elements		Bay windows	<p>The articulation zone elements include:</p> <ul style="list-style-type: none"> • Balconies • Entry feature porticos • Recessed or projecting architectural elements 	<p>Yes</p>
	Primary elements	Secondary elements															
Verandah / porch	Entry feature or porticos																
Balcony (incl upper level balcony over garage door)	Awnings or other features over windows																
Pergola	Eaves and sun shading																
	Window box treatment																
	Recessed or projecting architectural elements																
	Bay windows																
<p>(3) For corner allotments the articulation zone is to be a minimum depth of 2m from the primary and secondary frontages and may include either primary and / or secondary elements as listed above.</p>	<p>The articulation zone comprises:</p> <ul style="list-style-type: none"> • An entry feature/portico to the primary frontage; and • Projecting architectural element and balcony along the secondary frontage. 	<p>Yes</p>															

Section	Provisions	Proposal	Compliance (Yes, No or N/A)
	(4) For allotments located on the southern, eastern and western side of a street, the articulation zone may be designed to incorporate private open space, including principal private open space.	Both units have adequate private open space areas not within the articulation zone.	Yes
	(5) Consideration should be given to expressing the third storey of a dwelling in a more light weight manner than the structure below, through the use of material and colours and the like.	N/A	N/A
	(6) Eaves are to provide sun shading, to protect windows and doors and provide aesthetic interest. Subject to 3.2.3, eaves should have a minimum of 600mm overhang (measured to the fascia board). Council will consider alternative solutions to eaves so long as they provide appropriate sun shading to windows and display a high level of architectural merit.	The proposed 450mm eaves provide adequate shading to windows and produce a well- balanced top element to the dwelling. The BASIX Certificate demonstrates that the dwellings achieve a satisfactory energy efficiency rating.	No
	(7) Building colours, materials and finishes are to be consistent the Residential Design Palette included at Appendix C of the Design Code.	Details of finished surface materials including colours and textures accompany the application and are consistent with the Design Palette for the estate.	Yes
	(8) Multicoloured roof tiles are not permitted.	The selected roof tiles are not multi-coloured.	Yes

Section	Provisions	Proposal			Compliance (Yes, No or N/A)																		
3.5 Private Open Space and Landscaping	<p>Controls</p> <p>(1) Each dwelling is required to be provided with an area of Private Open Space (POS) and Principal Private Open Space (PPOS) consistent with the table below.</p> <table border="1" data-bbox="454 440 1308 1054"> <thead> <tr> <th data-bbox="454 440 562 512"></th> <th data-bbox="562 440 757 512">Studio Loft</th> <th colspan="3" data-bbox="757 440 1308 512">Multi-unit housing, attached & semi-detached dwellings and dwelling houses</th> </tr> <tr> <th data-bbox="454 512 562 600">Lot width*</th> <th data-bbox="562 512 757 600"></th> <th data-bbox="757 512 981 600"><6m</th> <th data-bbox="981 512 1176 600">6-10m</th> <th data-bbox="1176 512 1308 600">10m+</th> </tr> </thead> <tbody> <tr> <td data-bbox="454 600 562 903">POS</td> <td data-bbox="562 600 757 903">Studio and 1 bed: 4m² & min dimension 1m 2+ bed: 8m² & min dimension 1m</td> <td data-bbox="757 600 981 903">Minimum 20% of site area & min dimension of 2m</td> <td data-bbox="981 600 1176 903">Minimum 20% of site area & min dimension of 2m</td> <td data-bbox="1176 600 1308 903">Minimum 20% of site area & min dimension of 2m</td> </tr> <tr> <td data-bbox="454 903 562 1054">PPOS</td> <td data-bbox="562 903 757 1054">n/a</td> <td data-bbox="757 903 981 1054">16m² & min dimension of 3m</td> <td data-bbox="981 903 1176 1054">18m² & min dimension of 3m</td> <td data-bbox="1176 903 1308 1054">24m² & min dimension of 4m</td> </tr> </tbody> </table> <p data-bbox="439 1070 835 1098">* measured at the Front Facade Line</p>		Studio Loft	Multi-unit housing, attached & semi-detached dwellings and dwelling houses			Lot width*		<6m	6-10m	10m+	POS	Studio and 1 bed: 4m ² & min dimension 1m 2+ bed: 8m ² & min dimension 1m	Minimum 20% of site area & min dimension of 2m	Minimum 20% of site area & min dimension of 2m	Minimum 20% of site area & min dimension of 2m	PPOS	n/a	16m ² & min dimension of 3m	18m ² & min dimension of 3m	24m ² & min dimension of 4m	<p>The private Open Space Area for each unit exceeds the minimum 20% requirement; viz:</p> <p>Unit 1 – 22% or 67.59m² Unit 2 – 40% or 113.04m²</p> <p>A Principle Open Space area of 18m² with a minimum dimension of 3m is provided for each dwelling.</p>	<p>Yes</p> <p>Yes</p>
	Studio Loft	Multi-unit housing, attached & semi-detached dwellings and dwelling houses																					
Lot width*		<6m	6-10m	10m+																			
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PPOS	n/a	16m ² & min dimension of 3m	18m ² & min dimension of 3m	24m ² & min dimension of 4m																			

Section	Provisions	Proposal	Compliance (Yes, No or N/A)
	<p>(2) The location of PPOS is to be determined having regard to allotment orientation, dwelling layout, adjoining dwellings, landscape features, and the preferred locations of PPOS illustrated at Figure 11 of the Design Code at the end of this Table.</p> <p>Where an allotment is located on the southern, eastern and western side of a street, the PPOS may be located at the front of the dwelling in the form of a front garden court, verandah or balcony. PPOS located in the front of a dwelling must be useable and adjacent to a living space.</p>	<p>The location of the PPOS is considered to be appropriate in terms of the dwelling layouts, landscape features and envisaged locations of adjoining dwellings.</p> <p>Both PPOS areas are usable and located adjacent to a living space.</p>	<p>Yes</p> <p>Yes</p>
	<p>(3) Where the PPOS is a balcony or roof top area, it must be provided with a fence or landscaped screen at least 1m in height, and be directly accessible from a habitable room.</p>	<p>N/A</p>	<p>N/A</p>
	<p>(4) The POS of the studio loft is to be located and designed so as to minimise visual and acoustic privacy impacts upon the principal dwelling and its associated POS.</p>	<p>N/A</p>	<p>N/A</p>
	<p>(5) Fifty per cent of the area of the required PPOS (of both the proposed development and the adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June).</p>	<p>Both PPOS areas receive the required solar access requirement.</p>	<p>Yes</p>

Section	Provisions	Proposal	Compliance (Yes, No or N/A)
	<p>(6) The first 1m of a site, measured from the front boundary, (excluding driveways, footpaths etc) is to be soft landscaped. Landscaping within the front yard is to comprise species from the Residential Design Palette included at Appendix C of the Design Code.</p> <p><i>Note: "Private open space" (POS) means the portion of private space which serves as an extension of the dwelling to provide space for relaxation, dining, entertainment and recreation. It may include a balcony, terrace, verandah and an outdoor room / 'alfresco room'. "Principal private open space" (PPOS) means the portion of private open space which is conveniently accessible from a living area of the dwelling, and which receives the required amount of solar access.</i></p>	<p>A landscape strip in excess of 1m is provided along the front perimeter of the site as required.</p>	<p>Yes</p>
<p>3.6 Fencing</p>	<p>Controls</p> <p>(1) Front fencing is required for all residential allotments. Front fencing is to:</p> <ul style="list-style-type: none"> ▪ be between 700mm and 1.2m high (including feature elements), ▪ be generally open in design and may comprise a solid component that is no higher than 700mm, ▪ extend along the side boundaries to the front facade line (or at least 1m behind the front facade line for dwelling houses), ▪ extend along the secondary street frontage to match the length of the articulation zone, and ▪ are not to impede safe sight lines for pedestrians and / or traffic. <p>(2) The design, materials and colour of front fencing is to be consistent with the Residential Design Palette included at Appendix C of the Design Code.</p>	<p>Front fencing details are provided on the Landscape Plan, demonstrating compliance with the controls for front fencing.</p> <p>In summary, the proposed front fencing is no higher than 1.2m with an open design.</p> <p>The fencing extends along the primary and secondary street frontages and does not impede sight lines.</p> <p>The design, materials and colours of the proposed front fencing is consistent with the Design Palette.</p>	<p>Yes</p> <p>Yes</p>

Section	Provisions	Proposal	Compliance (Yes, No or N/A)
	(3) Where a dwelling is located adjacent to open space, boundary fencing is to be of a high quality material and finish. Articulated post and paling fences (with exposed posts) are preferred in these locations. The design of the fencing is to permit casual surveillance of the open space and provide the dwelling with outlook towards the open space.	N/A	N/A
	(4) Timber paling or lapped / capped fencing only can be used internally between allotments. No sheet metal fencing is permitted within the project.	Timber paling fencing is proposed as detailed on the Landscape Plan.	Yes
3.7 Garages, Site Access and Parking	<p>Controls</p> <p>(1) The maximum parking rates for multi-unit housing, attached and semi-detached dwellings and dwelling houses are:</p> <ul style="list-style-type: none"> ▪ 1-2 bedroom: 1 space per dwelling, and ▪ 3+ bedroom: 2 spaces per dwelling. <p><i>Note: See Section 3.11 and 3.12 for parking rates for ancillary dwellings and residential flat development respectively.</i></p>	Two spaces are available to each dwelling in the form of a single width garage with a tandem space on the driveway.	Yes
	(2) All visitor parking is to be provided on-street.	Available	Yes
	(3) Parking for affordable housing and seniors housing is to be in accordance with <i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i> and <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i> respectively.	N/A	N/A

Section	Provisions	Proposal	Compliance (Yes, No or N/A)
	<p>(4) The garage arrangement is to be consistent with Figures 12 and 13 of the Design Code (included at the end of this Table) in that:</p> <ul style="list-style-type: none"> ▪ for lots less than 8m wide, all garaging is to be accessed from the rear lane (if rear loaded). If there is no rear laneway, a single / tandem garage is permitted at the front, ▪ for lots between 8m and 12m wide, garaging may comprise a single / tandem front loaded garage or a rear loaded, double / tandem garage, and ▪ for lots greater than 12m wide, garaging may either comprise a double front loaded garage or a rear loaded, double / tandem garage. <p><i>Note: For the purposes of determining the width of an allotment, the front facade line is defined as being 3m from the front, street boundary alignment.</i></p>	Single garages with tandem spaces on the driveway are provided for each dwelling.	Yes
	<p>(5) The maximum width of a garage door is 3.2m and 6m for single / tandem and double garages respectively. Where a studio loft is included, its own garage or carport requires access from the rear lane.</p>	The maximum width of the garage doors is 2.41m for each dwelling with a combined width of only 4.82m.	Yes
	<p>(6) Carports and garages are to be treated as an important element of the dwelling facade and interface with the public domain. They are to be integrated with and complementary, in terms of design and material, to the dwelling design. Garage doors are to be visually recessive through use of materials, colours, overhangs and the like.</p>	Garage dominance is addressed by; recessing, emphasis on main building and design elements and the use of subservient materials and colouring.	Yes
	<p>(7) The location of driveways is to be determined with regard to dwelling design and orientation, street gully pits and tree bays and is to maximise the availability of on-street parking.</p>	The location of the driveway is appropriate to the design of the development, taking into account streetscape elements and the corner location.	Yes
	<p>(8) All parking and driveway access is to comply with AS 2890.1 - 2004.</p>	Parking and driveway access is designed in accordance with AS 2890.1 - 2004	Yes

Section	Provisions	Proposal	Compliance (Yes, No or N/A)
3.8 Visual and Acoustic Amenity	<p>Controls</p> <p>(1) Direct overlooking of main habitable areas and private open spaces of adjacent dwellings should be minimised through building layout, window and balcony location and design, and the use of screening devices, including landscaping.</p>	<p>Privacy concerns are address by:</p> <ul style="list-style-type: none"> • Positioning low impact rooms on the first floor level • Raised sills and obscure glazing where necessary • Boundary fencing & landscaping 	Yes
	<p>(2) Habitable room windows with a direct sightline to the habitable room windows in an adjacent dwelling within 3m are to:</p> <ul style="list-style-type: none"> ▪ be obscured by fencing, screens or appropriate landscaping, or ▪ be offset from the edge of one window to the edge of the other by a distance sufficient to limit views into the adjacent window, or ▪ have sill height of 1.5m above floor level, or ▪ have fixed opaque glazing in any part of the window below 1.5m above floor level. 	N/A (No direct sightlines within 3m).	N/A
	<p>(3) A screening device is to have a maximum of 25% permeability to be considered effective.</p>	N/A	N/A
	<p>(4) The design of attached dwellings must minimise the opportunity for sound transmission through the building structure, with particular attention given to protecting bedrooms and living areas.</p>	The party wall between the dwellings runs through the garages.	Yes
	<p>(5) In attached dwellings, bedrooms of one dwelling are not to share walls with living spaces or garages of adjoining dwellings, unless it is demonstrated that the shared walls and floors meet the noise transmission and insulation requirements of the Building Code of Australia.</p>	N/A	N/A

Section	Provisions	Proposal	Compliance (Yes, No or N/A)
	<p>(6) Residential development in close proximity to the railway corridor, Coreen Avenue, the east and west sides of the Boulevard, the upgraded commuter car park and those flanking the entry road from Coreen Avenue to the commuter car park, are to include design measures so as to achieve the following internal noise levels at these residences:</p> <ul style="list-style-type: none"> ▪ a target internal noise level of 35 dB(A) LAeq is to apply in the sleeping areas, and ▪ a target internal noise level of 40 dB(A) LAeq in other living areas. <p>To achieve these target levels, the acoustic performance of the most exposed facades of these residences are recommended to provide an Rw (weighted sound reduction index) + Ctr (spectrum adaptation factor) of not less than 50dB for the composite wall area. Reference can be made to the BCA for details on deemed-to-satisfy construction.</p>	N/A	N/A
	<p>(7) Residential buildings further within the development (and not affected by heavy vehicle noise along the Boulevard) may achieve a construction of 10 dB less than the above specified targets.</p>	Noted	Yes
3.9 Development in Proximity to a Rail Corridor	<p>Controls</p> <p>(1) The siting and design of developments on land sited on or within 60m of an operating rail corridor or land reserved for the construction of a railway line is to address matters raised in the Interim Guidelines for Applicants – consideration of rail noise and vibration in the planning process (RailCorp) and where appropriate, incorporate any recommendations into the design of the development.</p> <p>(2) In assessing applications for development on land sited on or within 60m of an operating rail corridor or land reserved for the construction of a railway line, the consent authority is to have regard to the matters raised in the Interim Guidelines for Councils – consideration of rail noise and vibration in the planning process (RailCorp) and where appropriate, any matters raised by Rail Corporation New South Wales to the development.</p>	N/A	N/A
		N/A	N/A

Section	Provisions	Proposal	Compliance (Yes, No or N/A)
3.10 Specific Provisions - Key Sites – Controls See Figure 17 from Design Code	Entry Boulevard Lots		
	<ul style="list-style-type: none"> ▪ A minimum building height of 2 storeys is required for all lots. A third storey is preferred on corner lots. 	N/A	N/A
	<ul style="list-style-type: none"> ▪ Dwelling facades are to display high quality materials and finishes consistent with the Residential Design Palette (Appendix C of the Design Code). 	N/A	N/A
	<ul style="list-style-type: none"> ▪ Despite Section 3.7, all garaging is to be from the rear lane. 	N/A	N/A
	<ul style="list-style-type: none"> ▪ Front fencing is to generally consistent and assist in unifying the streetscape. 	N/A	N/A
	'Dress Circle' Park Lots		
	<ul style="list-style-type: none"> ▪ A building height of 3 storeys is encouraged for all dwellings (except for ancillary dwellings). 	N/A	N/A
	<ul style="list-style-type: none"> ▪ A high level of consistency of built form and massing is required across the dwelling frontages to achieve a harmonious streetscape and a strong urban edge to the oval. 	N/A	N/A
	<ul style="list-style-type: none"> ▪ Buildings are to take advantage of the location overlooking the oval with front balconies and terraces. 	N/A	N/A
	<ul style="list-style-type: none"> ▪ Dwellings are to display high quality materials and finishes consistent with the Residential Design Palette (Appendix C of the Design Code). 	N/A	N/A
	<ul style="list-style-type: none"> ▪ Identical facades are to be limited to no more than 4 dwellings in a row. 	N/A	N/A
	<ul style="list-style-type: none"> ▪ Despite Section 3.7, all garaging is to be from the rear lane. 	N/A	N/A

Section	Provisions	Proposal	Compliance (Yes, No or N/A)
	Innovation Lots		
	<ul style="list-style-type: none"> ▪ Housing is to demonstrate how compact, affordable dwellings can achieve a high level of internal amenity (see examples at Appendix B). 	N/A	N/A
	<ul style="list-style-type: none"> ▪ Dwellings are to be single or double storey and may include 0m side and rear setbacks. 	N/A	N/A
	Canal Edge Lots		
	<ul style="list-style-type: none"> ▪ A minimum building height of 3 storeys is encouraged for all residential dwellings (except for ancillary dwellings). 	N/A	N/A
	<ul style="list-style-type: none"> ▪ Building form and massing is to create a strong consistent edge to the canal. 	N/A	N/A
	<ul style="list-style-type: none"> ▪ Entrances stairs to dwellings off the canal walk are to be paired together. 	N/A	N/A
	<ul style="list-style-type: none"> ▪ The ground floor level and front yard / private open space of the dwellings is to be raised above the level of the pedestrian boardwalk to provide privacy for the dwellings. 	N/A	N/A
	<ul style="list-style-type: none"> ▪ Detailing of front fencing and landscaping (fronting the canal) is to balance privacy and surveillance issues. The front fencing treatment is to be of high quality and consistent along the full length of the canal frontage. 	N/A	N/A
	<ul style="list-style-type: none"> ▪ The dwelling facades are to display high quality materials and finishes consistent with the Residential Design Palette (Appendix C of the Design Code). 	N/A	N/A
	<ul style="list-style-type: none"> ▪ Buildings are to take advantage of the location overlooking the canal and include high levels of glazing and front balconies and terraces. 	N/A	N/A
	<ul style="list-style-type: none"> ▪ Despite Section 3.7, all garaging is to be from the rear lane. 	N/A	N/A
	Opportunity Site		

Section	Provisions	Proposal	Compliance (Yes, No or N/A)										
	<ul style="list-style-type: none"> ▪ The Opportunity Site may accommodate a variety of land uses, in addition to residential, such as commercial office, institution, education uses or the like, adjacent to the Village Centre. 	N/A	N/A										
	<ul style="list-style-type: none"> ▪ Non-residential uses fronting the canal should address the canal with semi-active uses 	N/A	N/A										
	<ul style="list-style-type: none"> ▪ The road and block pattern within the site may vary in response to alternative uses. 	N/A	N/A										
	<ul style="list-style-type: none"> ▪ Building heights (of up to 6 storeys) are permitted for uses on the Opportunity Site. 	N/A	N/A										
3.12 Specific Provisions - Ancillary Dwellings	<p>Controls</p> <p>(1) Subdivision applications that involve the creation of a laneway are to nominate the preferred location of an ancillary dwelling so as to achieve an acceptable degree of passive surveillance within the laneway. The preferred locations for ancillary dwellings are shown at Figure 17 of the Design Code – see Figure 17 from the Design Code at end of Table.</p>	N/A	N/A										
	<p>(2) Ancillary dwelling development is to be consistent with the controls in the table below.</p> <table border="1"> <thead> <tr> <th>Element</th> <th>Control</th> </tr> </thead> <tbody> <tr> <td>Setbacks</td> <td>0m to sides and to laneway</td> </tr> <tr> <td>Max. building height</td> <td>2 storeys (ie 1 floor above the garage)</td> </tr> <tr> <td>Private open space (required for studio lofts only)</td> <td>Studio and 1 bed: 4m², min dimension 1m 2+ bed: 8m², min dimension 1m</td> </tr> <tr> <td>Max car parking</td> <td>Secondary dwellings - 0 spaces Studio lofts - 1 space</td> </tr> </tbody> </table>	Element	Control	Setbacks	0m to sides and to laneway	Max. building height	2 storeys (ie 1 floor above the garage)	Private open space (required for studio lofts only)	Studio and 1 bed: 4m ² , min dimension 1m 2+ bed: 8m ² , min dimension 1m	Max car parking	Secondary dwellings - 0 spaces Studio lofts - 1 space	N/A	N/A
Element	Control												
Setbacks	0m to sides and to laneway												
Max. building height	2 storeys (ie 1 floor above the garage)												
Private open space (required for studio lofts only)	Studio and 1 bed: 4m ² , min dimension 1m 2+ bed: 8m ² , min dimension 1m												
Max car parking	Secondary dwellings - 0 spaces Studio lofts - 1 space												

Section	Provisions	Proposal	Compliance (Yes, No or N/A)
	(3) The design and layout of studio lofts is to minimise overlooking and overshadowing of the private space of the principal dwelling and any adjacent dwellings.	N/A	N/A
	(4) Strata title subdivision of a studio loft into a separate allotment will be permissible only where the following are provided: <ul style="list-style-type: none"> ▪ appropriate private open space, ▪ separate pedestrian access, ▪ one on-site car parking space, ▪ separate services for mail delivery and waste collection, and an on-site garbage storage area which is not visible from public street, ▪ separate connections and metering for utilities, and ▪ compliance with the Building Code of Australia. 	N/A	N/A