

BASIX[®] Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 531028M

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 29/06/2009 published by the Planning & Infrastructure. This document is available at www.basix.nsw.gov.au

Director-General

Date of issue: Monday, 24 March 2014

To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	LOT 2341 WALSHAW STREET, PENRITH NSW 2750	
Street address	WALSHAW Street PENRITH 2750	
Local Government Area	Penrith City Council	
Plan type and plan number	deposited 1171491	
Lot no.	2341	
Section no.	-	
No. of residential flat buildings	0	
No. of units in residential flat buildings	0	
No. of multi-dwelling houses	2	
No. of single dwelling houses	0	
Project score		
Water	✓ 42	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 43	Target 40

Certificate Prepared by
Name / Company Name: FIRSTYLE HOMES
ABN (if applicable): 087773779

Description of project

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Section no.	-
Project type	
No. of residential flat buildings	0
No. of units in residential flat buildings	0
No. of multi-dwelling houses	2
No. of single dwelling houses	0
Site details	
Site area (m ²)	381.2
Roof area (m ²)	240.46
Non-residential floor area (m ²)	0
Residential car spaces	3
Non-residential car spaces	0

Common area landscape		
Common area lawn (m ²)	0	
Common area garden (m ²)	0	
Area of indigenous or low water use species (m ²)	0	
Assessor details		
Assessor number	20311	
Certificate number	1006190936	
Climate zone	28	
Project score		
Water	✓ 42	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 43	Target 40

Description of project

The tables below describe the dwellings and common areas within the project

Multi-dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1	4 or more bedrooms	152.1	10.4	171.29	10
2	2	60.8	7.6	23.42	10

Description of project

The tables below describe the dwellings and common areas within the project

Schedule of BASIX commitments

1. Commitments for multi-dwelling houses

(a) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Comfort

2. Commitments for single dwelling houses

3. Commitments for common areas and central systems/facilities for the development (non-building specific)

- (i) Water
- (ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for multi-dwelling houses

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: <ul style="list-style-type: none"> (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling. 		✓	✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

Dwelling no.	Fixtures					Appliances		Individual pool				Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 6 but <= 7.5 L/min)	3 star	3 star	3 star	no	-	-	-	-	-	-	-	-	-

Dwelling no.	Alternative water source							
	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
1	individual water tank (no. 1)	Tank size (min) 3000 litres	To collect run-off from at least: 50.64 square metres of roof area; 163.89 square metres of impervious area; 136.47 square metres of garden and lawn area; and 0 square metres of planter box area.	yes	yes	no	no	no
All other dwellings	individual water tank (no. 2)	Tank size (min) 2000 litres	To collect run-off from at least: 29.18 square metres of roof area; 37.96 square metres of impervious area; 23.06 square metres of garden and lawn area; and 0 square metres of planter box area.	yes	no	no	no	no

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

Dwelling no.	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
1	gas instantaneous 5 star	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	manual switch on/off	natural ventilation only, or no laundry	-

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
2	gas instantaneous 5 star	no mechanical ventilation (ie. natural)	-	individual fan, ducted to façade or roof	manual switch on/off	natural ventilation only, or no laundry	-

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
1	3-phase airconditioning EER 2.5 - 3.0 (zoned)	5	3	yes	yes	yes	yes	2	yes			
2	1-phase airconditioning EER 2.5 - 3.0	3-phase airconditioning EER 2.5 - 3.0	1-phase airconditioning EER 2.5 - 3.0	-	2	2	yes	yes	yes	yes	1	yes

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
1	-	-	-	-	gas cooktop & electric oven	-	no	-	-	-	no	yes
2	-	-	-	-	gas cooktop & electric oven	-	no	-	-	-	yes	no

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.			
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

Thermal loads		
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
1	59.2	66.4
All other dwellings	68.6	67.9

	Construction of floors and walls				
Dwelling no.	Concrete slab on ground(m ²)	Suspended floor with open subfloor (m ²)	Suspended floor with enclosed subfloor (m ²)	Suspended floor above garage (m ²)	Primarily rammed earth or mudbrick walls
1	159	-	-	-	No
All other dwellings	33	-	-	60	No

3. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	3 star (> 6 but <= 7.5 L/min)	3 star	3 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✓" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

Table of Compliance – LOT 2341 WALSHAW STREET THORNTON, North Penrith

Section	Provisions	Proposal	Compliance (Y/N or N/A)
State Environmental Planning Policy No. 55 – Remediation of Contaminated Land			
7. Contamination and remediation to be considered in determining development application	(1) A consent authority must not consent to the carrying out of any development on land unless: (a) it has considered whether the land is contaminated, and (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.	The subdivision works will undertake the necessary works to ensure the site is suitable for the proposed residential use.	Y
State Environmental Planning Policy (BASIX)			
6. Buildings to which Policy applies	(1) This Policy applies to buildings arising from the following development: (a) proposed BASIX affected development for which the regulations under the Act require a BASIX certificate to accompany a development application or an application for a complying development certificate or construction certificate,	A BASIX Certificate is provided as part of the DA.	Y
Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River (No 2—1997)			
5. General planning considerations	The general planning considerations relevant for this Part are: (a) the aim of this plan, and (b) the strategies listed in the Action Plan of the Hawkesbury-Nepean Environmental Planning Strategy, and (c) whether there are any feasible alternatives to the development or other proposal concerned, and (d) the relationship between the different impacts of the development or other proposal and the environment, and how those impacts will be addressed and monitored.	Impacts of this proposal were considered Concept Plan and Stage 1 Project Application before the preparation of this application.	Y
6. Specific planning policies and recommended	Clause 6 sets out a suite of planning policies and strategies that relate to the following issues in the vicinity of the Hawkesbury-Nepean River system: (1) Catchment management (2) Environmentally sensitive areas	The cumulative effects of all of the development at North Penrith on the Hawkesbury-Nepean River system and catchment have been considered during	Y

strategies	(3) Water quality (4) Water quantity (5) Cultural heritage (6) Flora and fauna (7) Riverine scenic quality (8) Agriculture/aquaculture and fishing (9) Rural residential development (10) Urban development (11) Recreation and tourism (12) Metropolitan strategy	the preparation of the Concept Plan. North Penrith includes a site-wide stormwater management system to ensure the quality and quantity of stormwater from the entire site does not undermine the policies and strategies set out in this clause. This dwelling will be suitably integrated into the site-wide systems.	
11. Development Controls	This clause sets out matters for consideration and development controls for specific types of development.	Development for the purposes of residential dwellings is not specified in this clause.	N/A
Penrith City Centre Local Environmental Plan 2008			
Clause 49 - Zoning	For the purposes of this Part, land within the North Penrith site is in a zone as follows if the land is shown on the Land Zoning Map as being in that zone: (a) Zone R1 General Residential, (b) Zone R2 Low Density Residential, (c) Zone B2 Local Centre, (d) Zone IN2 Light Industrial, (e) Zone RE1 Public Recreation.	The site is zoned as R1 General Residential	Y
Clause 50 – Land Use Table – Zone R1 General Residential	The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone. Zone R1 General Residential 1 Objectives of zone • To provide for the housing needs of the community. • To provide for a variety of housing types and densities. • To enable other land uses that provide facilities or services to meet the day to day needs of residents.	All kinds of residential accommodation are permissible in the R1 General Residential Zone. As such, the proposed residential dwelling is permissible. The proposal is for a residential dwelling to meet the housing needs of the community, and so is consistent with objectives of the zone.	Y

	<p>2 Permitted without consent Home businesses; Home industries; Home occupations</p> <p>3 Permitted with consent Building identification signs; Business identification signs; Child care centres; Community facilities; Exhibition homes; Exhibition villages; Food and drink premises; Neighbourhood shops; Places of public worship; Recreation areas; Recreational facilities (indoor); Recreational facilities (outdoor); Residential accommodation; Residential care facilities; Respite day care centres; Roads</p> <p>4 Prohibited Any development not specified in item 2 or 3</p>		
Clause 51 - Height of Buildings	The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.	The proposed development will have a maximum height of 7.935m and therefore complies with the maximum height specified by this clause.	Y
Clause 53 – Architectural Roof Features	<p>(2) Development that includes an architectural roof feature that exceeds, or causes a building to exceed, the height limits set by clause 51 may be carried out, but only with development consent.</p> <p>(3) Development consent must not be granted to any such development unless the consent authority is satisfied that:</p> <p>(a) the architectural roof feature:</p> <p>(i) comprises a decorative element on the uppermost portion of a building, and</p> <p>(ii) is not an advertising structure, and</p> <p>(iii) does not include floor space area and is not reasonably capable of modification to include floor space area, and</p> <p>(iv) will cause minimal overshadowing, and</p> <p>(b) any building identification signage or equipment for servicing the building (such as plant, lift motor rooms, fire stairs and the like) contained in or supported by the roof feature is fully integrated into the design of the roof feature.</p>	The development does not include an architectural roof feature that exceeds the height limit set out in clause 51.	Y
Clause 54 – Heritage Conservation	<p>(5) Heritage assessment The consent authority may, before granting consent to any development:</p>	The site is not on land where a heritage item is located or in the vicinity of a	N/A

	(a) on land on which a heritage item is located, or (b) on land that is within the vicinity of land referred to in paragraph (a), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item concerned.	heritage item. As such no heritage management document has been prepared.	
Clause 55 - Earthworks	(3) Before granting development consent for earthworks, the consent authority must consider the following matters: (a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality, (b) the effect of the proposed development on the likely future use or redevelopment of the land, (c) the quality of the fill or the soil to be excavated, or both, (d) the effect of the proposed development on the existing and likely amenity of adjoining properties, (e) the source of any fill material and the destination of any excavated material, (f) the likelihood of disturbing relics, (g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.	The proposal does not include substantive earthworks, which have been completed as part of the subdivision works. An Erosion and Sediment Control Plan has been prepared to ensure potential impacts to watercourses during construction activities are appropriately managed.	N/A
North Penrith Design Code			
3.1 Housing Density and Diversity	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 DCP.	The proposal is not for subdivision	N/A
3.2 Subdivision	The proposal is not for subdivision so the subdivision controls have not been transcribed here.	The proposal is not for subdivision	N/A
3.3 Building Envelopes	(1) The maximum number of storeys for residential development is shown	The dwelling will have , 2, storeys – which complies with the 3 storey height	Y

	at Figure 8. The maximum number of storeys for the site is three (3).	limit specified in Figure 8.	
(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.	No habitable third stories are proposed.	N/A
(3)	The location and siting of the third storey is to ensure adequate solar access and privacy for the lot and adjacent residential lots.	No habitable third stories are proposed.	N/A
(4)	Development adjacent to a laneway (i.e. ancillary dwelling) is to be no more than 2 storeys.	The proposed development adjacent to a laneway is 2 storeys	Y
(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 dwelling has a ceiling height of 2.7m on the ground floor.	Y
(6)	The maximum depth of a dwelling (exclusive of roofs and privacy screens etc) from the front boundary is: <ul style="list-style-type: none"> ▪ 15m for the second storey (identified as L2 on Figures 9-10 in DCP), ▪ 12m for any third storey component of a dwelling (identified as L3 on Figures 9-10 in DCP). 	The depth of the dwelling from the front boundary is 13.0 m for the second storey, and no third storey is proposed.	Y
(7)	The maximum depth of an ancillary dwelling (exclusive of roofs and privacy screens etc) from the rear boundary is 8m.	The depth of the ancillary dwelling is 8.32 m from the rear boundary. Due to the lot being on two street frontages and a lane way the single garage has been stepped back 600mm to break the continuity of the studio loft façade and promote visual interest.	Y

	<p>(8) Front setbacks for residential development within the R1 Zone (except for residential flat buildings) are (see Figures 9 and 10 of DCP):</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). 	<p>The dwelling is set back 3 m to the front façade line.</p> <p>The garage is set back 0.65m.</p> <p>If a corner allotment</p> <p>The first seven metres of the dwelling is set back 2.8 m from the secondary street frontage.</p>	<p>Y</p>
	<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>	<p>The rear setback from the ground floor of the dwelling is 12.0 m.</p> <p>The allotment does not back onto the existing residential allotments fronting Lemongrove Road.</p>	<p>Y</p>

	<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="519 422 1397 837"> <thead> <tr> <th>Dwelling type</th> <th>Minimum side setbacks</th> </tr> </thead> <tbody> <tr> <td>Ancillary dwellings</td> <td>0m on both sides 0m to rear lane</td> </tr> <tr> <td>Multi-unit housing, attached dwellings</td> <td>0m on both sides</td> </tr> <tr> <td>Semi-detached dwellings</td> <td>0m to 1 side 0.9m to 1 side</td> </tr> <tr> <td>Dwelling houses (lots < 8m wide)</td> <td>0m on both sides</td> </tr> <tr> <td>Dwelling houses (lots 8m wide and greater)</td> <td>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	<p>The dwelling is for a dwelling house on a lot > 8 m wide with the following setbacks:</p> <ul style="list-style-type: none"> ▪ 1.1 m on one side. ▪ 2.8 m on one side. 	<p>Y</p>
Dwelling type	Minimum side setbacks														
Ancillary dwellings	0m on both sides 0m to rear lane														
Multi-unit housing, attached dwellings	0m on both sides														
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Dwelling houses (lots 8m wide and greater)	0m to 1 side 0.9m to 1 side - except for where permitted by (11) below														
	<p>(11) Despite (3.3.10), 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 DCP, 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 3.2.3), and ▪ compliance with the relevant aspects of the Building Code of Australia. 	<p>N/A</p>	<p>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.	The proposal does not include a studio loft above a garage that straddles a property boundary.	N/A
	(13) Variations to the building envelope controls contained within Section 3.3 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.	The proposal is not for an Integrated Development Application.	N/A
3.4 Building Design and Articulation	(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. The articulation zone: <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). 	Articulation zones to the front façade of the dwellings have been incorporated on the dwellings in accordance with Figures 9 and 10 as follows: <ul style="list-style-type: none"> ▪ setback from the front boundary by 1.92 m. ▪ extends 7.76m from the boundary line along the secondary street 	Y

<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="517 357 1397 660"> <thead> <tr> <th data-bbox="517 357 965 392">Primary elements</th> <th data-bbox="965 357 1397 392">Secondary elements</th> </tr> </thead> <tbody> <tr> <td data-bbox="517 392 965 427">Verandah / porch</td> <td data-bbox="965 392 1397 427">Entry feature or porticos</td> </tr> <tr> <td data-bbox="517 427 965 494">Balcony (incl upper level balcony over garage door)</td> <td data-bbox="965 427 1397 494">Awnings or other features over windows</td> </tr> <tr> <td data-bbox="517 494 965 529">Pergola</td> <td data-bbox="965 494 1397 529">Eaves and sun shading</td> </tr> <tr> <td data-bbox="517 529 965 564"></td> <td data-bbox="965 529 1397 564">Window box treatment</td> </tr> <tr> <td data-bbox="517 564 965 632"></td> <td data-bbox="965 564 1397 632">Recessed or projecting architectural elements</td> </tr> <tr> <td data-bbox="517 632 965 667"></td> <td data-bbox="965 632 1397 667">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 proposal includes porch with a depth of 2.071 m.</p>	<p>Y</p>
Primary elements	Secondary elements															
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	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 site is a corner allotment with an articulation zone of 3 m and 2.8m from the primary and secondary street frontages, respectively. The articulation zone includes a porch.</p>	<p>Y</p>														
<p>(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.</p>	<p>The proposal includes private open space.</p>	<p>Y</p>														
<p>(5) Consideration should be given to expressing the third storey of a dwelling in a more lighter weight manner than the structure below, through the use of material and colours and the like.</p>	<p>The proposal does not incorporate third storeys.</p>	<p>N/A</p>														
<p>(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.</p>	<p>The eaves proposed comply with the 600mm overhang allowance.</p>	<p>Y</p>														

	(7) Building colours, materials and finishes are to be consistent the Residential Design Palette included at Appendix C.	The building colours, materials and finishes have been designed to be consistent with the Residential Design Palette.	Y																				
	(8) Multicoloured roof tiles are not permitted.	No multi-coloured tiles are proposed.	Y																				
3.5 Private Open Space and Landscaping	(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>The proposal is on a lot width 13.370 m wide.</p> <p>The proposal includes POS for studio loft is as follows:</p> <ul style="list-style-type: none"> 2.6% of site area; and min 1.0m dimension. <p>The proposal includes POS for the dwelling is as follows:</p> <ul style="list-style-type: none"> 26.2% of site area; and 7.6m dimension. <p>The proposal includes PPOS as follows</p> <ul style="list-style-type: none"> 24 m2 of site area; and 6m x 4m dimension. 	Y																				
	<table border="1"> <thead> <tr> <th></th> <th>Studio Loft</th> <th colspan="3">Multi-unit housing, attached & semi-detached dwellings and dwelling houses</th> </tr> <tr> <th>Lot width*</th> <th></th> <th>< 6m</th> <th>6-10m</th> <th>10m+</th> </tr> </thead> <tbody> <tr> <td>POS</td> <td>Studio and 1 bed: 4m² & min dimension 1m 2+ bed: 8m² & min dimension 1m</td> <td>Minimum 20% of site area & min dimension of 2m</td> <td>Minimum 20% of site area & min dimension of 2m</td> <td>Minimum 20% of site area & min dimension of 2m</td> </tr> <tr> <td>PPOS</td> <td>n/a</td> <td>16m² & min dimension of 3m</td> <td>18m² & min dimension of 3m</td> <td>24m² & min dimension of 4m</td> </tr> </tbody> </table>		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		
		Studio Loft	Multi-unit housing, attached & semi-detached dwellings and dwelling houses																				
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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																			
(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. 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.	The PPOS is located at the rear of the site in order to achieve the maximum solar access from the northern sun.	Y																					
(3) Where the PPOS is a balcony or roof top area, it must be provided with	The proposal does not include a balcony or rooftop area.	N/A																					

	a fence or landscaped screen at least 1m in height, and be directly accessible from a habitable room.		
	(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.	The POS for the studios lofts have been designed to achieve maximum privacy for the principal dwellings.	Y
	(5) (1) Fifty per cent of the area of the required PPOS (of both the proposed development and the adjoining properties) should receive at least 2 hours of sunlight between 9am and 3pm at the winter solstice (21 June). (2)"Despite Clause (5(1), at least 70% of the total number of dwellings that are proposed as part of an integrated development should receive a minimum of 2 hours direct sunlight between 9am and 3pm at the winter solstice (21 June) to at least fifty per cent of the area of the PPOS of each dwelling."	Shadow diagrams have been prepared for the development. They show that at least 50% of the PPOS receives at least 2 hours of sunlight on the winter solstice.	Y
	(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.	Soft landscaping is provided for a distance of 1.0 m from the front boundary with the following species – which are from the Residential Design Palette. ▪ List our species to be used < MAKE SURE THEY ARE FROM THE DESIGN PALLAETTE> .	Y
3.6 Fencing	(1) Front fencing is required for all residential allotments. Front fencing is to: ▪ be between 700m 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 proposal include fencing of 0.7-1.2 m in height which is designed to comply with the fencing controls.	Y

	<p>the articulation zone, and</p> <ul style="list-style-type: none"> are not to impede safe sight lines for pedestrians and / or traffic. 		
	(2) The design, materials and colour of front fencing is to be consistent with the Residential Design Palette included at Appendix C.	The design, materials and colours are consistent with the Residential Design Palette.	Y
	(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.	<p>The proposed development will not directly abut open space.</p> <p>OR</p> <p>The design of the fencing facing open space will consist of < EXPLAIN WHAT KIND OF FENCING IS PROPOSED INCLUDING HEIGHT OF FENCE AND MATERIALS TO BE USED> , which will provide an attractive outlook to the open space.</p>	<p>N/A</p> <p>OR</p> <p>Y</p>
	(4) Timber paling or lapped / capped fencing only can be used internally between allotments. No sheet metal fencing is permitted within the project.	No sheet metal fencing is proposed.	Y
3.7 Garages, Site Access and Parking	(1) The maximum parking rates for multi-unit housing, attached and semi-detached dwellings and dwelling houses are: <ul style="list-style-type: none"> 1-2 bedroom: 1 space per dwelling, and 3+ bedroom: 2 spaces per dwelling. 	<p>The proposal is for a 4 bedroom dwelling and provides 2 car parking spaces.</p> <p>The proposal has a 2 bedroom studio above a garages that also has a separate 1 garage.</p>	Y

(2) All visitor parking is to be provided on-street.	Parking is available on street.	Y
(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.	The proposal is not for affordable housing or seniors housing.	N/A
(4) The garage arrangement is to be consistent with Figures 12 and 13 in that: <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. 	The site is 13.37 m wide and provides a single and double garage accessed from the rear laneway..	Y
(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.	All garages door are 4.8 m wide for the house and a single 2.4m garage door for the studio loft. The dwelling includes a studio loft with garage access from the rear lane.	Y
(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.	All garages have been design specifically to match and complement the dwelling design and materials.	Y
(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.	All driveways have been design having regard to the dwelling design and orientation.	Y

	(8) All parking and driveway access is to comply with AS 2890.1 - 2004.	Parking and driveways access comply with AS2890-2004.	Y
3.8 Visual and Acoustic Amenity	(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.	Dwellings have been designed to minimise overlooking through building layout, window and balcony location and design, and the use of screening devices, including landscaping.	Y
	(2) Habitable room windows with a direct sightline to the habitable room windows in an adjacent dwelling within 3m are to: <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. 	The dwelling does not have any habitable room windows with a direct sightline to the habitable room windows in an adjacent dwelling within 3m.	N/A
	(3) A screening device is to have a maximum of 25% permeability to be considered effective.	No screening device is proposed or considered necessary.	N/A
	(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.	The design of the dwelling have minimised the opportunity for sounds transmission through the building structure.	Y
	(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.	The proposal is not for an attached dwelling.	N/A
	(6) Residential development in close proximity to the railway corridor, Coreen Avenue, the east and west sides of the Boulevard, the upgraded	The proposal is not located in close proximity to the railway.	N/A

	<p>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 R_w (weighted sound reduction index) + C_{tr} (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>		
	<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>	<p>The site is located so that it is noise affected by the Boulevard, and has been designed to meet the above specified targets less 10 dBA.</p>	<p>Y</p>
<p>3.9 Development in Proximity to a Rail Corridor</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>The proposal is not within 60m of the railway corridor.</p>	<p>N/A</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>	<p>N/A</p>	<p>N/A</p>

3.10 Specific Provisions - Key Sites	<p>Entry Boulevard Lots</p> <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. Dwelling facades are to display high quality materials and finishes consistent with the Residential Design Palette (Appendix C). Despite Section 3.7, all garaging is to be from the rear lane. Front fencing is to generally consistent and assist in unifying the streetscape. 	<p>The development:</p> <ul style="list-style-type: none"> Is 2 storey's in height The dwelling facades incorporate face brick, bagged and painted brick, and weathertex cladding with a painted finish. All garages are to be accessed via rear lane. Front fencing will be generally consistent and assist in unifying the streetscape 	Y
	<p>'Dress Circle' Park Lots</p> <ul style="list-style-type: none"> A building height of 3 storeys is encouraged for all dwellings (except for ancillary dwellings). 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. Buildings are to take advantage of the location overlooking the oval with front balconies and terraces. Dwellings are to display high quality materials and finishes consistent with the Residential Design Palette (Appendix C). Identical facades are to be limited to no more than 4 dwellings in a row. Despite Section 3.7, all garaging is to be from the rear lane. 	T The site is not a DRESS CIRCLE LOT	N/A
	<p>Innovation Lots</p> <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). Dwellings are to be single or double storey and may include 0m side and rear setbacks. 	The site is not an innovation lot.	N/A
	<p>Canal Edge Lots</p> <ul style="list-style-type: none"> A minimum building height of 3 storeys is encouraged for all residential 	The site is not a canal edge lot.	N/A

	<p>dwellings (except for ancillary dwellings).</p> <ul style="list-style-type: none"> ▪ Building form and massing is to create a strong consistent edge to the canal. ▪ Entrances stairs to dwellings off the canal walk are to be paired together. ▪ 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. ▪ 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. ▪ The dwelling facades are to display high quality materials and finishes consistent with the Residential Design Palette (Appendix C). ▪ Buildings are to take advantage of the location overlooking the canal and include high levels of glazing and front balconies and terraces. ▪ Despite Section 3.7, all garaging is to be from the rear lane. 		
	<p>Opportunity Site</p> <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. ▪ Non-residential uses fronting the canal should address the canal with semi-active uses. ▪ The road and block pattern within the site may vary in response to alternative uses. ▪ Building heights (of up to 6 storeys) are permitted for uses on the Opportunity Site. 	The site is not an opportunity site.	N/A
<p>3.12 Specific Provisions - Ancillary Dwellings</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.</p>	The site is not for subdivision.	N/A

<p>(2) Ancillary dwelling development is to be consistent with the controls in the table below.</p> <table border="1" data-bbox="519 288 1339 587"> <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	<p>The ancillary dwelling complies with the controls as it:</p> <ul style="list-style-type: none"> ▪ has a building height of 2 storeys; ▪ is a studio loft with 9.93 m² of private open space ▪ has 1 car parking spaces. 	<p>Y</p>
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											
<p>(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.</p>	<p>The studios loft has been designed so that overlooking and overshadowing of private space of the principal dwelling and adjacent dwellings are minimised.</p>	<p>Y</p>										
<p>(4) Strata title subdivision of a studio loft into a separate allotment will be permissible only where the following are provided:</p> <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. 	<p>The proposal is for strata title subdivision of a studio loft which provides:</p> <ul style="list-style-type: none"> ▪ appropriate level of private open space, ▪ separate pedestrian access, ▪ one on-site car space, ▪ separate bin storage and metering utilities; and ▪ compliance with the BCA. 	<p>Y</p>										