

PENRITH CITY COUNCIL

FAST LIGHT ASSESSMENT REPORT

Application number:	DA21/0424
Proposed development:	Two Storey Dwelling
Property address:	23 Adina Street, JORDAN SPRINGS NSW 2747
Property description:	Lot 2255 DP 1168992
Date received:	17 June 2021
Assessing officer	Louis Tuma
Zoning:	URBAN ZONE (SREP30 - ST MARYS)
Class of building:	Class 1a
Recommendation:	Approve

Executive Summary

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

Site & Surrounds

The subject site is situated on the western side of Adina Street JORDAN SPRINGS. It is 382m² in area, is orientated in an eastern direction and has a cross slope falling to the south eastern side of the lot and street.

An inspection of the site was undertaken on 29/06/2021 and the site is currently vacant.

The surrounding area is characterised by residential development.

Proposal

The proposed development involves the construction of a two storey dwelling including landscaping and associated drainage works.

Plans that apply

1996 CENSUS COLLECTORS DISTRICT
CLM ACT 1997 - ADI SITE
PENRITH DCP 2014
GENERAL LIST
EASEMENT ACCESS AND MAINTENANCE 0.9 M
MISC - STUDIES FOR ADI LAND
DEV/BLD - RATU - SEE 88B
DCP 2014 - Tree Preservation Controls
DCP 2014 - General Information
PLAN INST LEP 255 AS AMENDED
PLAN INST LEP 258
PLAN INST - SREP NO 9 EXT IND (NO 2-1995) AA
PLAN INST - SREP NO 20 HAW NEP RIV (NO2-1997) AA
PLAN INST - SREP NO 30 - ST MARYS AA
LEP 258 - CONSENT FOR DWELLING HOUSES ETC
COPY OF LEP 258
Asbestos & Contam Land Policies
PRECINCT 030
URBAN ZONE (SREP30 - ST MARYS)
SEC 94 CONTRIB PLAN - CULTURAL FACILITIES
SEC 94 CONTRIB PLAN - LOCAL OPEN SPACE 2007
SEC 94 CONTRIB PLAN - DISTRICT OPEN SPACE FACILS
SEC 7.12 CONTRIB PLAN - PENRITH CITYWIDE
STATE ENV PLANNING POLICIES - GENERAL LIST
NORTH WARD

Planning Assessment

• Section 4.15 - Evaluation

The development has been assessed in accordance with the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979.

Section 4.15(1)(a)(i) The provisions of any environmental planning instrument

Is the development permissible in the zone? **Complies**

Is the development consistent with any requirements of environmental planning instruments relevant to this proposal (including any applicable SEPP's, SREP's and LEP's)? **Complies**

Section 4.15(1)(a)(ii) The provisions of any draft environmental planning instrument

Is the development consistent with any draft planning instruments relevant to this proposal **N/A**

Section 4.15(1)(a)(iii) Any development control plan

Is the development consistent with the provisions of any development control plan relevant to this proposal? **Complies - See discussion**

Section 4.15(1)(a)(iv) Any applicable regulations

Is the development consistent the provisions of any regulations relevant to this proposal?

Complies

Section 4.15(1)(b) The likely impacts of the development

Context and setting

Is the development consistent with the bulk, scale colour and design of other development in the locality?

Complies - See discussion

Will the development have only a minor impact of the amenity of the area and the streetscape?

Complies - See discussion

Is the development compatible with surrounding and adjacent land uses

Complies - See discussion

Will the development have no or minimal impact on the amenity of the area in terms of:

Sunlight (overshadowing):

Complies - See discussion

Visual and acoustic privacy:

Complies - See discussion

Views or vista:

Complies - See discussion

Access and Transport

Will the development have no or minimal impact on the local road system

Complies

Is the existing and any proposed access arrangements and car parking on site adequate for the development?

Complies

Heritage

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

N/A

Soil

The development will have minimal impact on soil erosion and sedimentation

Complies - See discussion

Natural and Technological Hazards

The development is not subject to flooding, subsidence or slip

Complies

Land is not considered to be contaminated:

Complies

Bushfire requirements provided for the development

N/A

Acoustic requirements provided for the development

Complies

Site design

The development is sensitive to environmental conditions and site attributes.

Complies - See discussion

Does the development safe guard the health and safety of the occupants

Complies

Section 4.15(1)(c) The suitability of the site for development

Was the site inspected?	Yes
Does the proposal fit locality?	Yes
Are the site attributes conducive to development?	Yes
Will the proposal have minimal social and economic impacts on the locality?	Yes
Has any applicable 88b instrument been considered?	Yes
Does the development propose the removal of trees?	No
Have the plans been checked by any relevant developer groups?	Yes
Has a BASIX certificate been provided?	Yes

Section 4.15(1)(d) Any submissions made in accordance with the EPA Act and Regulations?

Was the application required to be publicly notified? **Yes**

Were any submissions received during the public notification period? **Yes**

In accordance with the Act and Regulations, consideration has been given to any necessary referral and any submissions made.

Community consultation

In accordance with Clause 4.4 of Appendix F4 of Penrith Development Control Plan 2014, the proposed development was notified to nearby and adjoining residents. Council notified four (4) residences in the area and received two (2) submission in response during the exhibition period between 28/06/2021 and 12/07/2021.

The following issues were raised in the submissions received and have formed part of the assessment.

<u>Issue Raised</u>	<u>Comments</u>
During Construction	During the construction of the two storey dwelling, the certifier appointed for the development is to be contacted should there be any issues.
Overshadowing/Solar Access	<p>Penrith Development Control Plan 2014 (Part 2.1.6 Solar Planning) explains that all proposed development must provide a minimum of 3 hours sunlight between 9am and 3pm on 21 June, to living zones of the dwelling, and the living zones of any adjoining dwellings as well as 40% of the main private open spaces of the dwelling and main private open spaces of any adjoining dwellings. The submitted shadow diagrams comply with this control.</p> <p>Furthermore, the development complies with the Jordan Springs Design requirements and has been approved by the Design Assessment Panel administered by Beveridge Williams.</p>

Section 4.15(1)(e)Public Interest

The application will have minimal impacts on public interest **Complies**

Conclusion/Summary

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

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

Recommendation

That DA21/0424 for a two storey dwelling at 23 Adina Street JORDAN SPRINGS, be approved subject to the attached conditions.

CONDITIONS

Unallocated

1 [A special - Sydney Water Approval](#)

Prior to the issue of an Construction Certificate, written approval for the development is to be obtained from Sydney Water and be provided to the Principal Certifying Authority.

General

2 [A001 - Approved plans that are architecturally drawn](#)

The development must be implemented substantially in accordance with the plans listed in the table below and stamped approved by Council, the application form, the BASIX Certificate, the developers approval and any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.

Plan Type	Sheet No	Issue	Drawn By	Date
Site Analysis	A.01.1	01	NIRVA DESIGNS	12/07/2021
Site Plan	A.01.2			
Window Schedule	A.02			
Ground Floor	A.03.1			
First Floor	A.03.2			
Roof Plan	A.03.3			
Elevations	A.04.1			
Elevations	A.04.2			
Sections	A.05.1			
Landscape Plan	A.06			
Concept Stormwater	A.07			
Sediment Control	A.08			
Shadow Diagrams	A.10			

3 [A008 - Works to BCA requirements \(Always apply to building works\)](#)

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

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

4 [A019 - OCCUPATION CERTIFICATE \(ALWAYS APPLY\)](#)

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

5 [A046 - Obtain Construction Certificate before commencement of works](#)

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

6 [A special - Beveridge Williams Approval](#)

All conditions forming part of the Beveridge Williams approval dated 15 July 2021 are to be complied with at all times.

7 [A special - Containment of Fill](#)

Prior to the issue of a **Construction Certificate**, the Principal Certifier is to ensure that all slab constructions that are above natural ground level are constructed using dropped edge beams to retain any fill. All fill shall be contained within the dwelling footprint. Retaining walls for fill are not to be constructed.

8 [A Special - Retaining Walls](#)

Any retaining walls which do not form part of this approval or cannot be constructed under the requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 as Exempt Development will require a separate approval.

9 [A special - Site Classification Report](#)

Prior to the issue of a **Construction Certificate** a site classification report prepared by a qualified geotechnical engineer in accordance with the requirements of AS2870 is to be provided to the Principal Certifier demonstrating that the proposed slab and foundations of the proposed development have been designed to address the existing ground conditions of the subject site and that the subject site is suitable for the proposed development.

10 [A special - Stairwell Window](#)

The bottom two windows of the stairwell window (as marked on the stamped approved plans) are to be of obscure glazing

Demolition

11 [B005 - Mud/Soil](#)

Mud and soil from vehicular movements to and from the site must not be deposited on the road.

12 [B006 - Hours of work](#)

Demolition works will be restricted to the following hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines:

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

In the event that the demolition relates to works inside the building and do not involve external walls or the roof, and do not involve the use of equipment that emits noise then the demolition works are not restricted to the hours stated above.

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

Environmental Matters

13 [D001 - Implement approved sediment & erosion control measures](#)

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

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

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

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

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

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

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

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

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

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

BCA Issues

16 **E001 - BCA compliance**

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

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

Health Matters and OSSM installations

17 **F006 - Water tank & nuisance**

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

Construction

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

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

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

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

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

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

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

19 **H002 - All forms of construction**

Prior to the commencement of construction works:

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

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

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

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

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

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

The building shall be set out by a registered surveyor. A Survey Certificate shall be undertaken and submitted to the Principal Certifying Authority when the building is constructed.

21 **H030 – External finishes**

The roof of the structure is to be a dull, non-reflective surface and colour. The external finishes of the dwelling is to be in accordance with the stamped approved colour schedule.

22 [H036 - Rainwater Tank \(Also impose H037, H038, H039, G005 & Q010\)](#)

The rainwater tank(s) is to be:

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

Additionally, the following are to be provided:

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

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

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

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

23 [H037 - Safe supply of water from catchment areas \(Also impose H036, H038 & H039\)](#)

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

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

24 [H038 - Connection of rainwater tank supply \(Also impose H036, H037 & H039\)](#)

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

25 [H039 - Rainwater tank pumps \(Also impose H036, H037 & H038\)](#)

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

Engineering

26 **K016 - Stormwater**

Stormwater drainage from the site shall be discharged into the street gutter or common line.
Gutters and Downpipes are to comply with the Building Code of Australia Part 3.5.3.

The stormwater drainage system shall be designed in accordance with Penrith City Council's Stormwater Drainage Specification for Building Developments. The design shall ensure that the development has no ensure no adverse impact on adjoining properties by the diversion, damming or concentration of stormwater flows.

The proposed method of stormwater discharge shall be detailed in the Construction Certificate or Subdivision Works Certificate issued by the Certifier.

27 **K026 - Stabilised access**

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

28 **K041 - Infrastructure Bond**

An Infrastructure Restoration Bond is to be lodged with Penrith City Council for development involving works around Penrith City Council's Public Infrastructure Assets. The bond is to be lodged with Penrith City Council prior to commencement of any works on site or prior to the issue of any Construction Certificate, whichever occurs first. The bond and applicable fees are in accordance with Council's adopted Fees and Charges.

An application form together with an information sheet and conditions are available on Council's website.

Contact Penrith City Council's City Works Department on (02) 4732 7777 or visit Penrith City Council's website for more information.

29 **K202 - Roads Act (Minor Roadworks)**

Prior to the issue of any Construction Certificate, a Section 138 Roads Act applications, including payment of application and inspection fees, shall be lodged and approved by Penrith City Council (being the Roads Authority for any works required in a public road). These works may include but are not limited to the following:

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

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

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

All works associated with the Roads Act approval must be completed prior to the issue of any Occupation Certificate or Subdivision Certificate as applicable.

30 **K501 Roads Authority clearance**

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

31 **K Special - Apply if there is an EASEMENT on the site**

Unless permitted by the applicable Section 88B Instrument, no earthworks including cut and fill or building works including a retaining wall, garden shed or other structures of the like are permitted within the easement. The easement is to remain at natural ground level at all times.

Landscaping

32 [L001 - General landscaping \(applies to most building works\)](#)

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

Landscaping shall be maintained:

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

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

Payment of Fees

33 [P002 - Fees associated with Council land \(Applies to all works & add K019\)](#)

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

Certification

34 [Q01F - Notice of Commencement & Appointment of PCA2 \(use for Fast Light only\)](#)

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

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

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

Information to accompany the Notice of Commencement

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

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

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

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

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

Appendix - Development Control Plan Compliance

Control	Requirements	Complies	Measurements
Front setback	4.5m	Y	4.53m
Garage setback	5.5m	Y	5.53m
Articulation Setback	3.5m	Y	3.53m
Secondary setback	1.5m	N/A	
Garage Frontage	2.5m	N/A	
Articulation Zone	1m	N/A	
Side setback	Zero/0.9m	Y	North: 0.983m South: BTB (0.150m)
Rear Setback	3m	Y	Ground Floor: 5.24m First Floor: 10.36m
Garage (rear Loaded)	0.9m	N/A	
Private Open Space	20% - min width: 3m	N	Minimum: 20% (76.4m ²) Provided: 19% (70m ² approx.) Setbacks, extensive landscaping and solar access comply. The proposal complies with the Jordan Springs Design requirements and has been approved by the Design Assessment Panel administered by Beveridge Williams, and is considered to be in keeping with the surrounding locality having no adverse impacts upon adjoining properties.
Height	Maximum 2 storeys	Y	Two Storey Dwelling Overall Height: 7.7m approx. Potential overshadowing impact upon the property to the south, however, it is consistent with existing development due to the orientation of the lots in the surrounding subdivision. All habitable and POS areas will receive a minimum of 3 hours of sunlight throughout the year. The development provides for a very high quality of architectural design and will enhance the overall streetscape.
Parking	1-2 for lots 270-500sqm and 2 for any above.	Y	Double Garage proposed

Landscaping	Urban Zone (SREP30 – St Marys)	Y	<p>Provided: 35% (107m²)</p> <p>Additional vegetation is to be planted along the front and rear setback areas of the proposed development.</p> <p>It is also noted the proposal complies with the Jordan Springs Design requirements and has been approved by the Design Assessment Panel administered by Beveridge Williams.</p>
Cut and Fill	Max cut/fill 600mm	Y	<p>The development proposes a max cut and fill of 600mm.</p> <p>No adverse impacts are likely to occur upon adjoining properties or the surrounding environment.</p>
External Walls	8m long	N	<p>Any changes to the positioning of the structure will result in the loss of usable floor space and smaller room sizes.</p> <p>A mix of building materials and various windows sizes has been incorporated into the design of the two-storey dwelling and considered acceptable in this instance.</p> <p>It is also noted the proposal complies with the Jordan Springs Design requirements and has been approved by the Design Assessment Panel administered by Beveridge Williams.</p>
Height of Balcony and Decks above existing ground level	800mm	Y	<p>A balcony is proposed on the first-floor front façade of the proposed dwelling and faces vacant land.</p> <p>The design of the balcony will provide articulation to the front façade and integrate with the architectural features of the dwelling which will enhance the overall streetscape.</p> <p>No adverse impacts are likely to occur upon adjoining properties or the surrounding environment.</p>

Articulation and Colour		Y	<p>Mixture of colours, materials and finishes are incorporated.</p> <p>The proposed colour schedule compliments and blends with the amenity of the area.</p> <p>A parapet wall is proposed on the front elevation shielding the eaves from view from the street.</p> <p>It is also noted the proposal complies with the Jordan Springs Design requirements and has been approved by the Design Assessment Panel administered by Beveridge Williams.</p>
Garage		Y	<p>The materials and colours incorporated to the dwelling design blends with the proposed garage door.</p> <p>It is also noted the proposal complies with the Jordan Springs Design requirements and has been approved by the Design Assessment Panel administered by Beveridge Williams.</p>
Residential Activity (Safety)		Y	<p>Obscure glazing and various windows sizes are incorporated to the dwelling.</p> <p>The bottom two windows of the stairwell window are to be conditioned to be obscure glazing.</p> <p>Most first floor rooms are considered low daytime use rooms.</p> <p>The rumpus room on the first floor is to incorporate a high sill window.</p> <p>The rooms along the front elevation overlooks the setback areas, ensuring surveillance of the streetscape can occur. This design is considered acceptable in this instance due to the large expanse of glass in the windows servicing these rooms.</p> <p>No adverse impacts are likely to occur upon adjoining properties or the surrounding environment.</p>