



Table A: Assessment of compliance with the relevant provisions of *State Environmental Planning Policy (Exempt and Complying Codes) 2008* – Part 3B Low Rise Housing Diversity Code (Division 3)

Division 3 Development Standards for manor houses, certain dual occupancies and attached development			
Clause	Provision	Requirement	Proposed
3B.21	Lot requirements	Minimum requirement of 600m ² or, The minimum lot area for manor houses specified in the LEP. Minimum 15m lot width at building line	Complies. 780.3m ² (survey) Fairfield LEP 2013 does not specify a minimum lot area for manor houses. 18.29m
3B.22(1)	Maximum building height	8.5m	Complies. Maximum height of 8.3m proposed
3B.23	Maximum gross floor area of all buildings	25% of the lot + 150m ² , to a maximum of 400m ² . <u>Calculation:</u> (780.3m ² x 25%) + 150m ² = 345.07500m ²	Complies. 343.3m ² FSR: is 0.44:1
3B.24(1)	Minimum setbacks and maximum height and length of boundary walls	Average front setback of nearest two residential accommodation buildings within 40m. <u>Calculation:</u> Min setback of approx. 6.5m to 11 Latty St Min setback of approx. 4.5m to 15 Latty St Avg setback = 5.5m	Complies. 6m to building line
3B.24(4)		Side setbacks: • 1.5m	Complies. North = 4.905m South = 4.020m
3B.24(5)		• Any part of a manor house that is more than 10m behind the building line and that is more than 4.5m in height: $s = h - 3m$ s is the minimum setback in metres. h is the height of the part of the building in metres.	Complies. North: 4.905m. South: 4.020m.

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		<u>Calculation:</u> <i>Northern setback:</i> $h = \text{approx } 7\text{m}$ $s = m$ $7\text{m} - 3\text{m} = 4\text{m}$ <i>Southern setback:</i> $h = \text{approx } 7\text{m}$ $s = m$ $7\text{m} - 3\text{m} = 4\text{m}$	
3B.24(6)		Rear setbacks: On lots $400\text{m}^2 - 1500\text{m}^2$ in area and where the height of buildings is $> 4.5\text{m}$ the rear setback is to be a minimum 10m.	Complies. 11m
3B.26(1)	Other development standards for new balconies, decks, patios, terraces and verandahs attached to the side or rear	Max. height of floor level of balcony etc: 4m	Complies. Refer to the elevation plans within Appendix D .
3B.26(2)		Min. setback to the side or rear boundaries for first floor balconies with a floor level $> 2\text{m}$ above EGL: 3m	Complies. North: 4.905m. South: 4.020m.
3B.26(3)		Max. area of all side or rear balconies with a floor level $> 2\text{m}$ above EGL: 12m^2	Complies. <i>Attached to side:</i> Unit 4 balcony = 12m^2
3B.26A	Other standards for manor houses	A manor house must face a public road	Complies. The proposed development faces Latty St which is a public road.
3B.27(1)	Minimum landscaped area	50% of the lot minus 100m^2 to be landscaped area (to exclude areas less than $1.5\text{m} \times 1.5\text{m}$) <u>Calculation:</u> $(780.3\text{m}^2 \times 50\%) - 100\text{m}^2 = 290.15\text{m}^2$	Complies. 298.78m^2 This provision excludes small patches of landscaped area being provided.
3B.27(2)		At least 25% of the area of the lot forward of the building line must be landscaped. <u>Calculation:</u> $(6\text{m (front setback)} \times 18.29\text{m (site frontage)}) \times 25\% = 27.435\text{m}^2$	Complies. 49.19m^2
3B.27(2A)		At least 50% of the area required to be landscaped must be behind the building line.	Complies.

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		<u>Calculation:</u> $290.15\text{m}^2 \times 50\% = 145.075\text{m}^2$	249.59m ²
3B.27(4)		Principal POS: 2 bed dwellings: 12m ² with a min. width of 2m	Complies. Unit 1: 45.1.1m ² Unit 2: 62.2m ² Unit 3: 13m ² Unit 4: 12m ² All principal POS areas have a min width >2m.
3B.28(1)	Primary road articulation zone	Articulation zone extends up to 1.5m forward of the minimum required setback. <u>Calculation:</u> 6m – 1.5m = 4.5 metres	Complies. No building components are within the 6m front setback area.
3B.28(2)		The following building elements can be located in the primary road articulation zone— (a) an entry feature or portico, (b) a balcony, deck, pergola, terrace or verandah, (c) a window box treatment, (d) a bay window or similar feature, (e) an awning or other feature over a window, (f) a sun shading feature, (g) an eave.	Complies. No building components are proposed within the building articulation zone.
3B.28(3)		Maximum of 25% of the articulation zone is to include structures.	Complies.
3B.28(4)		Each habitable room that has a wall facing a road must have a window in that wall.	Complies. Each habitable room facing the road has a window or sliding door that provides light and opportunity for casual surveillance.
3B.29(1)(b)		Screening required for windows with a sill height <1.5m above floor level in habitable rooms with a FFL >3m above EGL and less than 6m from a side or rear boundary. Exceptions for bedroom windows that are less than 2m ² in area.	Complies, with the exception of the living room window of Unit 3. First floor windows to living spaces of Unit 4 have a sill height of 1.5m. Bedroom windows of Units 3 and Unit 4 which face side boundaries have an area <2m ² . The living room window of Unit 3 which faces the northern side boundary has a sill height <1.5m, however it is located towards the front of the building and will predominantly have an outlook to the public domain. The window is not located within close proximity to windows in the adjoining dwelling nor the private open space on the neighbouring property, and is therefore

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			not anticipated to result in unacceptable privacy impacts. Provision of screening is therefore not considered warranted. The building is setback >6m from the rear boundary.
3B.29(3)		Screening required to a height of at least 1.5m for a balcony with a FFL >3m above EGL and less than 6m from a side or rear boundary.	Complies. A 1.6m high privacy screen is provided on the Unit 4 balcony facing the northern boundary. A floor to roof height solid blade wall is provided on the balcony of Unit 3 facing the northern boundary.
3B.30(2)	Car parking and vehicle access requirements	One (1) space must be provided for each dwelling.	Two (2) parking spaces provided. This is justifiable as this provision is compliant with the Housing SEPP requirements.
3B.30(3)		The car parking space may be an open hard stand space or a carport or garage.	Complies. Open hard stand car parking spaces are proposed.
3B.30(4)		All off-street car parking spaces and vehicle access must comply with AS/NZS 2890.1:2004	Complies. The Traffic and Parking Assessment report found that car parking and vehicle access provided as part of the proposal comply with the relevant Australian Standards.
3B.30(5)		Parking spaces to have min 1m setback behind the building line where the building setback is 4.5m or more	Complies. The car parking spaces are setback more than 1m behind the building line setback.
3B.31(1)		The design must be consistent with the relevant design criteria in the <i>Low Rise Housing Diversity Design Guide for Development Applications</i> (LRHDDG).	Refer to Table B , below for an assessment of the proposal's compliance with the LRHDDG.
3B.31(2)		The requirements of this Part prevail to the extent that the Guide is inconsistent with this Part.	Noted.
3B.58(1)	Earthworks, retaining walls and structural support	Maximum excavation. <ul style="list-style-type: none"> 1m within 1m of a boundary. 2m where 1m-1.5m from a boundary. 3m where >1.5m from a boundary. 	Complies. Maximum 200mm cut proposed.
3B.58(4)		Maximum fill. <ul style="list-style-type: none"> 1m within the building footprint. 600mm for any other purpose. 	Complies. Maximum 300mm fill proposed.
3B.58(5)		The height of fill is not limited if the fill is contained –	Noted.

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		<ul style="list-style-type: none"> wholly within the footprint of a building, attached development or detached development, or by a drop edge beam. 	
3B.58(6)		Fill that is higher than 150mm above EGL and is not contained wholly within the building footprint is limited to 50% of the landscaped area of the lot.	Complies. Maximum fill does not exceed 50% of the landscaped area.
3B.58(7)		The ground level (finished) of the fill must not be used to measure the height of any building or any attached development or detached development under this code.	Noted.

Table B Compliance with the relevant provisions of the Low Rise Housing Diversity Design Guide for Development Applications (Design Guide).

Note: The requirements of Division 3 of the Codes SEPP prevail to the extent that the Design Guide is inconsistent with Division 3.

Part 2.2 Manor house and dual occupancies			
Clause	Provision	Requirement	Proposed
2.2A Building Envelopes			
Summary Development Standard: <i>The maximum building height as specified in the LEP - 8.5metres</i>			Complies. 8.3 metres
2.2A(1)	Objective 2.2A-1 <i>The building height is consistent with the desired scale and character of the street and locality and provides an acceptable impact on the amenity of adjoining properties.</i>	Where the LEP or DCP does not include a maximum building height, that height of buildings is: 8.5m.	N/A – Fairfield LEP 2013 specifies a maximum height of buildings for the site.
2.2A(2)		The maximum number of storeys excluding basements is: 2	Complies. 2 storeys proposed.
2.2A(3)		Refer to the DCP for front setback or envelope controls.	Refer to Table A , above for an assessment of the proposal's compliance with the requirements of Part 3B of the Codes SEPP for front setbacks.
2.2A(4)	Objective 2.2A-2 <i>The development provides a setback from the front boundary or public space that:</i> <ul style="list-style-type: none"> defines the street edge; creates a clear threshold and transition from public to private space; 	Where the DCP does not contain front setback controls the following should apply: <ul style="list-style-type: none"> Where existing dwellings are within 40m - average of the two closest dwelling houses, 	N/A – The Fairfield DCP contains front setback controls.

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	<ul style="list-style-type: none">• assists in achieving visual privacy to ground floor dwellings from the street;• contributes to the streetscape character and landscape; and• relates to the existing streetscape and setback pattern or the desired future streetscape pattern if different to the existing.	<p>dual occupancies or multi dwelling housing terraces.</p> <ul style="list-style-type: none">• Where no existing dwellings are within 40m then: <table><tr><th>Lot Area (m²)</th><th>Setback</th></tr><tr><td>0-900</td><td>4.5m</td></tr><tr><td>>900 – 1500</td><td>6.5m</td></tr><tr><td>>1500</td><td>10m</td></tr></table>	Lot Area (m ²)	Setback	0-900	4.5m	>900 – 1500	6.5m	>1500	10m						
Lot Area (m ²)	Setback															
0-900	4.5m															
>900 – 1500	6.5m															
>1500	10m															
2.2A(5)		<p>Where the DCP does not contain setback controls for secondary roads or to public reserves the following apply:</p> <table><tr><th>Lot Area (m²)</th><th>Setback</th></tr><tr><td>0-1500</td><td>3m</td></tr><tr><td>>1500</td><td>5m</td></tr></table>	Lot Area (m ²)	Setback	0-1500	3m	>1500	5m	N/A – the site does not front a secondary road or public reserve.							
Lot Area (m ²)	Setback															
0-1500	3m															
>1500	5m															
2.2A(6)		Setback from a parallel road for manor house or dual occupancy (one above the other): 3m.	N/A – the site does not front a parallel road.													
2.2A(7)		Setback from classified road: 9m	N/A – the site does not front a classified road.													
2.2A(8)		Setback from public reserve: 3m	N/A – the site does not front a public reserve.													
2.2A(9)	Objective 2.2A-3 <i>The development provides side boundary setbacks that reflect the character and form intent of the area where is characterised by the separation of buildings</i>	Refer to the DCP for side boundary setbacks or envelope controls.	Refer to Table A , above for an assessment of the proposal's compliance with the requirements under Part 3B of the Codes SEPP for side boundary setbacks.													
2.2A(10)		<p>Where the DCP does not contain side setback controls the following should apply:</p> <ul style="list-style-type: none">• not more than 10m from the front building line - 1.5m• greater than 10m from front building line - building envelope defined by a 45° plane 3m above the boundary.	N/A – The Fairfield DCP contains controls for side setbacks.													
2.2A(11)	Objective 2.2A-4 <i>The development provides a rear boundary setback that provides opportunity to retain and protect or establish significant landscape trees in deep planting areas.</i>	Refer to the DCP for rear boundary setbacks or envelope controls.	Refer to Table A , above for an assessment of the proposal's compliance with the requirements under Division 3 of the Codes SEPP for rear boundary setbacks.													
2.2A(12)		<p>Where the DCP does not contain rear setback controls the following apply:</p> <table><tr><th>Lot Area (m²)</th><th>Building height</th><th>Min rear setback</th></tr><tr><td rowspan="2">0-1500</td><td>0m-4.5m</td><td>6m</td></tr><tr><td>>4.5m</td><td>10m</td></tr><tr><td rowspan="2">>1500</td><td>0m-4.5m</td><td>10m</td></tr><tr><td>>4.5m</td><td>15m</td></tr></table>	Lot Area (m ²)	Building height	Min rear setback	0-1500	0m-4.5m	6m	>4.5m	10m	>1500	0m-4.5m	10m	>4.5m	15m	N/A – The Fairfield DCP contains controls for rear setbacks.
Lot Area (m ²)	Building height	Min rear setback														
0-1500	0m-4.5m	6m														
	>4.5m	10m														
>1500	0m-4.5m	10m														
	>4.5m	15m														

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2.2B Gross Floor Area / Floor Space Ratio			
Summary Development Standard: <i>The floor space ratio / gross floor area as specified in the LEP – 0.45:1</i>			Complies 0.44:1
2.2B(14)	Objective 2.2B-1 <i>To ensure that the bulk and scale is appropriate for the context, minimises impacts on surrounding properties and allows for articulation of the built form.</i>	<i>Where the LEP or DCP do not contain an FSR or Gross floor area the following maximum gross floor area applies for all development on the site:</i> 25% of lot area + 150m ² to a maximum of 400m ²	N/A – Fairfield LEP 2013 specifies a maximum floor space ratio for the site.
2.2C Landscaped area			
Summary Development Standard: <i>The minimum landscaped area as specified in the LEP</i>			N/A - The Fairfield LEP 2013 does not specify minimum landscaped area requirements.
2.2C(15)	Objective 2.1C-1 [2.2C(15-17)] <i>To provide adequate opportunities for the retention of existing and provision of new vegetation that:</i> - contributes to biodiversity; - enhances tree canopy; and - minimises urban runoff.	Where the LEP or DCP do not contain a minimum landscaped area the minimum landscaped area is: 50% of the parent lot area minus 100m ² 50% of the lot minus 100m ² (to exclude areas less than 1.5m x 1.5m) <u>Calculation:</u> (780.3m ² x 50%) – 100m ² = 290.15 m ²	Complies. 298.78m ²
2.2C(16)		The minimum dimension of any area included in the landscaped area calculation is 1.5m	Noted.
2.2C(17)		At least 25% of the area of the lot forward of the building line must be landscaped. At least 50% of the required landscaped area must be behind the building line. <u>Calculation:</u> (6m (front setback) x 18.29m (site frontage)) x 25% = 27.435m ²	Complies. 49.19m ²
2.2C(18)	Objective 2.2C-2 [2.2C (18-20)] <i>Landscape design supports healthy plant and tree growth and provides sufficient space for the growth of medium sized trees.</i>	Landscape plan to include an ongoing maintenance plan.	Complies. Refer to Drawing No. 500 Issue E 'Details and Specifications' which includes a maintenance program (refer Appendix D).
2.2C(19)		Minimum soil standards for plant sizes are provided in accordance with the Table below.	Proposed tree plantings for the development are detailed on the

Part 2.2 Manor house and dual occupancies							
Clause	Provision	Requirement					Proposed
		Tree size	Height	Spread	Min soil area	Min soil depth	submitted Landscape Plan, prepared by a suitably qualified Landscape Architect. Refer to Appendix D .
		Large	>12m	>8m	10x10m	1.2m	
		Medium	8-12m	4-8m	6x6m	1m	
		Small	5-8m	<4m	3.5x3.5m	0.8m	
		Shrubs	-	-	-	0.5-0.6m	
		Ground cover	-	-	-	0.3-0.45m	
		Turf	-	-	-	0.2m	
2.2C(20)	Objective 2.2C-3 [2.2C(21-22)] <i>Existing natural features of the site that contribute to neighbourhood character are retained, and visual and privacy impacts on existing neighbouring dwellings are reduced.</i>	If the DCP does not specify tree plantings of a particular size or species the following is to be provided: <ul style="list-style-type: none">Front: 1 tree with mature height of 5m if primary road setback is greater than 3m.Rear: 1 tree with mature height of 8m.					Complies. <u>Front:</u> One White Crepe Myrtle with a mature height of 5 metres is proposed for the front setback area. <u>Rear:</u> Two Water Gums with a mature height of 10 metres are proposed. One spotted gum with a mature height of 30m is proposed.
2.2C(21)		Mature trees are to be retained, particularly those along the boundary, (except those where approval is granted by Council for their removal).					Not applicable. There are no existing trees within the site.
2.2C(22)		Existing landscape features including trees and rock outcrops are retained where they contribute to the streetscape character or are located within the rear setback.					Not applicable. There are no existing trees, prominent landscape features or rock outcrops within the site.
2.2C(23)		The landscape plan proposes a combination of tree planting, for shade, mid height shrubs, lawn and ground covers.					Complies – refer to the Plant Schedule at Appendix D .
2.2C(24)		The landscape plan indicates that at least 50% of the overall number of trees and shrubs are species native to the region.					Complies – refer to the Plant Schedule at Appendix D .
2.2D Local Character and Context							
2.2D(25)	Objective 2.2D-1 <i>The built form, articulation and scale relates to the local character of the area and the context.</i>	Provide a description in the Design Verification Statement on how the built form of the development contributes to the character of the local area, using the guidance in Section 3D Local Character and Context.					A Design Verification Statement has not been provided. However, the local character and context is considered in accordance with the <i>Seniors Living Policy: Urban Design Guidelines for Infill Development</i> –

Part 2.2 Manor house and dual occupancies			
Clause	Provision	Requirement	Proposed
			refer to SLUDG checklist at Appendix C .
2.2E Public domain interface			
2.2E(26)	Objective 2.2E-1 [2.2E (26-28)] <i>Provide high level activation and passive surveillance to the public streets.</i>	Pedestrian entries to be directly visible from the public street.	Complies – building entry is visible from street.
2.2E(27)		Windows from habitable rooms are to overlook the public domain.	Complies – habitable room openings provide surveillance of the public domain.
2.2E(28)		Direct visibility is provided along paths and driveways from the public domain to the front door.	Complies
2.2E(29)		Private courtyards within the front setback are only to be located within the articulation zones and / or behind the required front building line.	Complies
2.2E(30)	Objective 2.2E-2 [2.2E (29-32)] <i>Front fences and walls do not dominate the public domain instead they respond to and complement the context and character of the area (including internal streets).</i>	Front fences: <ul style="list-style-type: none"> Are visually permeable (no more than 50% of the allowable fence area will be solid masonry, timber or metal). Average height no greater than 1.2m. Have a consistent character with other front fences in the street. Are not to be constructed of solid metal panels or unfinished timber palings. 	No front boundary fencing is proposed. Visually permeable, vertical metal slat fencing is proposed to the front POS area of Unit 1, which is setback 6m from the front boundary. Max 1.5m height to POS, to provide adequate level of privacy. No front boundary fencing is proposed. This is consistent with the multi dwelling housing development at 16 Latty Street opposite the site. Noted.
2.2F Pedestrian and vehicle circulation			
2.2F(34)	Objective 2.2F-1 <i>Ensure there is adequate space for vehicle circulation and off-street parking.</i>	Vehicle circulation complies with AS2890.1.	No turning circles are proposed, refer to Traffic Impact and Parking Assessment at Appendix K). This is justifiable as only 2 car spaces are provided and a B85 vehicle can enter, be parked, and exit each driveway in a compliant manner.

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Clause	Provision	Requirement	Proposed
			The provision of an internal car parking area and turning circle is not feasible due to the site size and proposed developments building outcome.
2.2F(35)		Vehicular crossing is to have a max width of 3.5m at the street boundary.	The southern vehicular crossing is compliant. The northern vehicular crossing has a width of 3.8m which was designed to provide appropriate access to the adaptable parking space.
2.2F(36)		Where a driveway services more than 3 dwellings, the driveway must allow vehicles to exit in a forward direction.	N/A - 2 driveways are proposed to serve 2 car spaces.
2.2F(37)		Only one driveway cross-over is located on the same street frontage.	Two driveways are proposed on the street frontage. This is justifiable as surrounding properties contain two driveways to the same street frontage.
2.2G Orientation, siting and subdivision			
Summary Development Standard Minimum lot size for carrying out dual occupancy development or manor house development			The Fairfield LEP 2013 does not specify a minimum lot size for carrying out dual occupancy development on the site.
2.2G(39)	Objective 2.2G-2 [2.2G (39-41)] The building is orientated to the street and provides opportunities for street surveillance and connectivity.	Dwellings should orientate to the street or rear garden, not solely to the side boundary.	Dwellings are orientated towards the street, or rear garden and side boundaries. Windows provide passive surveillance to the street, rear communal open space and side setbacks to the building.
2.2G(40)		The front door is visible from the public domain.	Complies
2.2G(41)		Development is not located on a battle axe lot.	Complies – standard lot
2.2G(42)		Adjoining dwelling living room windows >3m from the boundary must receive more than 3hrs of direct sunlight between 9am and 3pm on the winter solstice (June 21). If window currently receives less than 3hrs - direct sunlight is not reduced.	Complies The proposed development maintains 3 hours solar access between 9am to 3pm to neighbouring
	Objective 2.2G-3 [2.2G-3 (42-43)] Reasonable solar access is provided		

Part 2.2 Manor house and dual occupancies			
Clause	Provision	Requirement	Proposed
	<i>to the living rooms and private open spaces of adjoining dwellings.</i>		properties. Refer to the shadow diagrams (Appendix D)
2.2G(44)	Objective 2.2G-4 [2.2G(44)] <i>The development responds to the natural landform of the site, reducing the visual impact and avoiding large amounts of cut and fill and minimises the impacts of retaining walls.</i>	The lowest level of the dwelling is not more than 1.3m above ground level, and no more than 1m below ground level.	Complies – max cut/fill on site ranges between 200mm and 300mm.
2.2G(46)	Objective 2.2G-6 <i>Independent services and utilities are available to service each lot.</i>	All lots must have access to reticulated water, sewer, electricity, telecommunications and where available, gas.	Complies – all services available to the site as shown on the Survey Plan (refer Appendix O).
2.2H Solar and daylight access			
2.2H(47)	Objective 2.2H-1 <i>To optimise sunlight received to habitable rooms and private open spaces. Solar access enables passive solar heating in winter and provides a healthy indoor environment.</i>	At least 75% of dwellings in a development are to receive a minimum of 3 hours direct sunlight between 9am and 3pm on the winter solstice (June 21) to a living room and private open space.	Complies – 4/4 units receive min 3hrs (100%)
2.2H(49)	Objective 2.2H-2 [2.2H (49-52)]	No part of a habitable room is > 8m from a window	Complies
2.2H(50)	<i>To provide good access to daylight</i>	No part of a kitchen work surface is >6m from a window or skylight.	Complies
2.2H(51)	<i>suited to the function of the room, minimise reliance on artificial lighting and</i>	Courtyards are to be: <ul style="list-style-type: none"> Be fully open to the sky; and Have a minimum dimension of one third of the perimeter wall height, and area of 4m². 	Complies
2.2H(52)	<i>improve amenity.</i>	A window is visible from 75% of the floor area of a habitable room	Complies
2.2I Natural Ventilation			
2.2I(53)	Objective 2.2I-1	All habitable rooms are naturally ventilated.	Complies
2.2I(54)	<i>All habitable rooms are naturally ventilated.</i>	Each dwelling is naturally cross ventilated.	Complies
2.2J Ceiling Height			
2.2J(55)	Objective 2.2J-1 <i>Ceiling height achieves sufficient natural ventilation and daylight access and provides spatial quality</i>	Minimum ceiling heights are: <ul style="list-style-type: none"> 2.7m to ground floor habitable rooms 2.7m to upper level living rooms. 2.4m to upper level habitable rooms (excluding living rooms). 	Complies – refer to Elevations at Appendix D .

Part 2.2 Manor house and dual occupancies			
Clause	Provision	Requirement	Proposed
2.2K Dwelling size and layout			
2.2K(56)	Objective 2.2K-1 [2.2K(56-59)] <i>The dwelling has a sufficient area to ensure the layout of rooms are functional, well organised and provide a high standard of amenity.</i>	2 bedroom dwellings are required to have a min. internal floor area of 70m ²	The development proposes four, 2-bedroom dwellings with internal floor areas ranging from 72.8m ² to 77.2m ² . Dwelling layouts are designed in accordance with the LAHC Design Requirements as required by Clause 43(1)(f) of the HSEPP. Refer to the architectural plans at Appendix D .
2.2K(57)		Min. internal areas only include one bathroom. Min. area for every additional bathroom is 5m ² .	
2.2K(58)		Min. area of any additional bedroom is 12m ² .	
2.2K(59)		Kitchens are not part of circulation spaces such as a hallway, except for studio apartments.	
2.2K(60)		One bedroom has a min. area of 10m ² excluding space for a wardrobe.	
2.2K(61)	Objective 2.2K-2 [2.2K(60-63)] <i>Room sizes are appropriately sized for the intended purpose and number of occupants.</i>	Bedrooms have a minimum length and width of 3m excluding wardrobe space.	
2.2K(62)		2 bedroom units are to have a combined living and dining room min. area of 24m ² .	
2.2K(63)		Living rooms to have a min. length and width of 4m, exc. Fixtures.	
2.2L Principal POS			
2.2L(65)	Objective 2.2L-1 <i>Principal private open space and balconies are appropriately located to enhance liveability for residents.</i>	Principal POS is located behind the front building line.	Complies - Principal POS is located behind the front building line.
2.2L(66)		Principal POS is located adjacent to the living room, dining room or kitchen to extend the living space	Complies. POS areas have direct access from living rooms.
2.2L(67)		25% of the POS is to be covered to provide shade and protection from rain	POS areas are covered by roof or balcony structures in accordance with the LAHC Design Requirements.
2.2M Storage			
2.2M(68)	Objective 2.2M-1 <i>Adequate, well-designed storage is provided in each dwelling.</i>	In addition to storage in kitchens, and bedrooms, the following storage with a minimum dimension of 500mm is provided: • 2 bed – 8m ³	Storage is provided in accordance with the LAHC Design Requirements as required by Clause 43(1)(f) of the HSEPP. Refer to Floor Plans at Appendix D .
2.2M(69)		At least 50% is located inside the dwelling.	
2.2M(70)		Storage not located in dwellings is secure and clearly allocated to specific dwellings if in a common area.	
2.2N Car and bicycle parking			
2.2N(74)	Objective 2.2N-2 Parking facilities are provided for bicycles Objective 2.2N-3 <i>Visual and environmental impacts of car parking and garages do not dominate the streetscape and have an appropriate scale</i>	Covered space is to be provided for the secure storage of at least 1 bicycle per dwelling.	No designated covered bicycle storage space is provided. Adequate space is provided for bicycles within the POS of units, including covered terrace/balcony areas.
2.2N(77)		Where a driveway is adjacent to an existing tree, it is either outside the tree canopy or complies with the recommendations in a report prepared by a qualified arborist.	The proposed driveways are not located adjacent to an existing tree.

Part 2.2 Manor house and dual occupancies			
Clause	Provision	Requirement	Proposed
	<i>relationship with the dwelling.</i>		
2.2O Visual privacy			
2.2O(80)	<p>Objective 2.2O-1 <i>The separation of windows and terraces, decks and balconies within a site and to adjoining existing or future buildings provide a degree of visual privacy without the reliance on fixed screening.</i></p> <p>Objective 2.2O-2 <i>Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space.</i></p>	Orientate living room windows, primary private open space to the street front or rear.	Main living room windows/sliding doors have been orientated to the street front or rear. High sill windows are proposed where living room windows face side boundaries. Private open space has been provided to front the street and side boundaries. The communal open space area is provided at the rear of the site. Privacy screens have been provided where necessary to minimise overlooking.
2.2O(81)		At least one window for each habitable room is provided without the need for a privacy screen.	Complies.
2.2O(84)		Where privacy screens are provided to windows, they must not cover part of the window required to meet the minimum daylight or solar access requirements or restrict ventilation.	Privacy screens to windows are not proposed in this development.
2.2P Acoustic privacy			
2.2P(85)	Objective 2.2P-1 <i>Noise transfer is minimised through the siting of buildings and building layout.</i>	Electrical, mechanical, hydraulic and air conditioning equipment is housed so that it does not create an 'offensive noise' as defined in the <i>Protection of the Environment Operations Act 1997</i> either within or at the boundaries of any property at any time of the day.	Capable of compliance – further details to be provided at detailed design stage.
2.2R Architectural form and roof design			
2.2R(88)	<p>Objective 2.2R-1 <i>The architectural form is defined by a balanced composition of elements. It responds to internal layouts and desirable elements in the streetscape.</i></p> <p>Objective 2.2R-2 <i>The roof treatments are integrated into the building design and positively respond to the street</i></p>	Provide in the Design Verification Statement a description as to how the aesthetics and articulation contribute to the character of the local area.	<p>A Design Verification Statement has not been provided.</p> <p>However, the architectural form and roof treatments have been considered in accordance with the <i>Seniors Living Policy: Urban Design Guidelines for Infill Development</i> – refer to SLUDG checklist at Appendix C.</p>
2.2R(89)		The roof design is integrated harmoniously with the overall building form.	Complies – refer to SLUDG checklist at Appendix C .

Part 2.2 Manor house and dual occupancies			
Clause	Provision	Requirement	Proposed
2.2R(90)		Skylights and ventilation systems are integrated into the roof design.	Not applicable – natural ventilation and adequate solar access is provided. Dwellings meet the requirements of BASIX.
2.2S Visual appearance and articulation			
2.2S(91)	Objective 2.2S-1 <i>To promote well designed buildings of high architectural quality that contribute to the local character.</i>	Provide in the Design Verification Statement a description as to how the aesthetics and articulation contribute to the character of the local area.	A Design Verification Statement has not been provided, however the visual appearance of the proposal has already been considered in accordance with the SLUDG – refer to SLUDG checklist at Appendix C.
2.2U Energy Efficiency			
2.2U(102)	Objective 2.2U-1 <i>The development incorporates passive environmental design.</i>	Provide an outdoor area for clothes drying that can accommodate at least 8 lineal metres of clothes line for each dwelling.	Clotheslines are provided in accordance with the LAHC Design Requirements as required by Clause 43(1)(f) of the HSEPP. The proposal is capable of complying with this requirement.
2.2U(103)		Any clothes drying area should be screened from public and communal areas.	Complies – screened from public and communal areas.
2.2V Water management and conservation			
2.2V(104)	Objective 2.2V-1 <i>Flood management systems are integrated into site design.</i>	A stormwater system must: <ul style="list-style-type: none">Comply with requirements in the DCP that applies to the land.Be approved (if required) under s.68 of the <i>Local Government Act 1993</i>.	Refer to Stormwater Plans at Appendix D. Section 69 of the <i>Local Government Act 1993</i> (Act) exempts LAHC, a Crown authority, from the requirements of Section 68 of the Act.
2.2V(105)		Detention tanks are located under paved areas, driveways or in basements.	An aboveground OSD tank is located within the front setback area. The OSD is covered with grass and will not contribute to impervious area.

Part 2.2 Manor house and dual occupancies			
Clause	Provision	Requirement	Proposed
2.2W Waste Management			
2.2W(106)	Objective 2.2W-1 <i>Waste storage facilities meet the needs of the residents, are easy to use and access and enable efficient collection of waste.</i> [2.2W(106-112)]	Provide storage space for the type and number of bins designated in council's waste policy.	Complies with Council requirements (4 x 240L general waste & 4 x 240L recycling) – refer to Waste Management Plan at Appendix J
2.2W(107)		Where waste storage is provided in a communal area, access to this waste area is to be provided for all residents without crossing a private lot.	Complies – access is provided via communal areas.
2.2W(110)		Any communal waste area is to: <ul style="list-style-type: none">• provide water supply for cleaning,• have a solid floor grated to a floor waste (connected to sewer), and• be designed to meet the requirements of council's waste policy.	The waste storage area can be readily cleaned. The waste storage has been designed to meet the requirements of council's waste policy.
2.2W(111)		Despite any requirements in council's waste policy, on-site waste vehicle access is not required.	Noted. Bins will be taken to the kerb for collection.
2.2W(112)		If a waste collection point is provided onsite and used for permanent storage of bins it is to: <ul style="list-style-type: none">• be screened from view from the public domain,• have a height no greater than 1.3m if forward of the building line,• be less than 10m from the street boundary,• be located on a surface with a gradient less than 1:20,• not require access through a security door or gate (unless this is permitted by council's waste policy), and• have a path that connects the collection area to the street boundary with a gradient less than 1:8 and free of steps to all for the transfer of bins to the collection vehicle.	A waste collection point is not provided as part of this development.
2.2W(113)	Objective 2.2W-2 [113-114] <i>Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.</i>	Storage areas for rubbish and recycling bins are to be provided: <ul style="list-style-type: none">• Within garages;• In a screened enclosure that is part of the overall building design; or• In the basement car park.	The storage area is located along the southern boundary and is within an enclosed area and covered from weather. It is setback from the street frontage and is screened by landscape planting.
2.2W(114)		Communal waste areas are to be located at least 3m from any bedroom or living room window.	Complies
2.2X Universal design			
2.2X(115)	Objective 2.2X-1 <i>Universal design features are included in dwelling design to promote flexible housing for</i>	At least one ground floor dwelling is to include the Silver Level Seven Core Liveable Housing Design Elements contained in the Liveable Housing Design Guidelines.	Complies – Both ground floor dwellings meet Silver Level Liveable requirements.

Part 2.2 Manor house and dual occupancies			
Clause	Provision	Requirement	Proposed
	<i>all community members.</i>		
2.2Y Communal areas and open space			
2.2Y(116)	Objective 2.2Y-1 [116-119] <i>Communal areas are designed to enhance residential amenity and maximise safety and connectivity to the dwelling and promote social interaction between residents.</i>	COS are visible from habitable rooms and private open space while maintaining visual privacy.	Complies – COS are visible from habitable rooms and POS/ balconies.
2.2Y(117)		Any COS is directly accessible from the building entry and common circulation.	Complies - the COS is accessible via a common pathway from the lobby, near the southern boundary.
2.2Y(118)		For manor houses the active COS is at least 5% of the site area and has a maximum grade of 1:50. <u>Calculation:</u> 780.3 x 5% = 39m ²	COS exceeds minimum requirements and is relatively level. The COS incorporates a turfed area of approx.24m ² , however, it is not generally designed as an active space. The COS provides seating and is landscaped with trees, shrubs and ground covers.
2.2Y(119)		Active COS is at least 3m from the habitable room of a dwelling on the lot.	The COS is not designed as an active space. It provides seating and is landscaped with trees and mass plantings.
2.2Y(120)	Objective 2.2Y-2 <i>Common circulation spaces achieve good amenity with access to daylight and ventilation.</i>	Common circulation above ground is provided with natural daylight and ventilation.	Complies.