**Attachment 4 - DCP 2013: Chapter 2.1 compliance table**

|  |  |  |
| --- | --- | --- |
| Requirement | Proposed | Compliance |
| **2.0 Scale** | | |
| **2.1 Building height** | | |
| In accordance with WLEP 2013, the height of a building is not to exceed the building height map. | N/A – The subject site does not have a building height control | N/A |
| The maximum building height of dwellings if not specifically mapped by LEP 2013 is 10m. | All proposed dwellings are less than 10m | Yes |
| Building height shall not generally exceed 2 storeys in height.  3 storey dwellings are acceptable on steep sloping sites | 1 and 2 storey dwellings proposed | Yes |
| **2.2 Site coverage** | | |
| The site coverage of dwellings and all ancillary development shall not exceed:   * 60% on lots greater than or equal 250m² | Site coverage ranges from 33% to 53% | Yes |
| **2.3 Floor space ratio** | | |
| In accordance with Clause 4.4(2) of WLEP 2013, the maximum floor space is not to exceed the FSR shown on the FSR map | N/A – The subject site is not shown on the FSR map to have a maximum FSR | N/A |
| **3.0 Setbacks** | | |
| **3.1 Setbacks – Residential Lots** | | |
| **Front boundary** (primary frontage) for dwellings and ancillary development  To a local roadway on lots with a site area greater than 300m² - 4.5m  To a classified road – 7.5m  To a local road on lots with a site area up to 300m² - 3m  The minimum required car parking space/length – 5.5m | 4.5m  N/A  4.5m  5.5m | Yes  N/A  Yes  Yes |
| **Rear boundary setbacks** for dwellings  To a private allotment:   * **0.9m** for any part of the building with a height up to 4.5m * **0.9m** plus on-quarter of the height of the building above 4.5m | Greater than 0.9m provided | Yes |
| **Side boundary setback**  For lots up to 12.5m wide at the building line:   * **0 (zero)** to one side only for a maximum length of 10m * **0.9m** for any part of the building with a height up to 4.5m * **0.9m** plus one quarter of the building above 4.5m | 9.7m  0.9m  1.5m | Yes  Yes  Yes |
| **Secondary boundary setback** (corner lots)  **2m** | Minimum 2m provided | Yes |
| **s3.2.1 - Articulation zone**  **1.5m**  **25% of building permitted** | Provided | Yes |
| **s3.3.2 - Garage door articulation**  **6m** – if the lot width at the building line is 12m or less  **6m or 60%** - if the lot width at the building line is more than 12m. | Provided | Yes |
| **s4.1 - Open space areas**  Lots with a width less than 10m at the building line – **16m²**  Lots with a width greater than 10m at the building line – **24m²**  Minimum dimension of 3m | Greater than 24m² is provided for each lot | Yes |
| **s4.2 – Solar access**  50% of the required principal private open for dwellings and neighbouring dwellings – **3 hours** | 3 hours solar access is provided to 50% of the private open space of the proposed dwellings | Yes |
| **s5.0 – Car parking**   * 1 space for 3 bedroom or less dwelling * 2 spaces if dwelling has 4 or more bedrooms * An open hard stand car parking space must measure at least 2.6m wide and 5.4m long * Have driveway access to a public road * Car parking provision for a battle axe lot allows vehicles to exit the site is a forward direction | Minimum 1 space per 3 bedroom dwelling  2 spaces per 4 bedroom dwelling | Yes |
| **S6.1 – Earthworks**   * Excavation must not exceed 1m in depth from existing ground level if less than 1m from the boundary, or 3m if located more than 1m from any boundary * Fill for the purpose of a dwelling must not exceed 1m above existing ground level. No retaining wall for fill is to be within 1m of a side or rear boundary unless within 1.5m of any external wall of a dwelling. | Provided – maximum 1200mm high retaining walls proposed | No – See discussion in report |