

20-08-2023

Client : Mrs Natalie Colbert
 217a Beach Rd
 DENHAMS BEACH
 NSW 2536
 T: +61 400 629 077
 E: Natalie@canplay.com.au

Re: Development Application for Block 2, DP773132, 217a Beach Road, Denhams Beach, NSW

Written Statement against Relevant Criteria

Low Rise Housing Diversity Design Guide

Part 2.1 Design Criteria – Dual occupancy

Objectives	Design Criteria	Architect's Comment
2.1 Dual occupancy (side by side)		
Objective 2.1A-1 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.	1. Where the LEP or DCP does not include a maximum building height, that height of buildings is: <ul style="list-style-type: none"> • 8.5m, or • For detached dual occupancies in a battle axe arrangement, the dwelling furthest from the street: 5.4m. 2. The maximum number of storeys excluding basements is: <ul style="list-style-type: none"> • 2, or • For detached dual occupancies in a battle axe arrangement, the dwelling furthest from the street: 1 	<p>The proposed design is within the LEP 8.5m maximum building height.</p> <p>The building appears as a 2 story building and is consistent with the desired scale and character of its area.</p>
Objective 2.1A-2	3. Refer to the DCP for front setback or envelope controls.	ESC DCP presents setback controls.

Objectives	Design Criteria	Architect's Comment
<p>The development provides a setback from the front boundary or public space that:</p> <ul style="list-style-type: none"> • defines the street edge; • creates a clear threshold and transition from public to private space; • 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>4. Where the DCP does not contain front setback controls the following apply:</p> <ul style="list-style-type: none"> • Where existing dwelling houses or dual occupancies are within 40m of the development - average of the two closest dwelling houses or dual occupancies. • Where no existing dwelling houses or dual occupancies are within 40m of the development then the following apply: Lot Area (m²) Setback 0 - 900 4.5m >900 - 1500 6.5m >1500 10m <p>5. Where the DCP does not contain setback controls for secondary roads the following apply: Lot Area (m²) Setback 0 - 900 2m >900 - 1500 3m >1500 5m</p> <p>6. Setback from a boundary with a parallel road: 3m, unless in the case of a dual occupancy (detached), 1 of the dwellings in the dual occupancy faces the parallel road, in which case the setback is to be the same as a primary road.</p> <p>7. Setback from classified road: 9m.</p> <p>8. Setback from public reserve: 3m</p>	<p>The proposed encroaches on the DCP front set back controls. The encroachment requested is address in a statement against the DCP criteria that is included in this application.</p>
<p>Objective 2.1A-3</p> <p>The development provides side boundary setbacks that reflects the character and separation of buildings within the surrounding area.</p>	<p>9. Refer to the DCP for side setback or envelope controls.</p> <p>10. Where the DCP does not contain side setback controls the following apply: Lot width at the building line (m) Building height at any height Minimum required setback from each side boundary 0 – 24 0m – 4.5m 0.9m > 4.5m – 8.5m = (building height – 4.5m) ÷ 4 + 0.9m > 24 – 36 0m – 4.5m 1.5m > 4.5m – 8.5m = (building height – 4.5m) ÷ 4 + 1.5m > 36 0m – 8.5m 2.5m See Figures 3-40 to 3-43 in section 3 of this Design Guide.</p>	<p>The proposed complies with the DCP side set back controls.</p>
<p>Objective 2.1A-4</p> <p>The development provides a rear boundary setback that provides opportunity to retain and protect or establish significant landscaping and trees in deep soil areas.</p>	<p>11. Refer to DCP for rear setback or envelope controls.</p> <p>12. Where the DCP does not contain rear setback controls the following apply: Lot Area (m²) Building height Minimum required setback from Rear boundary 0 - 900 0m – 4.5m 3m > 4.5m 8m >900 - 1500 0m – 4.5m 5m > 4.5m 12m >1500 0m - 4.5m 10m > 4.5m 15m</p> <p>13. The setback to a lane is 0m.</p>	<p>The proposed complies with the DCP rear set back controls.</p>
2.1B Gross Floor Area / Floor Space Ratio		
<p>Objective 2.1B-1</p> <p>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.</p>	<p>14. 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:</p> <p>Lot Area (m²) - Maximum GFA</p> <p>0 - 2000 - 25% of lot area +300m²</p> <p>>2000 - 800m²</p>	<p>The proposed design does not exceed the required GFA of 25% of site area +300msq. (site area 1067msq, maximum permissible GFA is 567.25msq, actual total GFA 406.3msq)</p>
2.1C Landscaped Area		

Objectives	Design Criteria	Architect's Comment																																			
Objective 2.1C-1 To provide adequate opportunities for the retention of existing and provision of new vegetation that: - contributes to biodiversity; - enhances tree canopy; and - minimises urban runoff.	15. Where the LEP or DCP does not contain a minimum landscaped area the minimum landscaped area is: 50% of the parent lot area minus 100m ² . 16. The minimum dimension of any area included in the landscaped area calculation is 1.5m. 17. At least 25% of the area forward of the building line is to be landscaped area. At least 50% of the required landscaped area must be behind the building line.	The proposed design exceeds the requirement of the DCP and this design guide and provides 47.73% of the lot area as soft landscaping area.																																			
Objective 2.1C-2 Landscape design supports healthy plant and tree growth and provides sufficient space for the growth of medium sized trees.	18. An ongoing maintenance plan is to be provided as part of the landscape plan. 19. Minimum soil standards for plant sizes are provided in accordance with the Table below: <table><tr><th>Tree Size</th><th>Height</th><th>Spread</th><th>Min Soil Area</th><th>Min soil depth</th></tr><tr><td>Large trees</td><td>>2m</td><td>>8m</td><td>10 x 10m</td><td>1.0m</td></tr><tr><td>Medium trees</td><td>1-2m</td><td>6-12m</td><td>4-8m</td><td>6 x 6m</td></tr><tr><td>Small trees</td><td>< 2m</td><td><4m</td><td>3.5 x 3.5m</td><td>0.8m</td></tr><tr><td>Shrubs</td><td></td><td></td><td></td><td>0.5-0.6m</td></tr><tr><td>Groundcover</td><td></td><td></td><td></td><td>0.3-0.4m</td></tr><tr><td>Grass</td><td></td><td></td><td></td><td>0.2m</td></tr></table> 20. If the DCP does not specify tree planting 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.	Tree Size	Height	Spread	Min Soil Area	Min soil depth	Large trees	>2m	>8m	10 x 10m	1.0m	Medium trees	1-2m	6-12m	4-8m	6 x 6m	Small trees	< 2m	<4m	3.5 x 3.5m	0.8m	Shrubs				0.5-0.6m	Groundcover				0.3-0.4m	Grass				0.2m	The proposed landscaping is designed as a low maintenance, with mostly local indigenous plants. It is expected that very little maintenance will be required. The proposed landscape design complies with requirements of this design guide please refer to drawing 003SP - Landscape Plan
Tree Size	Height	Spread	Min Soil Area	Min soil depth																																	
Large trees	>2m	>8m	10 x 10m	1.0m																																	
Medium trees	1-2m	6-12m	4-8m	6 x 6m																																	
Small trees	< 2m	<4m	3.5 x 3.5m	0.8m																																	
Shrubs				0.5-0.6m																																	
Groundcover				0.3-0.4m																																	
Grass				0.2m																																	
Objective 2.1C-3 Existing natural features of the site that contribute to neighbourhood character are retained, and visual and privacy impacts on existing neighbouring dwellings are reduced.	21. Mature trees are to be retained, particularly those along the boundary, (except those where approval is granted by Council for their removal). 22. Landscape features including trees and rock outcrops are to be retained where they contribute to the streetscape character or are located within the rear setback	The design is proposing to maintain any mature tree on site.																																			
Objective 2.1C-4 Landscape design contributes to a local sense of place and creates a micro climate.	23. The landscape plan proposes a combination of tree planting, for shade, mid height shrubs, lawn and ground covers. 24. The landscape plan indicates that at least 50% of the overall number of trees and shrubs are species native to the region	The proposed complies with requirements of this design guide please refer to drawing 003SP - Landscape Plan																																			
Objective 2.1D-1 The built form, articulation and scale relates to the local character of the area and the context.	25. Provide a description in the Design Verification Statement 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.	Great care has been taken for the proposed design to integrate into the character of the area. Please refer to the Design Verification statement.																																			
2.1E Public Domain Interface																																					
Objective 2.1E-1	26. The front door of each dwelling is to be directly visible from the	Front door for both dwellings is directly visible from																																			

Objectives	Design Criteria	Architect's Comment
Provide activation and passive surveillance to the public streets.	public street. 27. Windows from habitable rooms are to overlook the public domain.	the street, and both dwellings have habitable rooms with windows to the street.
Objective 2.1E-2 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).	28. Private courtyards within the front setback are located within the articulation zones and / or behind the required front building line. 29. Front fences: • 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. 30. High solid walls are only used to shield the dwelling from the noise of classified roads. The walls are to have a maximum height of 2.1m and be setback at least 1.5m from the property boundary. Landscape planting is to be provided between the wall and the boundary, with a mature height of at least 1.5m. 31. Retaining walls greater than 600mm within the front setback are softened by planting for a minimum depth of 600mm on the low side of the retaining wall.	No private courtyards are within the front setback zone, No front fences are proposed, Carport feature screening to the street is visually permeable, are part the design architectural aesthetic, and do not dominate the public domain but rather enhance it. No retaining walls greater than 600mm are facing the street. Retaining walls facing the street are softened by planting. A side retaining is required for the carport to the south as the block levels are significantly lower on the south west corner relative to the northwest end. The retaining has no significant presence from the street and is designed cohesively with the rest of the development.
Objective 2.1E-3 The secondary frontage of a development positively contributes to the public domain by providing an active edge and semi-transparency to the boundary treatment.	32. Where the development adjoins public parks, open space, bushland, or is a corner site, the design positively addresses this interface using any of the following design solutions: • Habitable room windows facing the public domain. • Street access, pedestrian paths and building entries. • Paths, low fences and planting that clearly delineate between communal/ private open space and the adjoining public open space. • Walls fronting the public spaces are to have openings not less than 25% of the surface area of the wall.	This site has no secondary frontage to a public domain.
Objective 2.1F-1 Ensure there is adequate space for vehicle circulation and of-street parking.	33. Vehicle circulation complies with AS2890.1. 34. Where on street parking is currently available in front of the development, the proposed driveways are located so that at least one car space remains. 35. Vehicular crossing is to have a maximum width of 3.5m at the street boundary.	Vehicle circulation complies with AS2890.1. There are no on street parking in front of the development. Vehicular crossing at street boundary is less than 3.5 for both proposed driveways.
2.1G Orientation, Siting and Subdivision		
Objective 2.1G-1 To achieve planned residential density consistent with the local housing strategy	36. Where the LEP or DCP does not contain a minimum lot area, the minimum lot area is 400m ² . 37. Where the LEP or DCP does not contain a minimum lot width, the minimum lot width is: • 12m measured at the building line where parking is provided from a secondary road, parallel road or lane, or • 15m	N/A Proposed are to have Strata sub-division, NOT a Torrens Title subdivision.

Objectives	Design Criteria	Architect's Comment
	measured at the building line where parking is accessible from a primary road.	
Objective 2.1G-2 To ensure that lots created resulting from the subdivision of land have sufficient area for the dwelling, vehicle access, landscaping, parking and amenity and are consistent with the desired future character of an area.	38. The area of each resulting lot must be at least— (i) the minimum size specified for the subdivision of land for the purpose of a dual occupancy in the environmental planning instrument that applies to the land, or (ii) if no minimum size is specified— 200m ² . 39. The ground floor footprint of the strata area is not less than 180m ² for each dwelling. 40. The following provisions apply if no minimum lot width is specified in the LEP or DCP On R3 zoned land: • Garages not fronting primary road - 5m • Garages fronting primary road - 7.5m On R1, R2, & RU5 zoned land: • Garages not fronting primary road - 6m • Garages fronting primary road - 7.5m 41. A dwelling on a proposed battle-axe lot (whether strata or Torrens title) must be a part of a detached dual occupancy and have a lot with minimum dimensions as required by the DCP or LEP. If the DCP or LEP has no control, then the minimum dimensions are: • 4.5m wide access to the primary road • Minimum dimension of 18m x 18m.	N/A Proposed are to have Strata sub-division, NOT a Torrens Title subdivision.
Objective 2.1G-3 The built form, articulation and scale relates to the local character of the area and the context.	42. The dwelling frontage is to be at least 5m. 43. Each dwelling on a corner lot is to have a frontage to a different street.	Both dwellings have frontage that exceed the minimum 5m.
Objective 2.1G-4 Reasonable solar access is provided to the living rooms and private open spaces of adjoining dwellings.	44. A window that is more than 3m from the boundary to a living room of an adjoining dwelling is to receive more than 3 hours of direct sunlight between 9am and 3pm on the winter solstice (June 21). If the window currently receives less than 3hrs - direct sunlight is not reduced. Note: Direct sunlight is measured consistent with Design Criteria 51 and is only required to one window serving the living room. 45. Where the location of the living room windows of an adjoining dwelling cannot be verified, the proposed development is accommodated within a building envelope defined by a 35° plane spring from 3.6m above the boundary.	The adjoining dwelling window is not more 3m from the boundary. From our investigation using site photos and real estate listings, no living room window is facing North. Small windows on the north façade don't appear to be living room windows. Large openings facing north closer to the cliff side, appear to be to a semi-enclosed private open space. Main living room windows are facing east to the cliff and the water.
Objective 2.1G-5 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.	46. Dwellings are located to step with the topography. 47. Unless a dwelling is over a basement, the ground floor is not more than 1.3m above ground level, and no more than 1m below ground level.	Proposed satisfies the objective. The dwellings step with the topography and responds to the natural landform of the site. What appears to be the ground floor level at the front of the property, sits and performs as a semi-basement at the rear, allowing Level One to appear as the ground floor.
Objective 2.1G-6 The development minimises impacts	48. Basement car parking should not be provided within the setbacks described in the table in Section 2.1A.	No basement parking is proposed.

Objectives	Design Criteria	Architect's Comment
to vegetation on adjoining properties and allow for vegetation within the setbacks.		
Objective 2.1G-7 Independent services and utilities are available to service each lot.	49. All lots must have access to reticulated water, sewer, electricity, telecommunications and where available, gas.	Access to reticulated water, sewer, electricity, telecommunications is available.
Objective 2.1G-8 Provide adequate separation between buildings to allow for landscape, provide visual separation and daylight access between buildings	50. For a dual occupancy (detached) the minimum separation between two dwellings that is 3m.	N/A
2.1H Solar and Daylight Access		
Objective 2.1H-1 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.	51. A living room or principal private open space in each dwelling is to receive a minimum of 3 hours direct sunlight between 9 am and 3 pm on the winter solstice (June 21). Note: Direct sunlight is achieved when 1m ² of direct sunlight on the glass is received for at least 15 minutes. To satisfy 3 hours direct sunlight, 12 periods of 15 minutes will need to be achieved, however the periods do not need to be consecutive.	Both townhouses exceed the minimum requirement of 3hrs direct solar access between 9am and 3pm on the winter solstice in one of the living spaces (multipurpose room). Townhouse 01 exceeds the requirement on the L1 living space too, and Townhouse 02 achieves 2hrs to L1 living
Objective 2.1H-2 To provide good access to daylight suited to the function of the room, minimises reliance on artificial lighting, and improves amenity.	52. Daylight may not be borrowed from other rooms, except where a room has a frontage to a classified road. 53. No part of a habitable room is more than 8m from a window. 54. No part of a kitchen work surface is more than 6m from a window or skylight. 55. Courtyards are to: • Be fully open to the sky; and • Have a minimum dimension of one third of the perimeter wall height, and an area of 4m ² . 56. A window is visible from 75% of the floor area of a habitable room.	The proposed dwellings are designed to comply with these criteria.
2.1I Natural Ventilation		
Objective 2.1I-1 All habitable rooms are naturally ventilated.	57. All habitable rooms are naturally ventilated. 58. Each dwelling is naturally cross ventilated.	All habitable rooms are naturally ventilated. Proposed dwellings can be naturally cross ventilated with opening windows on opposing sides of the building.
Objective 2.1J-1 Ceiling height achieves sufficient natural ventilation and daylight access, and provides spatial quality.	59. Minimum ceiling heights are: • 2.7m to ground floor habitable rooms. • 2.7m to upper level living rooms. • 2.4m to upper level habitable rooms (excluding living rooms). The ceiling height is measured from finished floor level to finished ceiling level.	Level 1 (ground level to the street) has 2.7m ceiling height to all habitable rooms. Level 2 has a 2.4m ceiling height to habitable rooms and a racked ceiling that exceeds the minimum 2.7m requirement to the living rooms. L0 / semi-basement level has 2.4m ceiling height. This does not affect the spatial quality of the space

Objectives	Design Criteria	Architect's Comment
		as it is designed as an extra rumpus / playroom. The 2.4m ceiling height helps the proposed remain within the maximum building height limit.
2.1K Dwelling Size and Layout		
Objective 2.1K-1 The dwelling has a sufficient area to ensure the layout of rooms is functional, well organised and provides a high standard of amenity.	60. Dwellings are to have the following minimum internal floor areas: • 1 bed 65m ² • 2 bed 90m ² • 3+ bed 115m ² 61. The minimum internal areas outlined above only include one bathroom. The minimum area of each additional bathroom is 5m ² added onto the minimum dwelling area. 62. The minimum area of any additional bedroom is 12m ² . The area of each additional bedroom is then added to the minimum internal floor area contained in Design Criteria 60. 63. Kitchens are not part of a circulation space, such as a hallway	Both dwellings have a layout that meets the criteria and provide well considered amenities to the residents.
Objective 2.1K-2 Room sizes are appropriate for the intended purpose and number of occupants.	64. One bedroom has a minimum area of 10m ² , excluding wardrobe space. 65. Bedrooms have a minimum length and width of 3m, excluding wardrobe space. 66. Combined living and dining rooms have a minimum area of: • 1 and 2 bed 24m ² • 3+ bed 28m ² 67. Living room or lounge rooms are to have a minimum length and width of 4m, excluding fixtures.	Both dwellings have a layout that meets the criteria and provide well considered amenities to the residents.
Objective 2.1L-1 Dwellings provide appropriately sized private open space and balconies to enhance residential amenity	68. The area of principal private open space provided for each dwelling is at least 16m ² with a minimum length and width of 3m.	Proposed dwellings have Ground and balcony private opens spaces that qualify as PPOS. PPOS exceed requirement of the DCP and this design guide.
Objective 2.1L-2 Principal private open space and balconies are appropriately located to enhance liveability for residents.	69. The principal private open space is located behind the front building line. 70. The principal private open space is located adjacent to the living room, dining room or kitchen to extend the living space. 71. 25% of the private open space is to be covered to provide shade and protection from rain.	Principal private open spaces of both dwellings meet these criteria.
2.1M Storage		
Objective 2.1M-1 Adequate, well-designed storage is provided in each dwelling.	72. In addition to storage in kitchens and bedrooms, the following storage with a minimum dimension of 500mm is provided: • 1 bed 6m ³ • 2 bed 8m ³ • 3+ bed 10m ³ 73. At least 50% of the required storage is located inside the dwelling. 74. Storage not located in dwellings is secure and clearly allocated to specific dwellings, if in a common area.	Both dwellings meet the criteria and provide well considered adequate storage to the residents.

Objectives	Design Criteria	Architect's Comment																								
2.1N Car and Bicycle Parking																										
Objective 2.1N-1 Car parking is provided appropriate for the scale of the development.	75. Car parking is to be provided at the rate required for a dual occupancy within the DCP that applies to the land. If there is no rate in the DCP - 1 space per dwelling is to be provided. 76. Car parking spaces and circulation are to comply with AS 2890.1:2004.	Car parking is at the rate required within the DCP and comply with AS 2890.1:2004																								
Objective 2.1N-2 Parking facilities are provided for bicycles	77. Covered space is to be provided for the secure storage of at least 1 bicycle per dwelling.	Both dwellings have adequate covered space provided to securely store at least 1 bicycle.																								
Objective 2.1N-3 Visual and environmental impacts of car parking and garages do not dominate the streetscape and have an appropriate scale in relationship with the dwelling.	78. Basement car parking is not to protrude more than 1m above finished ground level except at the entrance to the car park. 79. The maximum dimensions of any basement car park entry is to be 2.7m high by 3.5m wide. 80. Where a driveway is adjacent to an existing tree, it is either outside the drip line or complies with the recommendations in a report prepared by a qualified arborist. 81. The setback of a car space from a primary, secondary or parallel road is to be at least: <table><tr><td>Setback of Dwelling from Road</td><td>Minimum Of-Street Parking Setback From Road</td></tr><tr><td><4.5m</td><td>5.5m</td></tr><tr><td>4.5m or more</td><td>1m behind the building line</td></tr></table> 82. The maximum width of all garage doors facing a primary, secondary or parallel road: <table><tr><td>Lot Width</td><td>Maximum Width of Garage Door Openings</td></tr><tr><td>12m - 15m</td><td>3.2m</td></tr><tr><td>>15m - 20m</td><td>6m</td></tr><tr><td>>20m</td><td>9.2m</td></tr><tr><td>>25m</td><td>12m</td></tr></table> Note: Lot width refers to the completed Torrens title lot or in the case of a strata subdivision being the development site. 83. The maximum width of all garage doors facing a parallel road: <table><tr><td>Lot Width</td><td>Maximum Width of Garage Door Openings</td></tr><tr><td>12m - 15m</td><td>6m</td></tr><tr><td>>15m - 20m</td><td>9.2m</td></tr><tr><td>>20m</td><td>12m</td></tr></table>	Setback of Dwelling from Road	Minimum Of-Street Parking Setback From Road	<4.5m	5.5m	4.5m or more	1m behind the building line	Lot Width	Maximum Width of Garage Door Openings	12m - 15m	3.2m	>15m - 20m	6m	>20m	9.2m	>25m	12m	Lot Width	Maximum Width of Garage Door Openings	12m - 15m	6m	>15m - 20m	9.2m	>20m	12m	No basement parking is proposed No driveways are adjacent to any existing trees. No garages are proposed. Car parking spaces provided are underdeck carports that are screened from the road with a beautiful feature screen. The design of the deck and screens to the road complement the aesthetics of the façade and appear as a part of the architectural language of the development. Though the required setback for of-street parking is not met, the proposed carparking meets the objective and does not appear as carparking from the streetscape and is of scale that relates to the dwellings without dominating the streetscape.
Setback of Dwelling from Road	Minimum Of-Street Parking Setback From Road																									
<4.5m	5.5m																									
4.5m or more	1m behind the building line																									
Lot Width	Maximum Width of Garage Door Openings																									
12m - 15m	3.2m																									
>15m - 20m	6m																									
>20m	9.2m																									
>25m	12m																									
Lot Width	Maximum Width of Garage Door Openings																									
12m - 15m	6m																									
>15m - 20m	9.2m																									
>20m	12m																									
2.1O Visual Privacy																										
Objective 2.1O-1	84. Orientate living room windows, primary private open space to the	Main windows to living rooms and primary private																								

Objectives	Design Criteria	Architect's Comment																								
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.	<p>street front or rear.</p> <p>85. At least one window for each habitable room is provided without the need for a privacy screen.</p> <p>86. A privacy screen is required when:</p> <table><tr><th>Distance from Boundary</th><th>Finished Floor Level Above Ground Level (Existing)</th></tr><tr><td><3m</td><td>1 - 3m</td></tr><tr><td><6m</td><td>>3m</td></tr></table> <table><tr><th>Distance from Windows in Dwelling on Same Lot</th><th>Finished Floor Level Above Ground Level (Existing)</th></tr><tr><td><6m</td><td>1 - 3m</td></tr><tr><td><12m</td><td>>3m</td></tr></table> <p>Note: This does not apply to a habitable room with a floor level not more than 1m above ground level (existing), bedroom windows that have an area less than 2m² or windows that have a frontage to a road or public open space.</p> <p>87. A privacy screen is required at the edge of that part of a terrace, deck, balcony or verandah that is parallel or faces towards a side or rear boundary.</p> <table><tr><th>Distance from Boundary</th><th>Finished Floor Level Above Ground Level (Existing)</th></tr><tr><td><3m</td><td>1 - 3m</td></tr><tr><td><6m</td><td>>3m</td></tr></table> <table><tr><th>Distance from Windows in Dwelling on Same Lot</th><th>Finished Floor Level Above Ground Level (Existing)</th></tr><tr><td><6m</td><td>1 - 2m</td></tr><tr><td><12m</td><td>>2m</td></tr></table> <p>Note: This does not apply to a terrace, deck, balcony or patio that has an area less than 3m² or has a frontage to a road or public open space</p>	Distance from Boundary	Finished Floor Level Above Ground Level (Existing)	<3m	1 - 3m	<6m	>3m	Distance from Windows in Dwelling on Same Lot	Finished Floor Level Above Ground Level (Existing)	<6m	1 - 3m	<12m	>3m	Distance from Boundary	Finished Floor Level Above Ground Level (Existing)	<3m	1 - 3m	<6m	>3m	Distance from Windows in Dwelling on Same Lot	Finished Floor Level Above Ground Level (Existing)	<6m	1 - 2m	<12m	>2m	<p>open spaces are orientated to front and rear.</p> <p>Privacy screening is provided where required on L1 and L2 terrace/balcony.</p>
Distance from Boundary	Finished Floor Level Above Ground Level (Existing)																									
<3m	1 - 3m																									
<6m	>3m																									
Distance from Windows in Dwelling on Same Lot	Finished Floor Level Above Ground Level (Existing)																									
<6m	1 - 3m																									
<12m	>3m																									
Distance from Boundary	Finished Floor Level Above Ground Level (Existing)																									
<3m	1 - 3m																									
<6m	>3m																									
Distance from Windows in Dwelling on Same Lot	Finished Floor Level Above Ground Level (Existing)																									
<6m	1 - 2m																									
<12m	>2m																									
Objective 2.10-2 Site and building design elements increase privacy without compromising access to light and air, and balance outlook and views from habitable	88. 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.	All windows facing the neighbouring property are a minimum sill height of 1700mm. This allows for daylight solar access to the dwelling.																								

Objectives	Design Criteria	Architect's Comment
rooms and private open space.		
2.1P Acoustic Privacy		
Objective 2.1P-1 Noise transfer is minimised through the siting of buildings and building layout.	89. Electrical, mechanical, hydraulic and air conditioning equipment is housed so that it does not create an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 either within or at the boundaries of any property at any time of the day.	All services equipment is to be housed in areas that do not create an offensive noise.
2.1Q Noise and Pollution		
Objective 2.1Q-1 Ensure outside noise levels are controlled to acceptable levels in living and bedrooms of dwellings.	90. Any development within the 20 ANEF contour is to be constructed to comply with AS 2021:2015 Acoustics – Aircraft Noise Intrusion. 91. Dwellings that are within 100m of a classified road or 80m from a rail corridor are to have LAeq measures not exceeding: • In any bedroom: 35dB(A) between 10pm-7am. • Anywhere else in the building (other than a kitchen, garage, bathroom or hallway): 40dB(A) at any time. This is achieved by: • Providing a full noise assessment prepared by a qualified acoustic engineer; and • Complying with relevant noise control treatment for sleeping areas and other habitable rooms in Appendix C of RMS Development Near Rail Corridors and Busy Roads - Interim Guideline.	This site is not affected by aircraft noise and is not within 100m of classified road or 80m from rail corridor.
2.1R Architectural Form and Roof Design		
Objective 2.1R-1 The architectural form is defined by a balanced composition of elements. It responds to internal layouts and desirable elements in the streetscape.	92. Provide in the Design Verification Statement a description as to how the architectural form reduces the visual bulk and provides a cohesive design response. Note: Refer to Section 3 for guidance.	Refer to Design Verification Statement
Objective 2.1R-2 The roof treatments are integrated into the building design and positively respond to the street	93. Provide in the Design Verification Statement how the roof design integrates harmoniously with the overall building form 94. Skylights and ventilation systems are integrated into the roof design.	Refer to Design Verification Statement
2.1S Visual Appearance and Articulation		
Objective 2.1S-1 To promote well designed buildings of high architectural quality that contribute to the local character.	95. Provide in the Design Verification Statement a description as to how the aesthetics and articulation contribute to the character of the local area. Note: Refer to Section 3 for guidance. 96. The development may have a primary road articulation zone that extends up to 1.5m forward of the minimum required setback from the primary road and a secondary road articulation zone that extends up to 1m forward of the minimum required setback from the secondary road. The following elements can be located in the articulation zone: • An entry feature or portico. • A balcony, deck, pergola, terrace or veranda. • A window box treatment. • A bay window or similar feature. • An awning or other feature over a window. • A sun shading feature. • An eave.	Refer to Design Verification Statement

Objectives	Design Criteria	Architect's Comment
2.1T Pools and Detached Development		
Objective 2.1T-1 The location of swimming pools and spas minimise the impacts on adjoining properties.	97. Swimming pools and spas are to have a maximum height above ground level (existing): • At the water line – 1.2m, • At the top of the coping - 1.4m, and • Where the coping is more than 300mm wide – 600mm. 98. Swimming pools and spas are to be located in the rear yard with a minimum setback of 1m from any side or rear boundary. The setback of a swimming pool from a secondary road must be consistent with the setback of a dwelling house from the secondary road boundary. 99. The swimming pool pump must be located in an enclosure that is sound proofed.	N/A Proposed are to have swimming pool or spas.
Objective 2.1T-2 The location of the detached development minimises the impact on adjoining properties.	100. Maximum height above ground level (existing) - 4.5m. 101. A detached studio with a frontage to a rear lane or parallel road may have a height of 6m. 102. Maximum floor area for detached development: • generally: 45m ² • detached studios: 36m ² 103. Where the DCP does not contain setbacks for detached development, side setbacks are the same as for the dwelling except for the following: • side setback: 0.9m, or • side setback with wall height less than 3.3m: 0m, and adjoining lot building is 18m 1.5m 104. Where the DCP does not contain setbacks for detached development, rear setbacks are: Lot Area Rear setback 0 - 900m ² 900mm >900-1500m ² 1.5m >1500m ² 2.5m 105. The maximum floor level of a detached deck, patio, pergola or terrace that is less than 0.9m from the side boundary is 0.6m above ground level (existing).	No detached development is proposed
2.1U Energy Efficiency		
Objective 2.1U-1 The development incorporates passive environmental design.	106. An outdoor area for clothes drying that can accommodate at least 16 lineal metres of clothes line is provided for each dwelling. 107. Any clothes drying area is screened from public and communal areas.	Proposed is compliant with criteria
2.1V Water Management and Conservation		
Objective 2.1V-1 Flood management systems are integrated into site design	108. A stormwater system must: • Comply with requirements in the DCP that applies to the land. • Be approved (if required) under s.68 of the Local Government Act 1993. 109. Detention tanks are to be located under paved areas, driveways or in basements.	Refer to Civil drawings included in this application for details
2.1W Waste Management		
Objective 2.1W-1	110. Provide storage space for the type and number of bins designated	Private waste bin storage is proposed to the rear

Objectives	Design Criteria	Architect's Comment
<p>Waste storage facilities meet the needs of the residents, are easy to use and access, and enable efficient collection of waste.</p>	<p>in council's waste policy.</p> <p>111. 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.</p> <p>112. Where waste storage is provided in the basement car park, a maximum ramp gradient of 1:6 is to be provided to the waste collection point.</p> <p>113. Where a rear lane has provision for waste collection trucks used by council, the collection point is to be from the rear lane.</p> <p>114. Any communal waste area is to: • 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.</p> <p>115. Despite any requirements in council's waste policy, onsite waste vehicle access is not required. Note: The waste collection point is typically located on the footpath.</p> <p>116. If a waste collection point is provided on-site and used for permanent storage of bins it is to: • 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.</p>	<p>side of each of the proposed dwellings.</p> <p>No communal waste area is proposed</p> <p>waste management is compliant with relevant criteria.</p>
<p>Objective 2.1W-2 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.</p>	<p>117. Storage areas for rubbish and recycling bins are to be provided: • Within garages; • In a screened enclosure that is part of the overall building design; or • In the basement car park. 118. Communal waste areas are to be located at least 3m from any bedroom or living room window.</p>	<p>Private waste bin storage is proposed to the rear side of each of the proposed dwellings, where they are not visible from the street and do not compromise amenity of residents.</p>