

## ATTACHMENT A – ASSESSMENT TABLES

### LIVERPOOL GROWTH CENTERS DEVELOPMENT CONTROL PLAN 2021

The application has been considered against the controls contained in the Liverpool Growth Centre Precincts Development Control Plan (DCP) in particular:

- Part 2: Precinct Planning Outcomes;
- Part 3: Neighbourhood and Subdivision Design; and
- Part 4: Development in the Residential Zones.

The assessment has identified that the proposal generally demonstrates compliance with the relevant DCP requirements. The key controls are discussed in the following tables:

Part 2 Precinct Planning Outcomes			
Development Control	Provision	Comment	Compliance
2.2 The Indicative Layout Plan (ILP)	All development applications are to be generally in accordance with the Indicative Layout Plan.	The proposed development has indicated a road layout that is consistent with the street network precinct outcomes and the indicative layout plan.	<b>Complies</b>
2.3.1 Flooding	This section controls relating to development on flood prone land	The site is not identified to be affected by mainstream flooding. Overland flow originates from the site. The development site is within the regional Basin 5 catchment. This has been considered by Council's Floodplain Engineers, who are satisfied with the proposal subject to conditions of consent.	<b>Complies with conditions</b>
2.3.2 Water Cycle Management	This section contains controls relating to stormwater management.	The application was accompanied by Stormwater Engineering Concept Plans. Council's Land Development Engineers have reviewed the proposed development and have raised no issues subject to conditions.	<b>Complies with conditions</b>
2.3.3 Salinity and Soil Management	This section contains controls relating to salinity and soil management.	The site is identified as having moderate salinity risk. A Salinity Assessment was prepared. Council's Land Development Engineers have reviewed the proposed development and have raised no issues subject to conditions.	<b>Complies with conditions</b>
2.3.4 Aboriginal and European Heritage	This section contains controls relating to the management of Aboriginal heritage values and to ensure areas identified as European cultural heritage sites or archaeological sites are managed.	An Aboriginal Due Diligence Assessment was provided which did not identified any significant Aboriginal Artefacts on-site.  The application was referred to Council's Heritage Officer who deemed the development to be satisfactory subject to conditions in the event artefacts are found during works.	<b>Complies with conditions</b>

Part 2 Precinct Planning Outcomes			
Development Control	Provision	Comment	Compliance
2.3.5 Native Vegetation and Ecology	This section contains controls relating to the conservation and rehabilitation of native vegetation.	The proposed development is consistent with the ILP and the native vegetation on-site cannot be retained and rehabilitated as the clearing is required for essential infrastructure such as roads and drainage, and as the clearing is consistent with the Growth Centres Biodiversity Certification Order.	<b>Complies</b>
2.3.6 Bushfire Hazard Management	This section contains controls relating to development on bushfire prone land.	The site is mapped as bushfire prone land. A referral to NSW Rural Fire Service was made and they have provided General terms of Approval for the proposal which will form conditions of consent.	<b>Complies with conditions</b>
2.3.7 Site Contamination	This section contains controls relating to development on potentially contaminated land.	Refer to State Environmental Planning Policy (Resilience and Hazards) 2021 section of this report.	<b>Complies with conditions</b>
2.3.8 Development on and adjacent to electricity and gas easements	This section contains controls relating to development on and adjacent to electricity and gas easements.	There is an electrical line traversing the site operated by Endeavor Energy. The application was referred to Endeavor Energy as the electrical supplier and they have provided conditions of consent in support of the development.	<b>Complies with conditions</b>
2.3.9 Noise	This section contains controls relating to ensuring acoustic privacy is achieved for future residential development.	The site is identified as impacted by road noise within Schedule 1 – Austral and Leppington North Precinct.  An Acoustic Report has been submitted in support of the application. An internal referral to Councils Environmental Health Department finds the application to be satisfactory, subject to conditions on any consent to ensure restrictions apply to affected lots as well as construction of the dwellings as part of the application to incorporate measures recommended in the acoustic report. This has also been addressed in State Environmental Planning Policy (Transport and Infrastructure) 2021.	<b>Complies with conditions</b>
2.3.10 Odour Assessment and Control	This section relates to land deemed by Council to be affected by an odour source.	The site is not currently within the radius of any existing odour emitting sources.	<b>Complies</b>
2.3.11 Air Quality	This section contains controls relating to preserving air quality in relation to industrial and/or employment development	The DA does not propose industrial or employment development.	<b>N/A</b>
2.4 Demolition	This section contains controls relating to demolition of buildings	The application proposes demolition of existing residential dwellings and ancillary outbuildings. All demolition	<b>Complies by conditions</b>

Part 2 Precinct Planning Outcomes			
Development Control	Provision	Comment	Compliance
		shall be required to comply with standard conditions of consent for demolition.	
2.5 CPTED	This section contains controls relating to the principles of CPTED.	The proposed development is consistent with the DCP controls and guidelines for a safe and secure neighbourhood and the principles of CPTED.	<b>Complies</b>
2.6 Earthworks & Dam De-watering	This section contains controls relating to earthworks	<p>This aspect has been reviewed by Council's Land Development Engineers, who have raised no issues to the bulk earthworks, subject to conditions.</p> <p>Dam De-watering is proposed, and the application was referred NSW Department of Planning, Housing and Infrastructure (DPHI) who confirmed that activity approval is not required. Further the application was also referred to Water NSW who confirmed that approval for Water Supply Works from WaterNSW will be required.</p> <p>Works associated with the earthworks and Dam Dewatering will be managed by conditions of consent.</p>	<b>Complies by conditions</b>

Part 3 Neighbourhood and Subdivision Design			
Development Control	Provision	Comment	Compliance
3.1.1 Residential Density	All applications for residential subdivision and the construction of residential buildings are to demonstrate that the proposal meets the minimum residential density requirements of the relevant Precinct Plan and contributes to meeting the overall dwelling target in the relevant Precinct.	<p>Site Area = 26,675m<sup>2</sup> (2.6675ha).</p> <p>25hw/ha = 50.5 lots required.</p> <p>58 lots achieved which is a density of 28.7dw/ha.</p>	<b>Complies</b>
3.1.2 Block and Lot Layout	Minimum lot size of 300sqm Without a Building Envelope Plan (BEP)	Lots which have an area 300sqm and greater are not required to show a building envelope.	<b>Complies</b>
	With BEP in 25 dw/ha minimum lot size is 225m <sup>2</sup>	Lots less than 300sqm (Lots 2-8, 11-22, 24-51 & 54-58) provide for a building envelope plan. Integrated dwellings are proposed to be	<b>Complies</b>

Part 3 Neighbourhood and Subdivision Design			
Development Control	Provision	Comment	Compliance
		construed under this DA for lot 2-8, 22, and 24 to 51 and 58. Lots 54 to 57 are for the detention basin and BEP have been provided that indicate that appropriate dwelling can be constructed on these lots in future.	
	Secondary dwelling – in principle lot Semi-detached dwelling – 125sqm Attached dwelling – 375sqm	Please refer to minimum lot size clauses in SEPP (Precincts – Western Parkland City) 2021.	<b>Complies</b>
	Minimum frontage width of 7m for front loaded lots and 4.5m for rear loaded lots in the 25dw/ha dwelling density band.	All front-loaded lots are greater than 7m in width in accordance with the control. All rear loaded lots are more than 4.5m wide.	<b>Complies</b>
	A range of residential lot types (area, frontage, depth, zero lot and access) must be provided to ensure a mix of housing types and dwelling sizes and to create coherent streetscapes with distinctive garden suburban, suburban and urban characters across a neighbourhood.	A range of residential lot sizes and widths are provided which support a range of housing types.	<b>Complies</b>
	In areas with a minimum residential density of $\leq 20\text{dw/ha}$ no more than 40% of the total residential lots proposed in any one street block may have a frontage of less than 10m wide.	Dwelling density is greater than 20dw/ha and Pathway B1 is being used as an integrated housing development	<b>Not Applicable</b>
	In density bands $\leq 25\text{dw/Ha}$ , total lot frontage for front accessed lots greater than or equal to 7m and less than 9m should not exceed 20% of any block length due to garage dominance and on-street parking impacts.	No lots are less than 9m wide which are front accessed.	<b>Not Applicable</b>
	Lots should be rectangular. Where lots are an irregular shape, they are to be large enough and oriented appropriately to enable	Most of the lots are irregular in shape with angled front and rear boundaries. This is a constraint of the site and the irregular shaped indicative layout plan which includes a collector road transversing the site from the south to	<b>Complies</b>

Part 3 Neighbourhood and Subdivision Design			
Development Control	Provision	Comment	Compliance
	<p>dwelling to meet the controls in this DCP.</p>	<p>north-west corner across the site resulting in irregular front and rear boundaries.</p> <p>Lots 8 &amp; 43 are rectangular allotments.</p>	
	<p>Where a zero lot line is nominated on an allotment on the subdivision plan, the adjoining (burdened) allotment is to include a 900mm easement for single storey zero lot walls and 1200mm for two storey zero lot walls to enable servicing, construction and maintenance of the adjoining dwelling. No overhanging eaves, gutters or services (including rainwater tanks, hot water units, air-conditioning units or the like) of the dwelling on the benefited lot will be permitted within the easement.</p>	<p>The subdivision proposes easements for access and maintenance associated with zero lot line development and will form conditions of consent.</p>	<b>Complies with conditions</b>
	<p>The maximum number of attached or abutted dwellings permissible in a set is six.</p>	<p>The development does not propose any of the dwellings to be attached. However, Lots 36-39, 43-44, &amp; 53-43, propose attached garages facing the rear lane.</p>	<b>Complies</b>
3.1.3 Battle-axe Lots	<p>Provides controls for Battle-axe lots</p>	<p>None proposed.</p>	<b>N/A</b>
3.1.4 Corner Lots	<p>Corner lots, including splays and driveway location, are to be designed in accordance with AS 2890 and Council's Engineering Specifications.</p>	<p>This application has been reviewed by Council's Land Development Engineers who have raised no issues subject to conditions of consent.</p>	<b>Complies with conditions</b>
	<p>Corner lots are to be designed to allow dwellings to positively address both street frontages.</p>	<p>The proposed dwellings on corner lots will be able to address both street frontages.</p>	<b>Complies</b>
	<p>Plans of subdivision are to show the location of proposed or existing substations, kiosks, sewer man holes and/or</p>	<p>Padmount substations have been indicated for the site and other elements can form part of the subdivision works certificate plans.</p>	<b>Complies</b>

Part 3 Neighbourhood and Subdivision Design			
Development Control	Provision	Comment	Compliance
	vents affecting corner lots.		
3.1.5 Subdivision in the Environmental Living Zone	Provides controls for subdivision in E2 and E4 zones.	The site is zoned R3 - Medium Density Residential, with a minor portion to the north of the site zoned R2 Low Density Residential.	N/A
3.2 Subdivision Approval Process	The land subdivision approval process is to be consistent with the requirements of Table 3-4.	The DA complies with all relevant Pathways in the DCP. All pathways apply to the site and conditions will be worded in a manner which complies with the relevant pathway in regard to the timing of the release of a subdivision certificate.	Complies with conditions
	Building Envelope Plans (BEPs) to provide appropriate details as listed in the DCP.	Adequate Building Envelope Plans have been submitted for proposed lots which have an area less than 300sqm but greater than 225 sqm.	Complies
	Public Domain Plan to show elements of the Public Domain including Street Trees, vehicular cross-overs, and indicative building footprints.	The proposed landscaping, architectural and civil plans incorporate the elements required for a public domain plan.	Complies by conditions
3.3.1 Street Network Layout and Design	This section contains controls relating to street network layout and design, including requirements for street trees.	The DA is in accordance with the controls for the street network layout Road reserve widths are in accordance with ILP.	Complies by conditions
3.3.2 Street Furniture	Provides controls for street furniture	As above, the provision of street trees in the development is a matter which will be conditioned and has also been provided in the subdivision plans.	Complies by conditions
3.3.3 Local Area Traffic Management	A Local Area Traffic Management (LATM) plan shall be submitted with any development which involves the opening of a new road(s), or modifications to existing roads. Design solutions shall conform to Austroads Guide to Traffic Management Part 8 (Local Area Traffic Management).	A LATM has not been submitted with the application. The submission of detailed traffic plans is to be conditioned as part of the consent.	Complies by conditions
3.3.4 Laneways	Provides controls for laneways	The laneways as per the indicative layout plan have been provided and the laneway design is in accordance with the relevant cross section.	Complies
	The minimum garage doorway widths for manoeuvrability in a	All garage doors which back onto the laneway achieve the minimum required widths of 2.4m for a single and 4.8m for a double.	Complies

Part 3 Neighbourhood and Subdivision Design			
Development Control	Provision	Comment	Compliance
	laneway is 2.4m (single) and 4.8m (double)		
	All lots adjoining a laneway should utilise the laneway for vehicular/garage access.	All lots backing onto the laneway and provide vehicle and pedestrian access to the laneway.	<b>Complies</b>
	A continuous run of secondary dwellings or strata studios along the lane is to be avoided, as it changes the character, purpose and function of the lane. No more than 25% of the lots adjoining lanes (excluding street corner lots with studio at the lane entry) are to have secondary dwellings or strata studios.	Five detached bedrooms are proposed with the development partially utilised the secondary dwellings controls but are not intended to be used as separate dwelling. They are proposed on lots 1, 10, 22, 42 & 53. The 5 <sup>th</sup> bedrooms are located on either end of the laneway on the south and northern ends.	<b>Complies by conditions</b>
3.3.5 Shared Driveways	Provides controls for shared driveways	Not applicable (none proposed)	<b>N/A</b>
3.3.6 Pedestrian and Cycle Network	This section contains controls relating to the implementation of pedestrian and cycle networks.	The design of the pedestrian pathways is compliant with the requirements for Primary local streets as set out in the DCP.	<b>Complies</b>
3.3.7 Temporary Vehicular Access	Provides controls for Temporary Vehicular Access	Temporary turning circles and temporary access roads within the site and externally through 280 Fifth Avenue are proposed. The application was referred to Council's Traffic Engineers and Land Development Engineers, who raised no objection to the proposal, subject to conditions	<b>Complies by conditions</b>
3.3.8 Access to arterial roads, sub-arterial roads and transit boulevards	Provides controls for Temporary Vehicular Access	No access is proposed to arterial roads, sub-arterial roads and transit boulevards. It is noted that the temporary road through 280 Fifth Avenue would traverse through a future collector road. The development was referred to Council's Traffic and Land Development Engineering Sections and the proposal is acceptable subject to conditions.	<b>Complies with conditions</b>
3.4 Construction Environmental Management	This section contains controls relating to the implementation of a construction environmental management plan.	Conditions of consent are recommended to be imposed ensuring the implementation of a construction environmental management plan.	<b>Complies by conditions</b>

## **Part 4 – Development in the Residential Zones**

Part 4.1 of this DCP includes key controls for site responsive design including site analysis, cut and fill, sustainable building design and salinity.

As this application involves subdivision and integrated housing within the one proposal, these elements are covered throughout the entire application and initially met during the subdivision and civil works part.

Council's land development engineers have assessed cut and fill, and salinity and have conditioned the application where necessary. Cut and fill will be addressed at the subdivision stage prior to the erection of individual dwellings.

In regard to site analysis, the application has fulfilled the requirements for lot layout and subdivision pattern and has proposed the dwellings in accordance with the easements, orientation and street features within the site.

Finally, the dwellings have been designed in a sustainable manner through the achievement of BASIX certification, which will be conditioned, landscaping plans in accordance with the recommended species for the locality, colours and materials have an array of earthy colours and outdoor clothes drying areas are incorporated for each dwelling.

The following assessment of Part 4 of the DCP is for the integrated dwelling design for the development of Lots 1 to 39, 42 to 58 incorporating detached, abutting, and semi-detached and attached dwellings with rear lane access. A summary table for each lot is also provided below.

<b>Part 4 Development in the Residential Zones</b>		
<b>Part 4.2 Dwelling Design Controls</b>		
<b>Summary of key controls for lots with frontage width <math>\geq 4.5\text{m}</math> for rear accessed dwellings in <math>\geq 25\text{dw/ha}</math> (Lots 1-39, 42-53 and 58)</b>		
<b>Development Control</b>	<b>Provision</b>	<b>Comment</b>
Front Setback	3m to building façade line and 1.5m to articulation zone	<b>Complies</b> All rear loaded dwellings have a minimum 3m front setback and 1.5m to the articulation zone.
Side setback	<u>Zero lot, attached or abutting boundary (benefited lot)</u> Ground Floor = 0m Upper floor = 0.9m  <u>Detached Boundary</u> Ground floor = 0.9m First Floor = 0.9m  <u>Zero lot (burdened lot)</u> Must be within easement and Ground Floor = 0.9m First Floor = 1.2m	<b>Complies</b> All side setbacks comply with the requirements in this section.
Maximum length of zero lot line on boundary	Attached/abutting house: 15m (excludes rear loaded garages) upper levels only. No limit to ground floor.	<b>Considered Acceptable</b> Lots with semi-detached dwellings (Lots 42-43) do not achieve compliance with this control. See justification below.  The remaining lots are not attached and comply with this control.
Rear Setbacks	0.5m (rear loaded garage to lane)	<b>Complies</b>



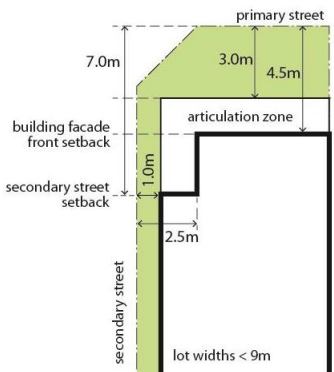
Part 4 Development in the Residential Zones		
Part 4.2 Dwelling Design Controls		
Summary of key controls for lots with frontage width $\geq 4.5\text{m}$ for rear accessed dwellings in $\geq 25\text{dw/ha}$ (Lots 1-39, 42-53 and 58)		
Development Control	Provision	Comment
		All rear setbacks to garages off the lanes are a minimum 0.5m.
Corner lots secondary street setback	2.0m	<b>Complies</b> Proposed dwelling on corner lots comply with this control
Building Height	2 storeys maximum (3rd storey subject to clause 4.2.5(1))	<b>Complies</b> All dwellings proposed are two storeys.
Site Coverage	Upper level no more than 40% of lot area. Refer also to clause 4.3.3(3).	<b>Complies</b> All upper levels do not exceed 40% of their respective lot areas. Lots 1, 10, 22, 42 & 53 have a secondary dwelling, and it is deemed that site coverage is acceptable subject to controls in 4.3.3.
Soft Landscaped Area	Minimum 15% of lot area The first 1m of the lot measured from the street boundary (excluding paths) is to be soft landscaped.	<b>Complies</b> All affected lots have a minimum 15% soft landscaped area and a minimum of 1m soft landscaping excluding paths are provided within the front setback.
Principle Private Open Space (PPOS)	Minimum 16m <sup>2</sup> with a minimum dimension of 3m	<b>Complies</b> All lots provide a minimum 16m <sup>2</sup> of PPOS with a minimum dimension of 3m.
Solar Access	At least 3 hours of sunlight between 9am and 3pm at the mid-winter solstice (21 June) to at least 50% of the required PPOS (8m <sup>2</sup> ) of: a) All affected neighbouring properties b) At least 70% of proposed dwellings	<b>Complies</b> Due to the east-west and west-east orientation of all the proposed allotments, the shadow analysis indicates that all but lots 26, 27, 28, 40 & 48 will receive solar access to at least 50% of the PPOS area for a minimum of 3 hours. This equates to 91% of the dwellings.
Garages and car parking	Minimum garage width 2.4m (single) and 4.8m (double).  1–2-bedroom dwellings will provide at least 1 car space 3 bedrooms or more dwellings will provide at least 2 car spaces	<b>Complies</b> All garage widths comply with this requirement and each dwelling provides the required number of car spaces.

The following assessment of Part 4 of the DCP is for the integrated dwelling design for the development of Lots 1 to 39, 42 to 58 incorporating detached dwellings. The following table assesses lots **40, 41, 46, 47, and 54-57**. A summary table for each lot is also provided below.

Part 4 Development in the Residential Zones		
Part 4.2 Dwelling Design Controls		
Summary of key controls for lots with frontage width $\geq 7\text{m}$ and $< 9\text{m}$ front accessed dwellings in $\geq 25\text{dw/ha}$ (Lots 40, 41, 46, 47, and 54-57)		
Development Control	Provision	Comment
Front Setback	4.5m to building façade line, 3.5m to building facade fronting open space or drainage land. 3.0m to articulation zone; 2.0 to articulation zone fronting open space or drainage land. 5.5 to garage line and 1m behind the building line.	<b>Complies</b> All front access lots have a minimum 4.5m front setback and 3.0m to the articulation zone.  A minimum of 5.5m is provided to the front accessed garages and the garage are located a minimum of 1m behind the front building line.
Side setback	<u>Zero lot, attached or abutting boundary (benefited lot)</u> Ground Floor = 0m Upper floor = 0m  <u>Detached Boundary 0.9m</u> If lot burdened by zero lot boundary, side setback must be within easement: Single Story zero lot wall = 0.9m Double Story zero lot wall = 1.2m	<b>Complies</b>  All lots comply with the minimum side setback requirements for ground and upper floor levels.
Maximum length of zero lot line on boundary	Attached/abutting house: 15m The first 1m of the lot measured from the street boundary (excluding paths) is to be soft landscaped.	<b>N/A</b> None of these lots are attached or abutting
Rear Setbacks	4m (Ground Level) 6m (Upper Levels)	<b>Complies</b>  All lots have a minimum of 4m for the ground level and 6m for the Upper levels.
Corner lots secondary street setback	1.0m	<b>Complies</b> Corner Lot 40 proposes a 1m secondary street setback.
Building Height	- In density areas $\leq 20\text{dw/Ha}$ : 2 storeys maximum (3rd storey subject to clause 4.2.5(1))  - In density areas $\geq 25\text{dw/Ha}$ : 3 storeys maximum	<b>Complies</b>  2 storeys are proposed in the $> 25\text{dw/Ha}$ area.
Site Coverage	Upper levels are to be no more than 50% of lot area.	<b>Complies</b> All upper levels do not exceed 40% of their respective lot areas
Soft Landscaped Area	Minimum 15% of lot area The first 1m of the lot measured from the street boundary (excluding paths) is to be soft landscaped.	<b>Complies</b> All affected lots have a minimum 15% soft landscaped area and a minimum of 1m soft landscaping excluding paths are provided within the front setback.
Principle Private Open Space (PPOS)	Minimum $16\text{m}^2$ with a minimum dimension of 3m	<b>Complies</b> All lots provide a minimum $16\text{m}^2$ of PPOS with a minimum dimension of 3m.
Solar Access	At least 3 hours of sunlight between 9am and 3pm at the mid-winter solstice (21 June) to at least 50% of the required PPOS ( $8\text{m}^2$ ) of:	<b>Complies</b> Lot 41 is oriented south to north but does not propose any structures in the rear

	<p>c) All affected neighbouring properties At least 70% of proposed dwellings</p>	<p>setback, 6therefore the site shall receive sufficient solar access to the rear PoS.</p> <p>The remaining site are well service by solar access and will receive at least 50% of the PPOS area for a minimum of 3 hours.</p>
Garages and car parking	<p>Minimum garage width 2.4m (single) and 4.8m (double).</p> <p>1–2-bedroom dwellings will provide at least 1 car space 3 bedrooms or more dwellings will provide at least 2 car spaces</p>	<p><b>Complies</b></p> <p>All garage widths comply with this requirement and each dwelling provides the required number of car spaces.</p>

Part 4 Residential Development		
Development Control	Provision	Comment
4.1.1 Site Analysis	The layout of the dual occupancy (detached) must be designed around the site's attributes such as slope, existing vegetation, land capability and/or solar access.	<b>Complies</b> A site analysis plan showing the position of the proposed development has been submitted. A stormwater plan has also been submitted with the application which has been reviewed by Councils Land Development Engineers who have no objection to the stormwater plans, subject to conditions of consent.
4.1.2 Cut and Fill	The maximum cut on a site must not exceed 600mm	<b>Complies</b> Maximum cut and fill do not exceed the amount specified.
4.1.3 Sustainable building design	The majority of plant species are to be selected from the preferred species listed at Appendix C and indigenous species are preferred;	<b>Complies</b> Selected species of vegetation are acceptable.
	The provisions of BASIX will apply with regards to water requirements and usage;	<b>Complies</b> BASIX certificate provided.
	The design of dwellings is to maximise cross flow ventilation;	<b>Complies</b> Proposed living areas designed to allow for cross ventilation.
	The orientation of dwellings, location of living rooms and the positioning and size of windows and other openings is to take advantage of solar orientation to maximise natural light penetration to indoor areas and to minimise the need for mechanical heating and cooling;	<b>Complies</b> Habitable areas are orientated to allow for a minimum of 3 hours of natural light.
	Outdoor clothes lines and drying areas are required for all dwellings and can be incorporated into communal areas for multi-dwelling development and residential flat building developments.	<b>Complies</b> Outdoor areas can accommodate a clothesline in the POS.
	Design and construction of dwellings is to make use of locally sourced materials where possible.	<b>Complies</b> Colours and schedule of finishes provided.
4.1.4 Salinity, Sodicity and aggressivity	All development must comply with the Salinity Management Plan developed at the subdivision phase or at Appendix B. The actions/works from the Salinity Management Plan must be certified upon completion of the development.	<b>Complies</b> Salinity Management Plan provided at subdivision stage.
4.2.2 Streetscape and architectural design	To ensure that buildings are designed to enhance the built form and character of the neighbourhood by encouraging innovative and quality designs that contribute to unified streetscapes.	<b>Complies</b> Dwellings are proposed to address the primary and secondary street frontages respectively.
4.2.3 Front setbacks	Dwellings are to be consistent with the front setback controls and principles in the relevant tables.	<b>Complies</b> See 4.2 Dwelling Design Controls.

	<p>On corner lots, front setback controls are to be consistent with figure below:</p>  <p>primary street</p> <p>7.0m</p> <p>3.0m</p> <p>4.5m</p> <p>building facade front setback</p> <p>articulation zone</p> <p>secondary street setback</p> <p>1.0m</p> <p>2.5m</p> <p>secondary street</p> <p>lot widths &lt; 9m</p>	<p><b>Complies</b> All corner lots comply with this arrangement</p>
	<p>To achieve a desired streetscape character, the building façade front setback for a series of lots can be more or less than the setbacks shown in Tables 4-2 to 4-6 where agreed to as part of the preparation of a Building Envelopes Plan or integrated housing development application at subdivision approval and the front setbacks are attached to the lot titles. However, the front setback to garages must be a minimum of 5.5m.</p>	<p><b>Complies</b> All dwellings comply with setback controls to the streets.</p>
	<p>Elements permitted in the articulation zone</p>	<p><b>Complies</b> The development adopts a number of features in the articulation zone such as porches and building articulation.</p>
	<p>Except for rear loaded garages, garages are to be setback at least 5.5m from the street boundary and at least 1m behind the building line of the dwelling.</p>	<p><b>Complies</b> Rear loaded garages provided for integrated housing lots.</p>
4.2.4 Side and rear setbacks	<p>All development is to be consistent with the side and rear setback controls as outlined in 4.2.</p>	<p><b>Complies</b> See 4.2 Dwelling Design Controls.</p>
	<p>For attached or semi-detached dwellings, the side setback only applies to the end of a row of attached housing, or the detached side of a semi-detached house.</p>	<p><b>Complies</b> Side setbacks to the ends of the dwellings have been met.</p>
	<p>Pergolas, swimming pools and other landscape features/structures are permitted to encroach into the rear setback.</p>	<p><b>Complies</b> Pergolas/ other landscape features do not encroach into the rear setback.</p>
	<p>No overhanging eaves, gutters or services (including rainwater tanks, hot water units, air-conditioning units or the like) of the dwelling on the benefited lot will be permitted within the easement. Any services and projections permitted under Clause 4.2.4 (6) within the easement to the burdened lot dwelling should not</p>	<p><b>Complies</b> There are no structures within or overhanging any existing or proposed easements.</p>

	impede the ability for maintenance to be undertaken to the benefitted lot.	
4.2.5 Height, Massing and Siting	Dwellings are to be generally a maximum of 2 storeys high.	<b>Complies</b> All dwellings are a maximum of 2 storeys.
	All development is to comply with the maximum site coverage outlined in Clause 4.2 above	<b>Complies</b> See 4.2 Dwelling Design Controls
	Site coverage is the proportion of the lot covered by a dwelling house and all ancillary development (e.g. carport, garage, shed) but excluding unenclosed balconies, verandahs, porches, al fresco areas etc.	<b>Variation is supported.</b> Lots 10 & 22 have a minor variation to the site coverage. Refer to Key issues in the report for details.
	The ground floor level shall be no more than 1m above finished ground level.	<b>Complies</b> Less than 1m proposed.
4.2.6 Landscaped Area	The minimum soft landscaped area within any residential lot is to comply with the controls and principles in the Clause 4.2 above.	<b>Complies</b> The development complies with the landscaping percentage required for the site.
	Plans submitted with the development application must indicate the extent of landscaped area and nominate the location of any trees to be retained or planted.	<b>Complies</b> Landscape plans submitted for dwellings and are satisfactory.
	Surface water drainage shall be provided as necessary to prevent the accumulation of water.	<b>Complies with conditions</b> A referral to Council's Engineer raised no concern regarding the stormwater and drainage design on site, subject to conditions.
	Use of low flow watering devices is encouraged to avoid over watering. Low water demand drought resistant vegetation is to be used for the majority of landscaping, including native salt tolerant trees.	<b>Noted</b>
4.2.7 Private Open Space	Each dwelling is to be provided with an area of Principal Private Open Space (PPOS) consistent with Clause 4.2 above.	<b>Complies</b> See 4.2 Dwelling Design Controls
	The location of PPOS is to be determined having regard to dwelling design, allotment orientation, adjoining dwellings, landscape features, topography.	<b>Complies</b> PPOS is oriented according to the site orientation to the ILP.
	The PPOS is required to be conveniently accessible from the main living area of a dwelling or alfresco room and have a maximum gradient of 1:10. Where part or all of the PPOS is permitted as a semiprivate patio, balcony or rooftop area, it must be directly accessible from a living area.	<b>Complies</b> The PPOS of the dwellings has a direct link to the dining/living areas.
	Open space at the front of the dwelling can only be defined as PPOS where this is the only means of achieving the solar access requirements of control 1 above. PPOS at the front of a dwelling	<b>N/A</b> No PPOS is provided at the front of dwellings.

	must be designed to maintain appropriate privacy (for example raised level above footpath or fencing or hedging) and be consistent with the streetscape design controls in Clause 4.2 above.	
4.2.8 Garages, Storage, Site access and Parking	3 bedroom or more dwellings will provide at least 2 car spaces.	<b>Complies</b> All dwellings are able to accommodate two car parking spaces.
	At least one car parking space must be located behind the building façade line where the car parking space is accessed from the street on the front property boundary	<b>N/A</b> Rear loaded lots.
	Vehicular access is to be integrated with site planning from the earliest stages of the project to eliminate/reduce potential conflicts with the streetscape requirements and traffic patterns, and to minimise potential conflicts with pedestrians.	<b>Complies</b> Vehicle access is integrated with the site planning.
	Driveways are to have the smallest configuration possible (particularly within the road verge) to serve the required parking facilities and vehicle turning movements and shall comply with AS2890.	<b>Complies</b> Driveways are configured to serve the requirements of the parking areas for the development.
	The location of driveways is to be determined with regard to dwelling design and orientation, street gully pits and trees and is to maximise the availability of on-street parking.	<b>Complies</b> Driveway locations are provided in response to the orientation of the dwellings and location of services.
	Driveways are not to be within 1m of any drainage facilities on the kerb and gutter.	<b>Complies</b> Noted. The development will be new, and services would be able to be adjusted at the subdivision works stage.
	Planting and walls adjacent to driveways must not block lines of sight for pedestrians, cyclists and motorists.	<b>Complies</b> Adequate distance provided between driveway and fence and is unlikely to block lines of sight for pedestrians, cyclists and motorists.
	Driveways are to have soft landscaped areas on either side, suitable for water infiltration.	<b>Complies</b> Turf and small shrubs provided.
	Garages are to be designed and located in accordance with the controls in clause 4.2	<b>Complies</b> Proposed garages comply with controls in clause 4.2.
	Garage design and materials are to be consistent with the dwelling design.	<b>Complies</b> Colours and schedule of finishes submitted and considered acceptable.
	<u>For rear loaded garages:</u> Minimum garage door width of 2.4m (single) and 4.8m (double).	<b>Complies</b> Garage door widths are acceptable.

4.2.9 Visual and acoustic privacy	Direct overlooking of main habitable areas and the private open spaces of adjoining dwellings should be minimised through building layout, window and balcony location and design, and the use of screening, including landscaping.	<b>Complies</b> The development is unlikely to cause any unreasonable overlooking to the adjoining dwellings on other properties as well as within this development. The buildings are setback appropriately and windows in locations so that first floors are unlikely to cause overlooking concerns.
	Living area windows on upper floors with a direct sightline within 9 metres to the Principal Private Open Space of an existing adjacent dwelling are to: <ul style="list-style-type: none"> <li>• Be obscured by fencing, screens or landscaping, or</li> <li>• Be offset from the edge of one window to the edge of the other by a distance sufficient to limit views into the adjacent window; or</li> <li>• Have a sill height of 1.7metres above floor level; or</li> <li>• Have fixed obscure glazing in any part of the window below 1.7metres above floor level.</li> </ul>	<b>Complies</b> There are no living areas that could directly overlook adjoining dwellings.
	The design of dwellings must minimize the opportunity for sound transmission through the building structure, with particular attention given to protecting bedrooms and living areas.	Noted
	In attached and semi-detached dwellings, bedrooms of one dwelling are not to share walls with living spaces or garages of adjoining dwellings, unless it is demonstrated that the shared walls and floors meet the noise transmission and insulation requirements of the National Construction Code.	<b>Complies</b> Bedrooms of one dwelling does not share walls with the living areas or garages of another dwelling.
	The internal layout of residential buildings, window openings, the location of outdoor living areas (i.e. courtyards and balconies), and building plant should be designed to minimise noise impact and transmission	Noted
	Noise walls are not permitted.	Noted
4.2.10 Fencing	Front fencing shall be a maximum of 1.2m high above ground level (existing) and shall be an open style incorporating pickets, slats, palings or the like or lattice style panels with a minimum aperture of 25mm.	<b>N/A</b> None provided
	Front fences and walls are not to impede safe sight lines for traffic.	<b>N/A</b> Front fencing is unlikely to impede sight lines.



	Side and rear fences are to be a maximum of 1.8m high commencing 2m behind the building line	<b>Complies</b> Side and rear fencing would be a maximum of 1.8m commencing 2m behind the building line.
	Side fences not on a street frontage are to be a maximum of 1.2m high to a point 2m behind the primary building façade.	<b>Complies</b> Side fencing would be a maximum of 1.8m commencing 2m behind the building line
	Pre-painted steel or timber paling or lapped/capped boundary fencing is not permitted adjacent to open space or drainage land or on front boundaries.	<b>Complies by conditions</b> Fencing is considered to be acceptable.