

## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN – DUAL OCCUPANCY

Control Type /Clause	Control	Proposal / Compliance?
<b>Floor Space Ratio</b>	Has an FSR calculation been provided for the site in accordance with section 5.3? Does the FSR meet the maximum allowed in the precinct statement?	FSR has been calculated at 30.60% and shown on site plans
<b>Maximum Height</b>	Are the structures below the maximum height level for the precinct? Has this been shown on the plans in accordance with clause 4.6?	Yes
<b>Parking</b>	Has parking been provided in accordance with the rates in the precinct statement?	Each dwelling has access to one undercover parking space and room for second car in driveway.
<b>Precinct Statement</b>	Has the Applicant provided justification the development achieves the outcomes in the Precinct Statement, if applicable?	Yes, see SOE
<b>Site analysis plan</b>		
4.2	Has a Site Analysis Plan been submitted with the DA?	Yes
<b>Streetscape</b>		
4.3(b)	Does the front dwelling's primary street façade incorporate design features?	The façade incorporates tradition features such as double hung windows, heritage style balustrade and a skillion roof to give a modern twist.
4.3 (c)	Does the proposal fit in with the scale or character of surrounding development? Or does the development achieve the future development goals of the precinct as described in the Precinct Statement?	Yes, the area is made up of a variety of dwelling styles, with the emergence of the older style homes being renovated or replaced. There are examples of both single and double storey homes and hipped, gabled or skillion roof lines.
4.3(d)	Are the garages a maximum of 50% of the buildings front elevation?	N/A
4.3(e)	Does a window to a habitable room face the street?	Both dwellings have a bedroom that has a window facing the street.
5.5(f)	If on a corner lot, does the proposal have one dwelling facing each street?	N/A
5.5(g)	Have the dual occupancies been separated by 1.8 m?	Complies
5.5(h)	Are garages setback 5.5 m from the front boundary and 3.5 m from a secondary street?	The carport has been set back 8.40m and 9.386 respectively from front boundary.
<b>Building Design / Design Criteria</b>		
4.4(a)	Is the design generally in accordance with the precinct statement?	Yes
4.4(b)	Are blank front walls spanning 5 m without a physical change avoided?	Yes
4.4(c)	Do the side walls visible from the street have a length of 10 m without a physical change?	No
4.4(d)	Are windows facing the street provided in a balanced manner?	Yes
4.4(e)	Are the materials generally consistent with other buildings in the locality? Have the materials been shown on the plans?	The streetscape is predominantly brick. However, there are several examples where light weight cladding is used as a feature. Yes, shown on plans.
4.4(f)	Will the proposal overshadow adjacent private open spaces or habitable rooms? (development applications for two storey dwellings should include shadow diagrams or solar study)	The dual occupancy developments are both single storey and are spaced that no overshadowing will occur.

Control Type /Clause	Control	Proposal / Compliance?
5.5(j)	Does each dwelling meet the minimum floor area: 1 bedroom – 55 m <sup>2</sup> , 2 bedroom - 75 m <sup>2</sup> , 3 bedroom - 90 m <sup>2</sup>	<b>Complies</b>
5.5(k)	Are the proposed bedrooms a minimum of 8 m <sup>2</sup> ?	Bed 1 = 11.8m <sup>2</sup> , Bed 2 = 9.67m <sup>2</sup> . Bed 3 = 9.67m <sup>2</sup> . <b>Complies</b>
5.5(l)	Combined living and dining room area should be – 1 and 2 bedrooms – 24 m <sup>2</sup> or 3 bedroom – 28 m <sup>2</sup>	34.05m <sup>2</sup> <b>Complies</b>
5.5(m)	Has adequate storage space been provided in areas other than a kitchen or a bedroom: 1 bedroom – 6m <sup>3</sup> , 2 bedroom – 8m <sup>3</sup> , 3 bedroom – 10 m <sup>3</sup>	A storage compartment fixed externally to the bathroom (above car bonnet level) will be provided in addition to the storage cupboard in the laundry. 8.4m <sup>3</sup> + 1.6m <sup>3</sup> = 10m <sup>3</sup> . <b>Complies</b>
<b>Sustainability</b>		
4.5(a)	Has a BASIX certificate been submitted for both dwellings?	A BASIX is not required for manufactured dwellings.
4.5(b)	Does the dwelling adopt general sustainable building practices?	Yes. Sustainable home design adopted. Responsibly sourced materials used.
<b>Height</b>		
4.6(a)	Is the height of the dual occupancy less than 9 m?	Yes
4.6(b)	Does the height of the dual occupancy suit the streetscape?	Yes, both single and two storey dwellings are both represented in Lawford Crescent, being that the proposed is single storey there is no visual intrusion to the street scape.
4.6(c)	If the dual occupancy is two storeys the elevation plans should show RL's	The dual occupancy development will be single storey.
4.6(d)	Are the proposed tree heights consistent with dwelling scale?	Yes, as shown on landscape plan, mature heights of proposed trees range from 1m to 6m
<b>Solar Access and Energy Efficiency</b>		
4.7(a-c)	Has solar access been considered in the design of the dwelling?	Yes, the proposed dwellings have living areas that face to the north along with north facing windows allowing in plenty of natural light.
4.7(d)	Has the location of outdoor clothes drying areas been provided with access to sunlight? Or is there a suitable location for such facilities?	There is private open decking to the rear of the dwellings that will be positioned to the north. Location of clothesline marked on site and landscape plan.
4.7(e)	If the dwelling is two storeys, shadow diagrams or a solar study should be provided.	N/A
<b>Setbacks</b>		
4.8.1(a-b)	Front Setbacks – 4.5 m or average of two nearest dwellings (whichever is greater)	Front set back of 8.40m Average of two nearest dwellings.
4.8.1(d)	Front Setbacks – Corner Lots – Primary (narrowest frontage): dwelling – 4 m and garages 5.5, Secondary: dwelling 2.5 m and garages 3.5 m	N/A
4.8.2	Building articulation permitted in front setbacks	Small uncovered front entrance landing.
4.8.3	Side Setbacks – single storey = 0.9 m with an eaves setback of 450mm Side Setbacks – two storey = 1.5 m with an eaves setback of 900mm	Side setback of .950m <b>Complies</b>
4.8.4	Rear Setbacks – ground level = 2m and upper storeys = 3 m	9.574m <b>Complies</b>
<b>Visual and Acoustic Privacy</b>		

Control Type /Clause	Control	Proposal / Compliance?
4.9(a-b)	Has the development considered the location of windows, and private open space of adjacent dwellings? Has overlooking been considered?	PPOS is allocated to the rear of the site. Minimal Windows to side boundaries.
4.9(c)	Are noise generating plant and equipment shown on the plans and located and screened away from bedrooms on adjacent properties?	Yes, see site plan.
4.9(d)	Does the dwelling include a balcony, if so has overlooking been considered?	No balconies proposed.
<b>Private Open Space</b>		
5.5(n)(o)	Has a minimum of 15 m <sup>2</sup> of PPOS been provided in a location that will receive a good amount of sunlight for each dwelling? Note: balconies can be used.	Complies
4.10(b)	Is the PPOS within a 4 m or greater setback area?	No
4.10(c)	Is the PPOS visible from neighbouring sites, if so, has it been screened?	A proposed fence to run from the rear of the site to midway between the dwellings, this will support the privacy of the PPOS.
<b>Landscape Area Controls</b>		
5.5(p)	Do the plans show that 20% of the site can be landscaped in accordance with figure 18?	Yes
4.11(b-c)	Can the landscaping areas generally be planted and maintained in accordance with 4.11(b-c)?	Yes
5.5(q)	Has a preliminary landscape plan been provided in accordance with the clause?	Yes
<b>Street Trees</b>		
4.12(a-f)	For new dwellings, has a street tree been proposed in accordance with 4.12 (a-f)? If not, can one be conditioned?	Existing trees shown on site landscaping plan will remain for the proposed development.
<b>Vehicle access and parking</b>		
5.5(b)	Has at least one undercover parking space been provided in a carport or a garage for each dwelling?	Yes, a carport
5.5(c)	Are internal driveways a minimum of 3.5 m wide. Note: This would not apply for dual occupancies which face separate roads.	Complies Due to the street, the locations and side width.
5.5(d)	Shared driveways must be prioritised for non-corner lot dual occupancies.	Due to street location and site width, each dwelling has a separate driveway both measuring 3.5m in width. Exemption requested.
5.5(e)	If the driveway is greater than 30 m long or on a busy road, a turning bay or area should be provided to ensure a vehicle can exit in a forward direction.	N/A
4.13(b-d)	Refer to the precinct statement for parking rates and Appendix 1 and Council's <i>Engineering Standards: Subdivision and Development</i> (as amended) for design requirements.	Complies
<b>Site Facilities</b>		
4.14(a-c)	Is there a suitable location to store waste and recycling bins, install open-air clothes drying facility and a mailbox?	A landscaping plan provided, this shows the location of allocated clothesline and mailbox.
<b>Rainwater Tanks</b>		
4.15 (a-f)	Are rainwater tanks proposed, if so, do they meet the requirements of 4.15(a-f)? Are all BASIX requirements for rainwater tanks shown on the plans?	BASIX not required for manufactured home under planning circular 06-018

Control Type /Clause	Control	Proposal / Compliance?
<b>Fencing</b>		
4.16 (a-b)	Front Fences Has a front fence been proposed? If so, review front fence requirements and ensure suitable plans including elevations have been provided.	There is no front fence proposed for this development
4.16(c)	Side and Rear Fences <ul style="list-style-type: none"> <li>New dwellings should show the location and height of side and rear fences on the plans if they are not existing already.</li> <li>Fences should generally be a maximum of 1.8 m tall with a 300 lattice above if proposed, unless adjacent to a park, reserve, laneway, and channels then a height of 2.2 m is permitted.</li> <li>Fencing on corner lots should be in accordance with Figure 22.</li> </ul>	Existing boundary fencing around the perimeter of the site.  N/A  N/A
<b>Outbuildings, garages, and carports</b>		
4.17	Refer to separate checklist	
<b>Stormwater</b>		
4.18	<ul style="list-style-type: none"> <li>Is onsite detention required in accordance with Council's Onsite Detention Policy (CS-CP-404)? Has the detention system been shown on the plans, if not can this be conditioned?</li> <li>Has the stormwater lines discharging to the legal point of discharge been provided on the plans?</li> </ul>	Stormwater to be disposed of to kerb and gutter in accordance with council regulations.
<b>Swimming Pools</b>		
4.19	Refer to separate checklist	N/A
<b>Essential Services</b>		
4.20(a)	Is there Electrical Infrastructure located in proximity to the site? If so, has this been considered in the development application?	Yes, electricity will be supplied to the dwellings by mains power.
4.20(b)	Are underground electrical lines proposed to the dwelling?	No
4.20(c)(i)	Have connections to Council's water and sewer infrastructure been shown on plans?	Yes
4.20(c)(ii)	If the lot cannot be connected to Council's reticulated sewer service has a land capability assessment been provided? Is the effluent disposal area located on the site plans including an area of at least 200 m <sup>2</sup> ?	N/A
<b>Bushfire Risk</b>		
4.21	Check if the site is considered bushfire prone land.	Yes, BAL 12.5
<b>Frost Control Fans</b>		
4.22	Check if any frost control fans within 1000 m of the site.	N/A