



## ASSESSMENT REPORT

Local Development Application No: LDA2022/0402

Assessment Officer: Colin Murphy  
Report to Manager Assessment: 1 March 2023  
Consent Authority functions Delegate  
exercised by:

### EXECUTIVE SUMMARY

#### Application details

Subject land:	180 North Rd Eastwood
Lot and DP Number:	Lot 3 DP 387071
Site Area and dimensions:	Site Area = 796.7m <sup>2</sup> (ARC Frontage = 6.185m + 5.14m + 5.14m + 5.14m)
Proposal:	New two storey dwelling with swimming pool
Applicant:	George Elias
Owner:	Sagajo Pty Ltd
Date lodged:	20 December 2022
Date clock stopped:	21 February 2023
Date clock started again:	28 February 2023
No. of days on STC:	7 Days
Value of Works:	\$528,660.00
Submissions:	None
	Trim Checked on: 1 March 2023
Zoning:	R2 Low Density Residential under RLEP 2014
DCP Non-Compliances:	<ul style="list-style-type: none"><li>• Wall above garage</li></ul>
Clause 4.6 - RLEP 2014:	No
Councillor Representations	Nil
<b>Report Recommendation:</b>	Approval

### REPORT

## THE SITE



**Figure 1 - Aerial photograph of site.**

The site is legally described as Lot 3 DP 387071 and is known as 180 North Rd Eastwood, with a total area of 796.7m<sup>2</sup>. The site is irregular in shape and presently accommodates a single storey dwelling and detached garage.

### Adjoining properties

The site is adjoined to the north by No. 182 North Road which contains a new two storey dwelling (under construction) and adjoined to the south by the which is a single storey dwelling.

## THE PROPOSAL

Development consent is sought for: New two storey dwelling, swimming pool and front fence. The proposal comprises the following works:

- New dwelling: includes - five bedrooms & double garage.
- Swimming pool with spa.
- Front fence – maximum height 1.039m.

### HISTORY:

20 December 2022	Application lodged.
21 December 2022 – 31 January 2022	Application notified. No submissions received.
20 January 2023	Site inspection carried out.
21 February 2023	Extra Info Letter' sent to the applicant: Issues regarding stormwater management.
22 February 2023	Amended plans & details received.
28 February 2023	Final referral comments received.

**Transport for NSW (TfNSW) - 17 January 2023:** Transport for NSW (TfNSW) has commented the following:

Reference is made to Council's referral, regarding the abovementioned application which was referred to Transport for NSW (TfNSW) referred under clause 2.118 of the *State Environmental Planning Policy 2021 (Transport and Infrastructure)*. TfNSW has reviewed the application and notes that the subject property has a common boundary with the Eastwood County Road Reservation as illustrated in **TAB A**. As such, TfNSW raises no objection to the proposed development, subject to the following condition:

- ***Access across the Eastwood County Road Reservation being denied.***



**180 North Road Eastwood - Streetview**

**Landscape Architect – 17 February 2023:** Council's Landscape Architect has commented that the application will be satisfactory subject to 5 conditions.

**Development Engineer – 28 February 2023:** Council's Development Engineer has commented that there are no objections to the proposed development with respect to the engineering components, subject to 18 conditions being included in the consent.

## STATUTORY PROVISIONS

### SECTION 4.15 HEADS OF CONSIDERATION

#### (a) The provisions of

##### (i) Any environmental planning instrument:

Instrument	Proposal	Compliance
<b>State Environmental Planning Policy Resilience and Hazards SEPP 2021</b>		
<b>Chapter 4 Remediation of land</b>		
<p>The object of this Chapter is to provide for a Statewide planning approach to the remediation of contaminated land.</p> <p>The aims are to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.</p>	<p>Pursuant to Clause 4.6(1) considerations, the subject site has been historically used for residential purposes. As such, it is unlikely to contain any contamination and further investigation is not warranted in this case.</p>	Yes
<b>State Environmental Planning Policy BASIX 2004</b>		
<p>The certificate demonstrates compliance with the provisions of the SEPP and is consistent with commitments identified in the application documentation.</p>	<p>A BASIX Certificate has been submitted with the application.</p> <p>A standard condition has been included in the Draft Consent requiring compliance with this BASIX certificate.</p>	Yes
<b>State Environmental Planning Policy – Biodiversity and Conservation SEPP 2021</b>		
<b>Chapter 2 Vegetation in non-rural areas</b>		
<p>The above SEPP relates to the preservation of trees and vegetation.</p> <p>The objective of the SEPP is to protect the biodiversity values of trees and other vegetation and to preserve the amenity of the area through the preservation of trees and other vegetation.</p>	<p>The proposal has been supported by an arborist report and landscape plan. The proposal does not unduly impact upon any existing biodiversity or trees or vegetation on the site.</p> <p>The proposal is considered satisfactory by Council's Landscape Architect.</p>	Yes
<b>Chapter 6 Water Catchments</b>		
<p>This Plan applies to the whole of the Ryde Local Government Area as the LGA is within the Sydney Harbour catchment. Division 2 of Part 6.2 of this SEPP identifies controls on development in respect of water quality and quantity, aquatic ecology, flooding, recreation and public access and total catchment management.</p>	<p>Given the nature of the project and the location of the site, there are no specific controls that directly apply to this proposal.</p>	Yes



Under Ryde LEP 2014, the property is zoned R2 Low Density Residential, and the proposed dwelling/alterations and additions is permissible with Council's consent. The following is a summary of the clauses under Ryde LEP 2014 applicable to the development.

Ryde LEP 2014	Proposal	Compliance
<b>4.3(2) Height</b>		
9.5m	8.1m	Yes
<b>4.4(2) &amp; 4.4A(1) FSR</b>		
0.5:1 (m <sup>2</sup> )	0.41:1	Yes
<b>6.2 Earthworks</b>		
(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.	The redevelopment of the site, given its sloping nature involves appropriate levels of cut and fill which does not adversely impact the amenity of adjoining properties and is considered to be consistent with the provisions of Clause 6.2(3).	Yes
<b>Clause 6.4 Stormwater management</b>		
(1) The objective of this clause is to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters.	<p>The proposal is consistent with the provisions of Clause 6.4(3) in that the proposal has been designed to maximise the use of permeable surfaces allowing for water filtration and avoids adverse impacts of stormwater runoff on adjoining properties and receiving waters.</p> <p>The proposal has been considered acceptable by Council's Senior Development Engineer.</p>	Yes

#### **Aims and objectives for residential zones:**

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a variety of housing types.

The proposal is for the provision of a new residential dwelling and swimming pool which provides for a variety of housing types and provides for the housing needs of the community within a low density residential environment. The proposed satisfies the relevant objectives for residential developments.

#### **(ii) Any proposed instrument (Draft LEP, Planning Proposal)**

Nil

#### **(iii) Any development control plan**

##### Ryde DCP 2014:

The development is subject to the provisions of Part 3.3 – Dwelling Houses and Dual Occupancy under the RDCP 2014. A full assessment of the proposal under DCP 2014 is illustrated in the compliance table at **Attachment 1**.

The provisions of DCP 2014 have been considered in this assessment and it is concluded that the proposed is consistent with the aims and objectives of RDCP 2014. Where strict compliance has not been achieved, in accordance with Section 4.15 (3A)(b) flexibility has been sought to allow a reasonable alternative solution that achieves the objects the standard. These matters are discussed below:

Detail non-compliances:

Control	Discussion
<b><i>Part 3.3 – Dwelling Houses and Dual Occupancy (attached)</i></b>	
<b><u>2.9.1 (f)</u></b> - The outside face of wall built above a garage aligns with the outside face of the garage wall below.	<u>Comment:</u> The outside face of the wall above the garage is setback to allow for a first floor balcony. As the proposed design adds interest to the building the non-compliance in this situation is considered satisfactory.

**(iv) The Regulations**

**Environmental Planning and Assessment Regulation 2021**

The Regulation underpins the day-to-day operation of the NSW planning system. The Regulation guides the processes, plans, public consultation, impact assessment and decisions made by local councils, the Department of Planning and others. Standard conditions are recommended relating to compliance with BCA and AS.

**(b) The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality**

The assessment demonstrates that the proposal will not have any significant adverse impacts upon any adjoining properties or the environment in general due to the nature of the development. All relevant issues regarding environmental impacts of the development are discussed elsewhere in this report (see DCP 2014). The development is considered satisfactory in terms of environmental impacts.

**(c) The suitability of the site for the development**

The site is zoned R2 Low Density Residential. The proposal is for a new single dwelling and swimming pool. The assessment has demonstrated the proposal is consistent with the statutory requirements and policy controls. The proposal is an appropriate development and this has been demonstrated in this report. The proposal is considered to be suitable for the site.

**(d) Any submissions made in accordance with this Act or the regulations**

In accordance with DCP 2014: Part 2 – Community Participation Plan, owners of surrounding properties were given notice of the application. In response, no submissions were received.

**(e) The public interest**

The public interest is best served by the consistent application of the requirements of relevant Environmental Planning Instruments and by Council ensuring that any adverse effects on the surrounding area and the environment is minimised. The proposal does not

result in any adverse impacts upon adjoining properties or the streetscape and is not considered to raise any issues that would be contrary to the public interest.

**(f) Objects of EP&A Act**

Section 1.3 of the EP & A Act contains the following relevant objects:

- i) to promote the orderly and economic use and development of land,
- ii) to promote good design and amenity of the built environment,
- iii) to provide increased opportunity for community participation in environmental planning and assessment.

The proposal achieves the objectives. The proposed dwelling and swimming pool provides for an appropriate built form which is responsive to the site constraints and has been designed in response to the site's topography. The proposal is consistent with relevant Objects of the Act.

**CONCLUSION**

After consideration of the development against section 4.15 of the Environmental Planning and Assessment Act 1979 and the relevant statutory and policy provisions, the proposal is suitable for the site and is not contrary to the public interest. Therefore, it is recommended that the application be approved for the following reasons:

- The proposal is consistent with the objectives for R2 zoned land.
- The proposal complies with the statutory provisions set out in the Environmental Planning and Assessment Act 1979.
- The proposal is considered to be low impact to adjoining properties and surrounding environment.
- The proposal is not contrary to the public interest.

**RECOMMENDATION:**

That Council as the consent authority grant consent to LDA2022/0402 on land at 180 North Road Eastwood subject to the conditions in the attached draft consent.

**In signing this report, I declare that I do not have a conflict of interest.**



**Colin Murphy**  
**Senior Coordinator – Development Assessment**

**This application is determined on 2 March 2023 under the delegated authority of:**



**Sandra Bailey**  
**Executive Manager City Development**

## **ATTACHMENT 1 – COMPLIANCE TABLE**

<b>DCP 2014</b>	<b>Proposed</b>	<b>Compliance</b>
<b>Part 3.3 - Dwelling Houses and Dual Occupancy (attached)</b>		
<b>Section 1.0 Introduction</b>		
<b>Part 1.6 Site Analysis</b>		
Site analysis plan to be submitted.	A site analysis plan has been submitted.	Yes
<b>Section 2.0 General Controls</b>		
<b>2.1 Desired Future Character</b>		
Development is to be consistent with the desired future character of the low density residential areas.	The proposal is consistent with suite of built form controls and is two storeys in scale.	Yes
<b>2.2 Dwelling Houses</b>		
(a) Landscape setting which includes significant deep soil areas at the front and rear	Landscaping includes a deep soil area at the front and rear of site	Yes
(b) Maximum two storeys high	Two storeys in height	Yes
(c) Dwelling is to address the street	New dwelling addresses North Rd	Yes
(d) Boundary between public and private space is clearly articulated	The boundaries are clearly articulated	Yes
(e) Garages and carports are not to be visually prominent features	The garage is not a visually prominent feature	Yes
(f) Dwelling is to respond appropriately to the site analysis	New dwelling responds appropriately to the site analysis	Yes
<b>2.5 Public Domain Amenity</b>		
<b>2.5.1 Streetscape</b>		
(a) Site design, building setbacks and level changes respect the existing topography	Site design, building setbacks and level changes respect the existing topography	Yes
(b) Dwelling design is to enhance the safety and amenity of the streetscape	Dwelling design enhances the safety and amenity of the streetscape	Yes
(c) Carports and garages visible from the public street are to: (i) Be compatible with the building design (ii) Be setback behind the dwelling's front elevation	The garage is setback behind the front elevation of the dwelling	Yes
(d) Driveways and hard stand areas are to be minimised	Driveway and hardstand area is minimised	Yes
(e) Dwellings, garages and carports are to be orientated to match the prevailing orientation of such buildings in the streetscape	Driveway and garage is orientated to match the prevailing orientation of such buildings in the streetscape.	Yes
(f) Facades from the public domain are to be well designed.	Facades from the public are well designed	Yes
<b>2.5.2 Pedestrian &amp; Vehicle Safety</b>		
(a) Car parking located to accommodate sightlines to footpath & road in accordance with relevant Australian Standard.	Parking is located to achieve required sightlines and is compliant with AS2890.1.	Yes



DCP 2014	Proposed	Compliance
<b>2.6 Site Configuration</b>		
<b>2.6.1 Deep Soil Areas</b>		
(a) 35% of site area min.	Deep soil area is greater than 35%.	Yes
(b) Deep soil area must include:		
(i) Min 8x8m deep soil area in backyard.	Deep soil area of 8m x 8m is achieved in the side yard.	Yes
(ii) Front garden area is to be completely permeable (exception driveway, pedestrian path and garden walls).	Front garden area is mainly permeable	Yes
(c) Deep soil areas to have soft landscaping	Deep soil area has soft landscaping	Yes
(d) Deep soil areas to be 100% permeable. Not covered by structures, paving or the like, or have below surface structures such as s/water detention elements.	Deep soil area is 100% permeable	Yes
<b>2.6.2 Topography &amp; Excavation</b>		
Building form and siting relates to the original topography of the land and of the streetscape.	Building form and siting relates to the original topography	Yes
<u>Inside BF</u> Max cut = 1.2m Max fill = 0.9m	<u>Inside BF</u> Max cut = less than 1.2m Max fill = less than 0.9m	Yes Yes
<u>Outside BF</u> Max cut = 0.9m Max fill = 0.5m	<u>Outside BF</u> Max cut: less than 0.9m Max fill: less than 0.5m	Yes Yes
Max height of retaining walls = 0.9m	Retaining walls - less than 0.9m	Yes
No fill on side boundaries	No fill on side boundaries proposed	Yes
<b>2.7 Floor Space Ratio (FSR)</b>		
(a) FSR is 0.5:1 in accordance Clause 4.4	Ground floor = 178.10m <sup>2</sup> First floor = <u>152.50m<sup>2</sup></u> Total = <u>330.60m<sup>2</sup></u>  <u>330.60</u> 796.70  FSR = 0.41:1	Yes
<b>2.8 Height</b>		
<b>2.8.1 Building height</b>		
(a) Building heights are to be as follows:	Roof RL (highest): 88.92RL Lowest ground level: 80.82RL	Yes

DCP 2014	Proposed	Compliance
- Maximum height of 9.5 metres for dwellings and dual occupancy.	Height of Building = 8.1m	
<u>Maximum wall plate</u> - 7.5m max above FGL or - 8m max to top of parapet  <i>NB:</i> <i>TOW = Top of Wall</i> <i>EGL = Existing Ground Level</i> - FGL = Finished Ground Level - NGL – natural ground level	Wall Plate Height = RL 88.12  Lowest GL = RL 80.92  TOW Height = 7.2m	Yes
<u>Maximum number of storeys:</u> - 2 storeys maximum (storey incl basement elevated greater than 1.2m above EGL).	2 storeys maximum	Yes
<b>2.8.2 Ceiling Height</b>		
(a) Habitable rooms to have 2.4m floor to ceiling height (min).	2.6m minimum room height.	Yes
<b>2.9 Setbacks</b>		
<b>2.9.1 Front setbacks</b>		
(a) Dwellings are generally to be set back 6m from street front boundary	Front setback = 6.9m – 10.5m	Yes
(b) Garages and carports, including semi-basement garages and attached garages, set back min 1m from façade	Garage setback = 2.18m	Yes
(c) The front setback free of structures. The exception is car parking structures which comply with 2.11.	Front setback free of structures	Yes
(f) The outside face of wall built above a garage aligns with the outside face of the garage wall below.	Outside face of wall above does not align with face of garage below	<b>No (1)</b>
<b>2.9.2 Side Setbacks</b>		
(b) Two storey dwellings setback 1.5m	North Side = 1.5m South Side = 2.525m	Yes Yes
Secondary Frontage = 2.0m	South Side = 2.525m	Yes
<b>2.9.3 Rear Setbacks</b>		
(a) The rear setback min 25% of the site length or 8m, whichever is greater.	Proposed rear setback is 17.278m	Yes
<b>2.11 Car Parking and Access</b>		
<b>2.11.1 Car Parking</b>		
(a) Dwellings 2 spaces.	2 spaces provided	Yes
(b) Spaces can be enclosed or roofed.	Spaces are enclosed and roofed	Yes

DCP 2014	Proposed	Compliance
(c) Garages setback 1m behind front elevation.	Garage setback = 2.18m behind front elevation	Yes
(d) Garages doors solid. No expanded mesh doors.	Garage door is solid	Yes
(e) Driveway widths minimised. Driveways single car width except where needed to be widen to double garage access.	Driveway width is minimised	Yes
(f) Driveways not roofed.	Driveway is not roofed	Yes
(g) Min width 6m or 50% of the frontage whichever is less	Garage width = 6m	Yes
(h) Total width garage doors not be >5.7m	Width of garage door = 4.8m	Yes
<b>2.12 Swimming Pools and Spas</b>		
(a) Swimming pools, fencing, gates and spas must comply with all relevant Acts. Regulations and Australian Standards.	Swimming pools, fencing, gates and spas must comply with all relevant Acts. Regulations and Australian Standards.	Yes
(b) Not within front setback.	Pool is at the rear of property	Yes
(f) Finished coping level is not to be greater than 500mm above adjacent ground level. Must not adversely impact on privacy of neighbours.	Pool coping level is RL 83.03 NGL at front corner is RL 82.80 <u>Coping height = 230mm</u>	Yes
(c) Setback 900mm from outside edge of coping, deck or pool surrounding including paving. Further setback to preserve existing screen planting.	Pool coping is setback a minimum 900mm from side and rear boundaries.	Yes
(d) Min 3m from trunk of trees over 5m in height.	No trees with 3m from trunk of trees over 5m in height	Yes
(e) Pool pump/filter away from neighbouring dwgs. Acoustically enclosed noise does not exceed 5dB(a) above background at boundary.	Location of pool pump/filter has been provided.	Yes
<b>2.13 Landscaping</b>		
(a) Major trees to be retained where practical	Proposed excavation and landscaping will not impact trees in neighbouring properties	Yes
(c) Provide useful outdoor spaces	Provides useful outdoor spaces	Yes
(d) Physical connection between dwelling and external ground level	Physical connection has been provided between dwelling and external ground level.	Yes
(e) Provide landscape front garden. Hard paved areas no more than 40%.	Hard paved areas in front setback = 23%	Yes

DCP 2014	Proposed	Compliance
(f) Pathway along one side boundary connecting front to rear. Not to be blocked by ancillary structures. Not required where there is rear lane access or corner allotment.	Pathway is provided on western side from front to rear.	Yes
(g) Landscape elements in front garden to be compatible with scale of dwelling.	Landscape elements are compatible with scale of dwelling	Yes
(h) Front garden at least 1 canopy tree at least 10m in height	The front garden proposes 1 x 10m high tree	Yes
(i) Mature tree at least 15m in rear garden with the DSA	No sufficient rear yard space for a 15m high tree	Yes
(j) Locate and design landscaping to increase privacy between dwellings	The proposed landscaping will increase privacy between neighbouring dwellings.	Yes
(k) Hedge planting on boundary no greater than 2.7m	Hedge planting on boundaries is to consist of plant species, which have a mature height no greater than 2.7 m.	Yes
(l) Retaining walls and other landscape elements not to obstruct stormwater overland flow.	Retaining walls and other landscape elements do not obstruct the stormwater overland flow path.	Yes
(m) OSD not to be located within front setback unless it is underneath driveway	An above-ground OSD is not located in the front setback.	Yes
(n) Landscaping to include POS	Landscaping has POS at side & rear of dwelling	Yes
<b>2.14 Dwelling Amenity</b>		
<b>2.14.1 Daylight and Sunlight Access</b>		
(a) Living areas are to be predominantly located to the north where possible	Due to the orientation of the site living areas are not located predominantly to the north	Yes
<u>Subject Dwelling</u>		
(b) Windows to north facing living areas of subject dwellings are to receive at least 3 hours of sunlight between 9am to 3pm on June 21.	The windows to north-facing living areas of the subject dwelling receive at least 3 hours of sunlight between 9 am and 3 pm on 21 June over a portion of their surface.	Yes
(c) Private open space is to receive at least 2 hours sunlight between 9am to 3pm on June 21.	Private open space of the subject dwelling is to receive at least two hours sunlight between 9 am and 3 pm on June 21.	Yes
<u>Neighbouring properties:</u>		

DCP 2014	Proposed	Compliance
(d) For neighbouring properties: (i) sunlight to 50% of principal areas of ground level POS is not reduced to less than 2 hours between 9am to 3pm on 21 June (ii) windows to north facing living areas to receive at least 3 hours of sunlight between 9am and 3pm on 21 June over a portion of surface, where can be reasonably maintained given orientation and topography.	Sunlight to 50% of POS of adjoining neighbours property is achieved.  Windows to north-facing living areas of neighbouring dwellings receive at least 3 hours of sunlight between 9 am and 3 pm on 21 June over a portion of their surface.	Yes  Yes
<b>2.14.2 Visual Privacy</b>		
(a) Orientate the windows of main living spaces (living room, dining, kitchen, family etc) to the front and rear	Due to the unique shape of the site and the site adjoins a reserve to part of the side and the rear, the windows of the main internal living spaces such as living rooms are orientated to the front, rear and side of the allotment.	Yes
(b) Orientate terraces, balconies and outdoor living areas to front or rear and not side boundary	Due to the unique shape of the site and the site adjoins a reserve to the side and the rear, terraces, balconies and outdoor living areas are orientated to the side and the rear of the allotment.	Yes
(c) Terraces and balconies are not to overlook neighbour's living areas and POS	Terraces and balconies will not overlook neighbour's living areas and POS	Yes
(d) Living and kitchen windows, terraces and balconies are not to allow direct view into neighbouring dwelling or POS	The living room and kitchen windows, terraces and balconies do not have a direct view into Neighbouring dwellings or neighbouring private open space	Yes
(e) Side windows are to be offset by sufficient distance to avoid visual connection between dwellings.	Side windows are offset by distances sufficient to avoid visual connection between windows of the subject dwelling and those of the neighbouring dwelling.	Yes
(f) Splayed walls with windows are not to be located above ground level where the windows provide views into adjoining property.	First floor side windows are to bedrooms only and in the case of the family room there is a void which separates the room to the windows. In addition, the side of the lot adjoins a reserve.	Yes

DCP 2014	Proposed	Compliance
<b>2.14.3 Acoustic Privacy</b>		
(a) Noise of mechanical equipment not exceed 5dB(A) above background noise measured in or on any premises in vicinity of the item.	No a/c units are shown	Yes
<b>2.14.4 View Sharing</b>		
(a) The siting of development is to provide for view sharing.	The siting of the development provides for view sharing	Yes
<b>2.15 External Building Elements</b>		
<b>2.15.1 Roofs</b>		
(a) Relate roof design to the desired built form by:		
(i) articulating the roof	Flat roof is provided	Yes
(ii) roof is consistent with the architectural character of dwelling	The design ensures the roof form is consistent with the architectural character of the dwelling	Yes
(iii) eaves minimum 450mm overhang on pitched roofs	The design provides eaves with a minimum overhang of 450 mm	Yes
(iv) compatible roof form, slope, material and colour to adjacent buildings	The design uses compatible roof form, slope, material and colour to adjacent buildings	Yes
(v) roof height is in proportion to the wall height of the building	The design ensures the roof height is in proportion to the wall height of the building.	Yes
(b) The main roof not trafficable terrace.	The main roof is not to be a trafficable terrace	Yes
<b>Part 7: Environment</b>		
<b>Part 7.2 Waste Minimisation and Management</b>		
<b>2.3 All developments</b>		
(a) Site Waste Minimisation and Management Plan (SWMMP) to be submitted	SWMMP provided and is satisfactory	Yes
<b>Part 8: Engineering</b>		
<b>8.1 Construction Activities</b>		
<b>2.1.2 Erosion and Sediment Control Plan</b>		
Erosion and sediment control plan to be submitted.	Erosion and sediment control plan provided	Yes
<b>Part 8.2 Stormwater and Floodplain Management</b>		
<b>2.0 Stormwater Drainage</b>		
(a) Drainage is to be piped in accordance with Section 2.0 Stormwater Drainage	The proposed stormwater drainage system is considered satisfactory by Council's Development Engineer.	Yes
<b>Part 8.3 Driveways</b>		



DCP 2014	Proposed	Compliance
<b>3.0 Existing footway crossings</b>		
3.1(a) Existing footway crossings may only be used when they provide access of max of 2 dwgs, correct location and level and adequate width. In good condition and is not a bridge or piped crossing.	Council's Development Engineer has considered the footway crossing satisfactory pursuant to conditions of consent.	Yes
<b>S2.0 Design Standards</b>		
<b>S2.2 Vehicular crossing widths</b>		
(a) Min 3.0m and max of 5.0m. (b) Max width of 6m to facilitate accessing two adjacent garages if the distance between the space and the street frontage is less than 5.0m	Council's Development Engineer has considered the vehicular crossing satisfactory pursuant to conditions of consent.	Yes

<b>BASIX</b>		
<b>BASIX Certificate No. 1342855S dated 6 October 2022</b>		
• Rainwater Tank 2800kl	Shown on plans	Yes
• Swimming pool volume >30 kL	Shown on plans	Yes
• Swimming pool must be outdoors	Shown on plans	Yes
• Thermal comfort commitments	Shown on plans	Yes
. HWS (Gas Instantaneous – 5 star)	Shown on plans	Yes
. Natural lighting	Shown on plans	Yes
- 1 x kitchen window		
- 4 x bathroom windows		
Alternative Energy		
. Photovoltaic system – 4 peak kw	Shown on plans	Yes
Water Target: 40 Energy Target: 50 Thermal Comfort: Pass	Water: 40 Energy: 74 Thermal Comfort: Pass	Yes
Correct description of property / proposal on 1 <sup>st</sup> page of Certificate.	Correct details	Yes