



## ASSESSMENT REPORT

Local Development Application No: LDA2022/0035

Assessment Officer: Jane Tompsett  
Report to Manager Assessment: 30 August 2022  
Consent Authority functions exercised by: Delegate

### EXECUTIVE SUMMARY

#### Application details

Subject land:	28 Donnelly St Putney
Lot and DP Number:	Lot 27 DP 35543
Site Area and dimensions:	577.5 m <sup>2</sup> frontage of 15.24 metres
Proposal:	New two storey dwelling, pool, covered arbor and 1.8m high masonry fences.
Applicant:	Nina Still
Owner:	Louis Chan & Susan Chan
Date lodged:	1 February 2022
Date clock stopped:	20 April 2022
Date clock started again:	25 July 2022
No. of days on STC:	123 days
Value of Works:	\$899,000.00
Submissions:	None - Trim Checked on: 30 August 2022
Zoning:	R2 Low Density Residential under RLEP 2014
DCP Non-Compliances:	<ul style="list-style-type: none"><li>• Topography &amp; Excavation</li><li>• Front Setback</li><li>• Side Setback</li><li>• Rear Setback</li><li>• Car Parking</li><li>• Swimming Pool</li></ul>
Clause 4.6 - RLEP 2014:	No
Councillor Representations	None
<b>Report Recommendation:</b>	Approval

### REPORT

THE SITE



**Figure 1 Aerial photograph of 28 Donnelly Street, Putney**

The site is legally described as Lot 27 within DP 35543 and is known as 28 Donnelly Street Putney. The site is irregular in shape with a frontage of 9.145 metres to Donnelly Street. The north eastern side boundary is 38.405 metres and rear boundary is 15.24 metres Ida Street. The site has an area of 577.5m<sup>2</sup>.

The site is located on the high side of the street, to the south of the intersection with Mitchell and to the north of the intersection with Ida Street. The site falls from the front (RL28) to the rear (RL27.8).

The site presently accommodates a single storey dwelling. Vehicular access is located adjacent to the north western side boundary to a single garage at the rear of the site off Mitchell Street. Other site works include paved areas, shed, pathways.

**Adjoining properties**

The site is adjoined to the east by No. 26 Donnelly which contains a two storey dwelling.

**THE PROPOSAL**

Development consent is sought for a New two storey dwelling, inground pool, roofed arbor and 1.8m fences.

**HISTORY:**

1 February 2022	Application lodged.
10 February 2022	Application notified. No submissions received.
20 April 2022	A request for information was sent to the applicant requesting The application in its current form cannot be supported given the proposed removal of Tree 1 – <i>Syzygium smithii</i> (Lilly Pilly). This tree was assessed by Lee HancockConsulting Arborist on 09.04.2022 to be in ‘good’ health and

	vigour with a 'moderate' landscape significance rating and 'long' useful life expectancy. As the tree is well located in the rear setback, design changes and astute tree protection measures will enable the retention and protection of this significant tree.
11 May 2022	The applicant proposed a floor plan change, Feedback from Council's Landscape Architect was provided.
23 July 2022	Applicant submits amended architectural plans and further information.
31 July 2022	Amended plans renotified. No submissions received.

## REFERRALS:

**Development Engineer, 23 August 2022:** Council's Development Engineer has raised no objections were raised subject to 17 recommended conditions of consent:

**Landscape Architect, 12 August 2022:** Council's Landscape Architect has raised no objections to the amended plans and retention of the significant Tree in the rear yard subject to recommended conditions of consent:

**Tree Management Officer, 6 June 2022:** Council's Tree Management Officer has raised no objections to the amended plans and removal of two street trees with two replacement trees to be planted.

## 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 2 Coastal Management</b>		
The aim of this Policy is to promote an integrated and coordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the <i>Coastal Management Act 2016</i> including the management objectives for coastal management areas.	<p>The site is mapped as being within a coast environment area and coastal use area on the Coastal Management Map.</p> <p>Pursuant to Clause 2.10(3) the proposal is subject to the provisions of SREP Sydney Harbour Catchment and pursuant to Clause 13(3) and Clause 14(3) of the SEPP, as the land is subject to <i>State Environmental Planning Policy</i> –</p>	Yes

	<i>Biodiversity and Conservation SEPP 2021. The provisions of Clauses 13 and 14 do not apply.</i>	
<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 (see Certificate No. 1317217S and dated 12 July 2022.) has been submitted with the application. 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 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 includes the removal of 5 trees being two street trees in Ida Street, and 3 trees inside subject site. The Street trees have been conditioned and bonded for replacement planting. Three trees on the side are not identified as being significant vegetation. Note: the existing significant tree on the site is to be retained. The proposal has been supported by an arborist report and landscape plan. The proposal does not unduly impact upon</p>	Yes

	any existing biodiversity or trees or vegetation on the site	
	The proposal is considered satisfactory by Council's Landscape Architect and	
<b>Chapter 10 Sydney Harbour Catchment</b>		
This Plan applies to the whole of the Ryde Local Government Area. The aims of the Plan are to establish a balance between promoting a prosperous working harbour, maintaining a healthy and sustainable waterway environment and promoting recreational access to the foreshore and waterways by establishing planning principles and controls for the catchment as a whole.	Given the nature of the project and the location of the site, there are no specific controls that directly apply to this proposal.	Yes

#### Ryde LEP 2014

Under Ryde LEP 2014, the property is zoned R2 Low Density Residential, and the proposed t New two storey dwelling, pool, covered arbor and 1.8m masonry fence, 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

<b>Ryde LEP 2014</b>	<b>Proposal</b>	<b>Compliance</b>
<b>4.3(2) Height</b>		
9.5m	7.15m	Yes
<b>4.4(2) &amp; 4.4A(1) FSR</b>		
0.5:1 (m <sup>2</sup> )	0.49:1	Yes
<b>6.1 Acid Sulfate Soils</b>		
(1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.	<p>The site is mapped as being subject to acid sulfate soil 5.</p> <p>The proposal includes excavation greater than 1m. The subject site is at RL27 and excavation of 2m for the proposed pool is considered satisfactory as to not lower the water table.</p>	Yes
<b>6.2 Earthworks</b>		
(1) The objective of this clause is to ensure that earthworks for which	The site is not located within proximity of any	Yes

Ryde LEP 2014	Proposal	Compliance
<p>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.</p>	<p>cultural or heritage items. The proposal includes excavation to a depth of 2m metres associated with the inground swimming pool.. The proposed excavation is not considered to result in any adverse detrimental impacts upon environmental functions and processed or neighbouring uses.</p> <p>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).</p>	
<b>Clause 6.4 Stormwater management</b>		
<p>(2) 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>	<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>	<p>Yes</p>

### **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 two storey dwelling, pool, covered arbor and 1.8m masonry fences, which provides for a variety of housing types and provides for the housing needs of the community within a low density residential environment. The second objective is not of relevance to the proposed development. The proposed satisfies the relevant objectives for residential developments.

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

Nil

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

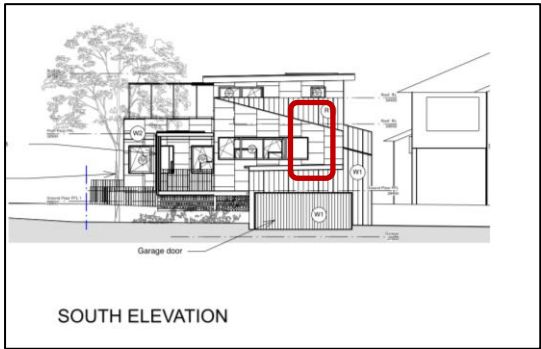
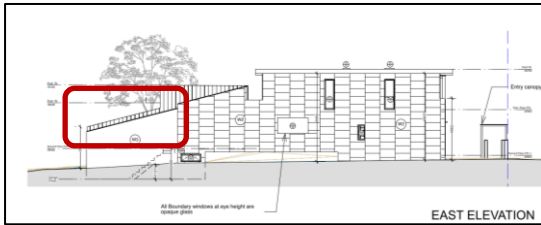
Ryde DCP 2014;

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 of non-compliances***

<b>Control</b>	<b>Discussion</b>
<b>2.6.2 Topography &amp; Excavation</b> Maximum excavation within the footprint 1.2m Max cut: 1.373mm	The maximum excavation under the dwelling is for the proposed garage 1.373mm. The excavation is a minor 173mm above Council's control and considered satisfactory
<b>2.9.1 Front setbacks</b> Minimum of 6m	The proposed front setback on Donnelly Street is 2.35m this at the arc on the corner of Mitchel Street, and 5.01m. The reduced front setback at 5.01m is considered satisfactory as the carparking for the site is located in the rear yard off Ida Street. Note the existing car parking is off Mitchel street at the corner of Ida

	<p>Street. The existing access is not compliant and can not be supported to retain this access. The breach in setback is also to retain the existing tree which is important to the streetscape of Michell Street. The breach is also supported given that the lot is a corner allotment so it will not be as significant on the streetscape.</p>
<p><b>2.9.2 Side Setbacks</b> Single storey 900mm</p>	<p>1.5m and partially on the boundary The partial encroachment is for a double garage. The access to the development from the rear frontage was restricted to be outside of the existing significant tree rootzone. As discussed, the existing access in the rear yard was not compliant with Australian Standards as it was too close to the corner. The encroachment is for the semi basement garage and internal access to the dwelling. The partial encroachment on the eastern side setback in the rear yard does not impact on the amenity of the adjoining neighbour with regard to privacy, daylight and sunlight. The retention and protection of the significant tree is considered a priority for the redevelopment of the site. It is reasonable to permit this and the other minor non-compliances in setbacks, given the site has three road frontages to accommodate.</p>  <p>SOUTH ELEVATION</p>  <p>EAST ELEVATION</p>
<p><b>2.9.3 Rear Setbacks</b> 25% of site</p>	<p>A rear setback of 9.4m is 25% of site length. Proposed rear setback is 4.8m to the garage from the rear street.10.72m to the two storey dwelling. As discussed to retain</p>



	the significant tree and provide adequate setbacks, the proposal has a semi basement garage outside of the structural root zone. The partial encroachment in the rear setback is considered satisfactory given that it is adjacent to the rear road frontage.
<b>2.11.1 Car Parking</b> Min width 6m or 50% of the frontage whichever is less	The proposed garage is 6.57m wide. The lower ground garage/semi basement storage is constructed up to the boundary. There is a small section for the length of 1.4m where the ground floor is constructed on the boundary. This is to provide internal access to the lower ground garage and will be constructed to comply with the NCC.
<b>2.12 Swimming Pools and Spas</b>	
Not within front setback. Coping level not >500mm above adjacent ground level. Setback 900mm	Swimming pool is not in the front setback. 740mm above the ground. The proposed swimming pool is 740mm above the ground. Whilst the proposal does not comply with Council's control, the swimming pool is adjacent to the secondary street frontage and the elevated swimming pool will not have a privacy or amenity issue any neighbouring residents. The swimming pool coping height 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. A New two storey dwelling, pool, covered arbor, 1.8m masonry fences. and associated works. The assessment has demonstrated the proposal is consistent with the statutory requirements and policy controls. The assessment demonstrates the proposal will not result in any significant adverse impacts upon adjoining properties or the streetscape. 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.

**Amended plans**

The amended plans submitted were renotified to surrounding properties in accordance with the Ryde Community Participation Plan. In response no submissions were received raising the following issues:

**(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 has been assessed against the relevant planning instruments and is considered to be acceptable. The proposal does not result in any adverse impacts upon adjoining properties or the streetscape. On this basis, the proposal is not considered to raise any issues that would be contrary to the public interest.

**Objects of EP&A Act**

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

- (a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,
- (b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,
- (c) to promote the orderly and economic use and development of land,
- (g) to promote good design and amenity of the built environment,
- (i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,
- (j) to provide increased opportunity for community participation in environmental planning and assessment.

The proposal achieves the objectives. The proposed attached dual occupancy 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 development consent/ to Local Development Application LDA No. **LDA2022/0035** for new two storey dwelling, pool, covered arbor and 1.8m high masonry fences on land at 28 Donnelly Street, Putney subject to the conditions in the attached draft consent.



**Jane Tompsett**  
**Development Assessment Officer – Building Surveyor**



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

**Agreed. Application approved.**



**Sandra Bailey**  
**Manager Development Assessment**

**Date of Consent: 31 August 2022**

## ATTACHMENT 1 – COMPLIANCE TABLE

### **Compliance Check - Quality Certification**

#### **Assessment of a Dual Occupancy (attached), Single Dwelling House, Alterations & Additions to a Dwelling House and ancillary development.**

DCP 2014	Proposed	Compliance
Part 3.3 - Dwelling Houses and Dual Occupancy (attached)		
Section 2.0 General Controls		
2.1 Desired Future Character		
Development is to be consistent with the desired future character of the low density residential areas.	Proposal is consistent with suite of built form controls and is two storeys in scale.	Yes
2.2 Dwelling Houses		
<ul style="list-style-type: none"><li>- Landscape setting which includes significant deep soil areas at the front and rear</li><li>- Maximum 2 storeys high</li><li>- Present to the street</li><li>- Garages and carport not visually prominent</li></ul>	<p>Landscaped deep soil</p> <p>Two storey Donnelly Street</p> <p>Not visually prominent</p>	Yes
2.5 Public Domain Amenity		
2.5.1 Streetscape		
(a) Site design, building setbacks and level changes respect the existing topography	Garage from Ida Street at the rear	Yes
(d) Carports and garages visible from the public street are to:		Yes
(i) Be compatible with the building design		Yes
(ii) Be setback behind the dwelling's front elevation		N/A
(e) Driveways and hard stand areas are to be minimised	Minimised	Yes
2.5.2 Pedestrian & Vehicle Safety		

DCP 2014	Proposed	Compliance
(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
<b>2.6 Site Configuration</b>		
<b>2.6.1 Deep Soil Areas</b>		
(a) 35% of site area min.		Yes
(b) Deep soil area must include:	36 percent	Yes
(i) Min 8x8m deep soil area in backyard.	>8m x 8m	
(ii) Front garden area to be completely permeable (exception driveway, pedestrian path and garden walls).	Permeable small arbor and pathways only	
(e) Deep soil areas to be 100% permeable. Not covered by structures, paving or the like, or have below surface structures such as stormwater detention elements.	100%	Yes
<b>2.6.2 Topography &amp; Excavation</b>		
<ul style="list-style-type: none"> <li>- 1.2m max cut and 900mm fill within building footprint</li> <li>- 900mm and 500mm outside of footprint</li> <li>- 900mm retaining walls</li> <li>- No fill within side setbacks</li> </ul>	<p>Within BF</p> <p>Max cut: 1.373mm</p> <p>Max fill: suspended slab Nil</p> <p>Outside BF 640mm for the driveway</p> <p>Max cut: None</p> <p>Max fill: mm</p> <p>Retaining wall height = 640mm</p> <p>No fill in the side setbacks</p>	<p><b>No (1)</b></p> <p>Yes</p>
<b>2.7 Floor Space Ratio (FSR)</b>		
FSR 0.5:1		Yes

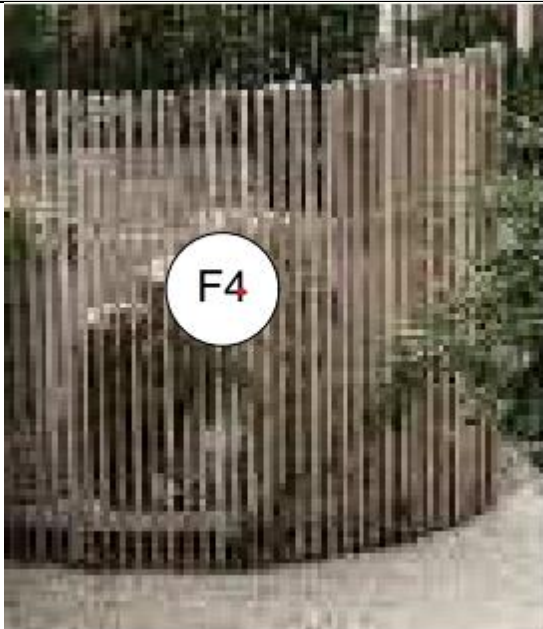
DCP 2014	Proposed	Compliance
	Lower ground 50.93m <sup>2</sup> Ground Floor 180.99m <sup>2</sup> First floor 87.26m <sup>2</sup> Total 319.18m <sup>2</sup> Less 36m <sup>2</sup> = 283.18m <sup>2</sup> <b>FSR 0.49:1</b>	
<b>2.8 Height</b>		
<b>2.8.1 Building height</b>		
<ul style="list-style-type: none"> <li>- Max 9.5m.</li> <li>- Outbuildings including garages and carports max 4.5 metres.</li> </ul>	Height of Building = 8.470m	Yes
<u>Maximum wall plate</u> <ul style="list-style-type: none"> <li>- 7.5m max above FGL or</li> <li>- 8m max to top of parapet</li> </ul>	6.93m	Yes
<u>Maximum number of storeys:</u> 2 storeys max	Two storeys	Yes
<b>2.9 Setbacks</b>		
<b>2.9.1 Front setbacks</b>		
<ul style="list-style-type: none"> <li>- 6m from street front boundary</li> <li>- 2m secondary setbacks</li> <li>- Garages 1m behind façade</li> </ul>	2.35m at the 5.01m 2m -3.86m N/A	<b>No (2)</b> Yes
<b>2.9.2 Side Setbacks</b>		
<ul style="list-style-type: none"> <li>- One storey 900mm</li> <li>- Two storey 1500mm</li> </ul>	On the boundary 1.5m and partially on the boundary On the boundary	<b>No (3)</b>
<b>2.9.3 Rear Setbacks</b>		
Min 25% of the site length or 8m, whichever is greater.	A rear setback of 9.4m is 25% of site length.  Proposed rear setback is 4.8m to the garage from the rear street. 10.72m to the two storey dwelling.	<b>No (4)</b>
<b>2.10 Outbuildings</b>		<b>N/A</b>
<b>2.11 Car Parking and Access</b>		
<b>2.11.1 Car Parking</b>		
(a) Dwellings 2 spaces.	2 spaces	Yes
(f) Preference located off laneways, secondary street frontages.	Located off rear frontage	Yes

DCP 2014	Proposed	Compliance
<p>(g) Driveway widths minimised. Driveways single car width except where needed to be widen to double garage access.</p> <p>(i) Min width 6m or 50% of the frontage whichever is less</p> <p>(j) Total width garage doors not be &gt;5.7m</p> <p>(m) Garage windows &gt;900mm from boundaries. Storage area window 1.5m</p>	<p>Development Engineer Condition of consent reduced to 5.5m and marked in red on the plans</p> <p>6.57m wide. The garage and semi basement storage is constructed to the boundary. There is a small section for the length of 1.4m where the ground floor is constructed on the boundary. This is to provide internal access to the lower ground garage and will be constructed to comply with the NCC.</p> <p>5.6m</p> <p>No windows</p>	<p>Yes</p> <p><b>No (5)</b></p> <p>Yes</p> <p>Yes</p>
<b>2.12 Swimming Pools and Spas</b>		
<p>Swimming pools, fencing, gates and spas must comply with all relevant Acts. Regulations and Australian Standards.</p> <p>Not within front setback. Coping level not &gt;500mm above adjacent ground level. Setback 900mm</p> <p>Pool pump/filter away from neighbouring dwgs. Acoustically enclosed noise does not exceed 5dB(a) above background at boundary.</p>	<p>As conditions of consent</p> <p>Not in the front setback 740mm above the ground</p> <p>Condition of consent Equipment under the deck</p>	<p>Yes</p> <p><b>No (6)</b></p> <p>Yes</p>
<b>2.13 Landscaping</b>		
<p>Major trees to be retained where practical</p> <p>Provide useful outdoor spaces Physical connection between dwelling and external ground level. Pathway along one side</p>		<p>Yes</p> <p>Yes</p>





DCP 2014	Proposed	Compliance
orientation and topography.		
<b>2.14.2 Visual Privacy</b>		
Living room, dining, kitchen, family etc windows and balconies and terraces to the front and rear	Privacy maintained	Yes
Terraces and balconies are not to overlook neighbour's living areas and POS	No overlooking	Yes
<b>2.14.3 Acoustic Privacy</b>		
Noise of mechanical equipment not exceed 5dB(A) above background noise measured in or on any premises in vicinity of the item.	Condition of consent for pool filter	Yes
Dwellings on arterial roads double glazed windows fronting road and acoustic seal on the front door.	N/A	Yes
<b>2.14.4 View Sharing</b>		
The siting of development is to provide for view sharing.	Provides for view sharing	Yes
<b>2.14.5 Cross Ventilation</b>		
Designed to optimise access to prevailing breezes and provide for cross ventilation.	Complies with Basix	Yes
<b>2.15 External Building Elements</b>		
<b>2.15.1 Roofs</b>		
Roof consistent with dwelling design and min 450mm eaves on pitched roofs. Scale of the roof is to be in proportion with the scale of the wall below.	Eaves provided	Yes
The main roof not trafficable terrace. Balconies and terraces are not to be set into roofs.	The main roof is not a trafficable terrace. Balconies and terraces are not to be set into roofs.	Yes
Skylights minimised and symmetrical. Not in front roof plane/ dormers preferred.	Skylights minimised	Yes
		Yes
<b>2.16 Fences</b>		

DCP 2014	Proposed	Compliance
<b>2.16.1 Front and return Fences and Walls</b>		
<p>Solid fence max 900mm. Open light weight fence (timber picket) 1m. Return fence no higher than front fence. Compatible with the house and other fences in streetscape</p>	 <p>Front setback 2m. 1.6m high not 50% open but to be conditioned 2m Front setback</p>	<p>No (7)</p> <p>Yes (1)</p>
<b>2.16.2 Side and Rear Fences and Walls</b>		
1.8m Max side and rear fence.	1.8m masonry	Yes
<b>Part 7: Environment</b>		
<b>7.1: Energy Smart, Water Wise</b>		
<b>3.0 The information Guide</b>		
<b>3.2 Required information</b>		
Energy efficiency performance report	BASIX Certificate: and dated Plans consistent with Certificate	Yes
<b>Part 7.2 Waste Minimisation and Management</b>		
<b>2.3 All developments</b>		
Site Waste Minimisation and Management Plan (SWMMP) to be submitted	SWMMP satisfactory	Yes
<b>2.4 Demolition and Construction</b>		
Demolition work plan submitted comply with AS and WorkCover Dedicated area on site for stockpile of materials		N/A
<b>2.5 Residential Developments comprising 1 or 2 Dwellings</b>		
Space inside and outside each dwelling for receptacles for garbage, recycling.	Provided	Yes