



## ASSESSMENT REPORT

Local Development Application No: LDA2022/0364

Assessment Officer: Shannon Butler  
Report to Manager Assessment: 13 March 2023  
Consent Authority functions exercised by: Delegate

### EXECUTIVE SUMMARY

#### Application details

Subject land: 116 Pittwater Road, Gladesville  
Lot and DP Number: Lot 4 DP 6006  
Site Area: 1,115m<sup>2</sup>  
Proposal: Dual Occupancy (attached), inground Swimming Pools and Torrens Title Subdivision  
Applicant: Fairmont Homes (NSW) Pty Ltd  
Owner: Christopher Honeyman & Jennipher D Honeyman  
Date lodged: 17 November 2022  
Date clock stopped: 6 December 2022  
Date clock started again: 9 December 2022  
No. of days on STC: 3 days  
Value of Works: \$1,400,603  
Submissions: Nil - CM Trim Checked on: 13 March 2023  
Zoning: R2 Low Density Residential under RLEP 2014  
DCP Non-Compliances:

- 2.6.2 - Topography and Excavation
- 2.9.2 - Side Setbacks
- 2.11.1 - Car Parking (non-compliance will be eliminated as result of amendments to be made prior to CC)
- 2.13 - Landscaping (non-compliance will be eliminated as result of amendments to be made prior to CC)

Clause 4.6 RLEP 2014 Objection Required: No

Councillor Representations: None

**Report Recommendation:** Approval

## REPORT

### THE SITE

The site is legally described as Lot 4 within DP 6006 and is known as 116 Pittwater Road, Gladesville. The site is rectangular in shape with a frontage of 18.29 metres to Pittwater Road. The northern side boundary is 60.975 metres and southern side boundary 60.975 metres. The rear western boundary width is 18.29 metres. The site has an area of 1,115m<sup>2</sup>.

The site is located in close proximity to the intersection of Pittwater Road and Ryde Road. The site is generally flat but has a minor cross fall of approximately one metre.

The site presently accommodates a split level brick dwelling and detached structures to the rear. Vehicular access is located adjacent to the southern side boundary to a double garage at the front of the site.



Figure 1 Aerial photograph of site

### Adjoining properties

The site is adjoined to the north by No. 118 Pittwater Road which contains a two storey dwelling. The site is adjoined to the south by Nos 114 and 114A which contain single storey dwellings. The site is bounded to the rear (east) by Nos. 1 and 2 Pelican Street which contain single storey dwellings. On the opposite side of Pittwater Road there is a mix of residential flat buildings, multi-dwelling housing and single dwellings. It is noted that the opposite side of Pittwater Road is located within the Hunter's Hill Local Government Area.

## THE PROPOSAL

Development consent is sought for the construction of a dual occupancy (attached), two in-ground swimming pools and Torrens title subdivision. The proposal does not include the demolition of existing structures as it is intended that separate consent will be sought for this component. The proposal comprises the following works:

### Dwelling 1:

- At RL51.050 entry foyer, guest bedroom, meals room, kitchen and living room.
- A double garage is proposed at RL50.880.
- Rear alfresco area.
- At RL54.110 master bedroom, ensuite, walk-in-robe, balcony, retreat, study nook, three bedrooms and bathroom.

### Dwelling 2:

- At RL51.550 entry foyer, guest bedroom, meals room, kitchen and living room.
- A double garage is proposed at RL51.380.
- Rear alfresco area.
- At RL54.610 master bedroom, ensuite, walk-in-robe, balcony, retreat, study nook, three bedrooms and bathroom.

The building is proposed to be finished in face brick with feature cladding and stacked stone and metal deck roofing.

A swimming pool is proposed to be constructed to the rear of both dwellings with both pools having dimensions of 6m x 2.5m and the dwelling walls are proposed to form part of the pool enclosures.

Given the location of the site on a classified road (Pittwater Road), there are turning areas proposed to the front of the building to facilitate forward ingress and egress for the site.

The proposal does not include the removal of any existing trees on the site.

The proposal includes the Torrens title subdivision of the completed dual occupancy. The proposed lots are as follows:

	<b>Area</b>	<b>Frontage width</b>
Lot 1	557.2m <sup>2</sup>	9.135m
Lot 2	557.3m <sup>2</sup>	9.14m

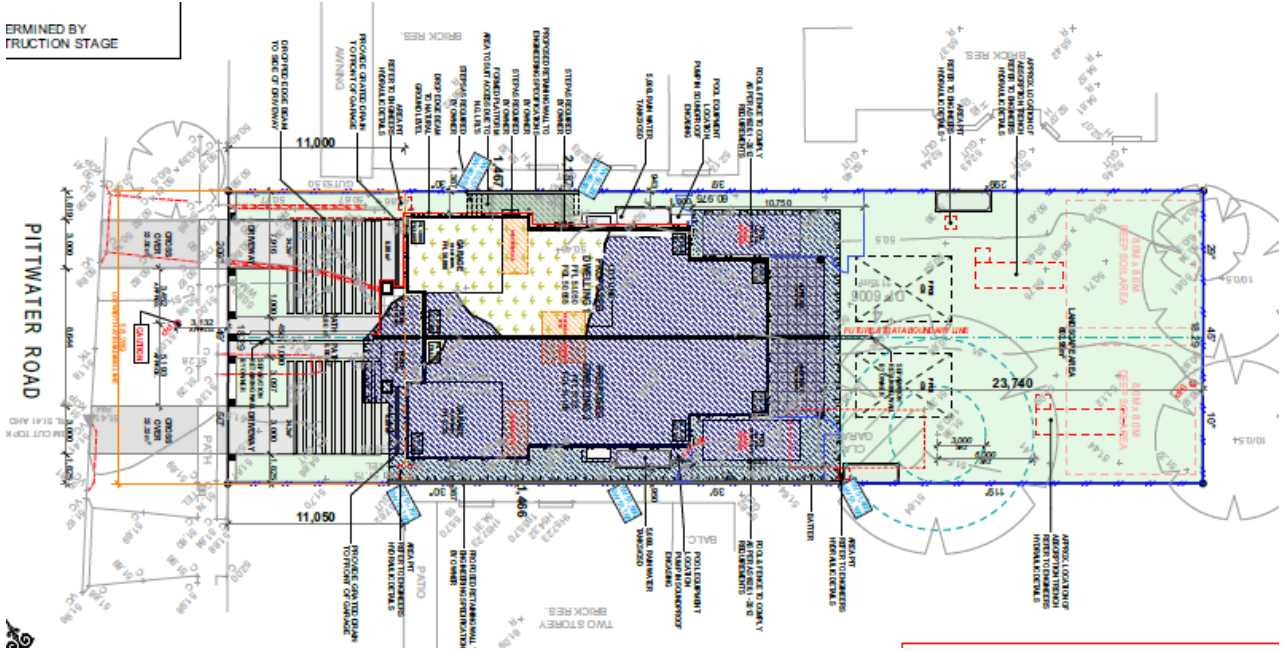


Figure 2 – Proposed Site Plan

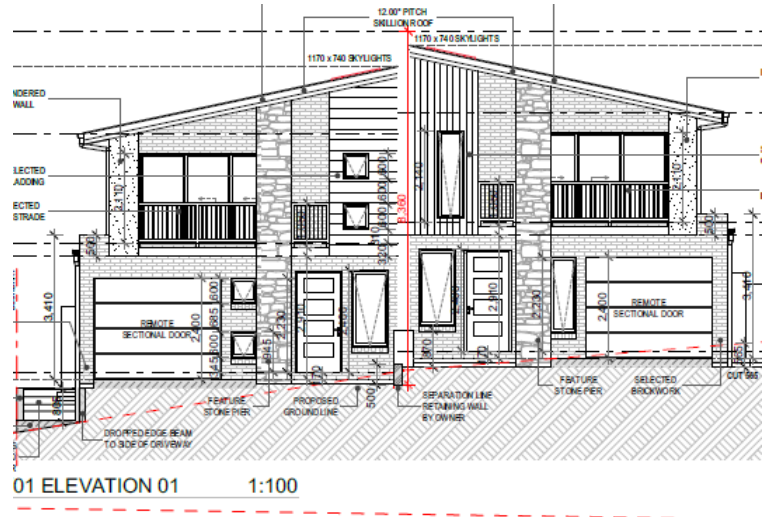


Figure 3 – Proposed front elevation

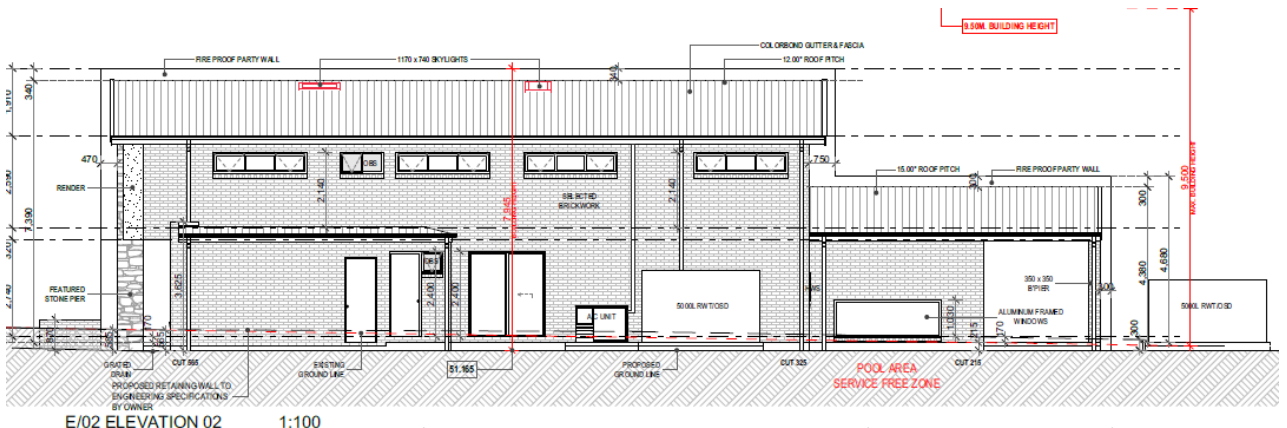


Figure 4 – Proposed side (northern) elevation

## HISTORY:

17 November 2022	Application lodged with Council.
22 November 2022 to 12 December 2022	Application notified in accordance with Ryde Community Participation Plan.
6 December 2022	A request for information was sent to the applicant requesting amended plans addressing window openings onto the pool enclosures, requesting accurate shadow diagrams, requesting minor amendments to the front fencing, requesting thermal assessor certificates/plans and requesting clarification as to whether the proposal includes demolition of the existing structures.
9 December 2022	Amended plans and additional information submitted in response to Council's letter.

## REFERRALS:

**Transport for NSW:** The application was referred to Transport for NSW given the location of the site on a classified road (Pittwater Road). The following comments were provided:

*TfNSW advises that this section of Pittwater Road is a 2000 series classified regional road under the care and control of Council as the relevant road authority. However, concurrence of TfNSW is required for the proposed driveways under section 138 of the Roads Act, 1993.*

*The Agency has reviewed the application and provides concurrence, subject to the proposed driveways on Pittwater Road being designed and constructed to Council's satisfaction as the relevant road authority.*

**Senior Development Engineer:** Council's Senior Development Engineer provided the following comments on the proposal:

### Stormwater Management

*The proposed stormwater management system for the development discharges to the kerb in Pittwater Road and incorporates an onsite detention system complying with Councils requirements. Standard conditions are recommended.*

### Vehicle Access and Parking

*The development generally has a compliant parking configuration however the following points are to be noted;*

- *Both garages have an internal width of 4.55m which is insufficient for a double garage (requires 5.4m width). It would be prudent to note that any reference to the garage in the planning approval strictly refer to the configuration as a "single garage" such to prevent the impression that the configuration is intended to accommodate two vehicles.*

- *The plans have attempted to demonstrate a forward exit can be achieved though the provided swept path analysis which is erroneous by adopting a simple radial path for the turning vehicle. It does not account for the physical overhang of the body of the vehicle or the tracking of the inside path of the rear of the vehicle. A review using the templates provided in AS 2890.1 indicates the provided turning bays are not effective and would necessitate a 4 point turn for a B85 vehicle to be effective. There is scope for a circular driveway to be provided however, TfNSW (roads authority for this location) has not sought that vehicles exit in a forward manner in their response to this development. Council's DCP also does not have a definitive policy on requiring a forward exit and, whilst it is normally warranted for well trafficked roadways, the location is benefitted by the presence of the parking lane which affords the driver some time to stand in the shoulder and give way to approaching traffic, when reversing out. As such, it is advised that the turning bay measures be removed so as to reduce the extension of hardstand paving across the frontage. This can be addressed by way of a recommended condition of consent.*

Recommendation

*There are no objections to the proposed development with respect to the engineering components, subject to the application of the recommended engineering conditions being applied to any development consent being issued for the proposed development.*

**Landscape Architect:** Council's Landscape Architect raised no objections to the proposal subject to recommended conditions of 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>	<p>Yes</p>
<b>State Environmental Planning Policy BASIX 2004</b>		
<p>The certificate demonstrates compliance with the provisions of the SEPP and is consistent</p>	<p>A BASIX Certificate (see Certificate No. 1255048M_04 and</p>	<p>Yes</p>

with commitments identified in the application documentation.	dated 4 November 2022) has been submitted with the application. A standard condition has been included in the Draft Consent requiring compliance with this BASIX certificate.	
<b>State Environmental Planning Policy – Biodiversity and Conservation SEPP 2021</b>		
<b>Chapter 2 Vegetation in non-rural areas</b>		
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>The proposal does not include the removal of any trees.</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 or on adjoining properties.</p> <p>The proposal is considered satisfactory by Council's Landscape Architect and</p>	Yes
<b>Chapter 6 Water 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
<b>State Environmental Planning Policy Transport and Infrastructure SEPP 2021</b>		
<b>Chapter 2 Infrastructure</b>		
<b>Division 5 Electricity transmission or distribution</b>		
<p>Clause 2.48 applies to a development application for development comprising or involving any of the following:</p> <p>(a) the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or</p>	<p>The proposal involves works within 5m of an exposed overhead electricity power line.</p> <p>In accordance with this Clause, written notice was provided to the electricity supply authority (Ausgrid in this case).</p>	Yes

<p>within 10m of any part of an electricity tower,  (b) development carried out—  (i) within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or  (ii) immediately adjacent to an electricity substation, or  (iii) within 5m of an exposed overhead electricity power line.</p>	<p>As comments were not received within the nominated 21 day period, it is assumed that Ausgrid have no objections to the proposal.</p>	
<p><b>Division 17 Roads and road infrastructure corridors Subdivision 2 Development in or adjacent to road corridors and road reservations</b></p>		
<p>The objectives for Development with a frontage to classified road Clause 2.119 are as follows:</p> <p>(a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and</p> <p>(b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.</p>	<p>Pursuant to Clause 2.119 the proposed development is not considered to compromise the effective and ongoing operation of the classified road.</p> <p>The application has been referred to Transport for NSW and no objection was raised. The following comments were provided:</p> <p><i>TfNSW advises that this section of Pittwater Road is a 2000 series classified regional road under the care and control of Council as the relevant road authority. However, concurrence of TfNSW is required for the proposed driveways under section 138 of the Roads Act, 1993.</i></p> <p><i>The Agency has reviewed the application and provides concurrence, subject to the proposed driveways on Pittwater Road being designed and constructed to Council's satisfaction as the relevant road authority.</i></p>	<p>Yes</p>

Ryde Local Environmental Plan 2014

Under Ryde LEP 2014, the site is zoned R2 Low Density Residential, and the proposed dual occupancy (attached) and Torrens title subdivision is permissible with Council's consent. The R2 Low Density Residential zone is based on the following objectives:



- 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 will assist in providing for the housing needs of the community in a low density residential environment and assists in adding to the variety of housing types. The proposal is considered to be consistent with the objectives of the R2 Low Density Residential zone.

The following is a summary of the clauses under Ryde LEP 2014 applicable to the development.

Ryde LEP 2014	Proposal	Compliance
<b>4.1A Dual occupancies (attached) subdivisions</b>		
Despite clause 4.1, development consent may be granted for the Torrens title subdivision of a lot or subdivision of a lot under the <i>Strata Schemes Development Act 2015</i> if—		
(a) on or after the day <i>Ryde Local Environmental Plan 2014 (Amendment No 28)</i> commences, a development application made for a dual occupancy (attached) has been approved for the lot, and—		
(i) the lot to be subdivided a minimum 580m <sup>2</sup>	1,115m <sup>2</sup>	Yes
(ii) 1 dwelling each lot	1 dwelling each lot	Yes
(iii) Each lot at least 290m <sup>2</sup>	Lot 1 – 557.2m <sup>2</sup> Lot 2 – 557.3m <sup>2</sup>	Yes
(iv) Primary road frontage equal or > 7.5 metres	Lot 1 – 9.135m Lot 2 – 9.14m	Yes
<b>4.1B(2) Minimum lot sizes for dual occupancies and multi dwelling housing</b>		
(a) Minimum 580 m <sup>2</sup>	1,115m <sup>2</sup>	Yes
(b) the primary road frontage of the lot is equal to or greater than 15 metres.	18.29m	Yes
<b>4.3(2) Height</b>		
9.5m	Roof RL (highest): RL59.110 EGL (lowest) under: RL50.77 Height of Building = 8.34m	Yes
<b>4.4(2) &amp; 4.4A(1) FSR</b>		
0.5:1 (557.5m <sup>2</sup> )	Ground floor: 269.56m <sup>2</sup> First floor: 232.46m <sup>2</sup> Total GFA: 502.02m <sup>2</sup> Proposed FSR: 0.45:1  Proposed Lot 1	Yes

Ryde LEP 2014	Proposal	Compliance
	<p>Ground Floor: 127.18m<sup>2</sup>            First Floor: 116.23m<sup>2</sup>            Proposed GFA: 243.41m<sup>2</sup>            Proposed FSR: 0.43:1</p> <p>Proposed Lot 2            Ground Floor: 127.18m<sup>2</sup>            First Floor: 116.23m<sup>2</sup>            Proposed GFA: 243.41            Proposed FSR: 0.43:1</p> <p>A total of 36m<sup>2</sup> (18m<sup>2</sup> per unit) has been excluded for the enclosed car spaces.</p>	
<b>6.2 Earthworks</b>		
<p>(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.</p>	<p>The site is not located within proximity of any cultural or heritage items. The proposal includes excavation to a depth of 900mm associated with creating the building platform. 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>	<p>Yes</p>
<b>Clause 6.4 Stormwater management</b>		
<p>(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>	<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</p>	<p>Yes</p>

Ryde LEP 2014	Proposal	Compliance
	<p>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>	

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

There are no relevant draft instruments for consideration.

**(iii) Any development control plan**

Ryde Development Control Plan 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 development 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 of the standard. These matters are discussed below:

2.6.2 Topography and Excavation

Section 2.6.2 of the DCP Chapter states the following in relation to topography and excavation:

- c. Areas outside the dwelling footprint may be excavated and/or filled so long as:
 
  - i. the maximum height of retaining walls is no greater than 900mm;*
  - ii. the depth of excavation is not more than 900mm;*
  - iii. the height of fill is not more than 500mm;*
  - iv. the excavated and filled areas do not have an adverse impact on the streetscape;*
  - v. the filled areas do not have an adverse impact on the privacy of neighbours;*
  - vi. the area between the adjacent side wall of the house and the side boundary is not filled; and*
  - vii. the filled areas are not adjacent to side or rear boundaries.**

The proposal involves fill of up to 620mm on the southern side of the building in order to provide level access to the doors on the side elevation which serve the guest bedroom, laundry and garage. It is noted that the filled area is located adjacent to the side boundary.

The fill is considered satisfactory given that the filled area is only 6.9 metres in length and given its narrow width, does not result in any impacts on the privacy of neighbours. The filled area is proposed only for the purpose of providing a means of access to the door openings on the southern side elevation, given that the site falls from the rear to the front along this side of the site.

The proposal complies with all other controls relating to topography and excavation.

### 2.9.2 Side Setbacks

Section 2.9.2 of the DCP Chapter states the following in relation to side setbacks:

*b. The outside walls of a two storey dwelling are to be setback from side boundaries not less than 1.5m.*

The proposed ground floor side setback reduces to 1.46 metres on both sides of the building. The first floor achieves compliance with the setback controls. The areas of the side elevations which encroach comprise the garages and laundries.

The proposed non-compliance is considered satisfactory as it is minor in scale, being 54mm on both sides and is associated with non-habitable portions of the dwellings. The garages do not contain any windows on the side elevations and the laundries contain small highlight windows which are proposed to be fitted with obscure glazing. Whilst the garages and laundries contain door openings on the side elevations, given the use of these rooms, the doors would not be anticipated to be heavily used.

### 2.11.1 Car Parking

Section 2.11.1 of the DCP Chapter states the following in relation to car parking:

*g. The width of driveways should be minimised. Driveways should be a single car width except where they need to widen to provide access to a double garage.*

*i. Garages and carports facing the public street are to have a maximum width of 6 m or 50% of the frontage, whichever is less.*

The proposal includes two driveways, which are 5.7m each in width. The extent of driveways comprises 62.3% of the frontage width and does not comply with point (i) above. Council's Senior Development Engineer has advised that the driveways are not capable of complying with the turning templates associated with the Australian Standard and has advised that the turning areas could be deleted and that reversing onto Pittwater Road could be permitted. Conditions of consent are recommended in relation to amended plans required prior to the issue of a Construction Certificate (Refer draft conditions 1a, 1b and 30). As a result, this DCP non-compliance will be eliminated.

### 2.13 Landscaping

Section 2.13 of the DCP Chapter states the following in relation to landscaping within the front setback:

*e. Provide a landscaped front garden. Hard paved areas are to be minimised, and at a maximum, are to be no more than 40% of the front garden areas.*

The proposed extent of hard paving within the front setback is calculated as being 80% given the required turning areas to allow for forward ingress and egress for the site. Council's Senior Development Engineer has advised that the driveways are not capable of complying with the turning templates associated with the Australian Standard and has advised that the turning areas could be deleted and that reversing onto Pittwater Road could be permitted. Conditions of consent are recommended in relation to amended plans required prior to the issue of a Construction Certificate (Refer draft conditions 1a, 1b and 30). As a result, this DCP non-compliance will be eliminated and the extent of hard paving within the front setback area will be approximately 35%.

**(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.

**Section 7.11 - Development Contributions Plan – 2020**

Council's current Section 7.11 Development Contributions Plan 2020 effective 1 July 2020 requires a contribution for the provision of various additional services required as a result of increased development density. The contribution is based on the number of additional dwellings there are in the development proposal. The contribution that are payable with respect to the increase housing density on the subject site (being for residential development outside the Macquarie Park Area) are as follows:

<b>A – Contribution Type</b>	<b>B – Contribution Amount</b>
Community & Cultural Facilities	\$6,061.80
Open Space & Recreation Facilities	\$10,438.15
Roads & Traffic Management facilities	\$3,204.48
Plan Administration	\$295.57
<b>The total contribution is</b>	<b>\$20,000.00</b>

Condition on the payment of Section 7.11 Contribution of \$20,000 has been included in the draft notice of determination attached to this report.

**(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 an attached dual occupancy, Torrens Title subdivision 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 2.1 Notice of Development Applications, 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 has been assessed against the relevant planning instruments and is considered to be acceptable. The proposal is compliant with the principal development standards. 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:

### *1.3 Objects of Act (cf previous s 5)*

- (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. LDA2022/0364 for a dual occupancy (attached), swimming pools and Torrens title subdivision on land at 116 Pittwater Road, Gladesville subject to the conditions in the attached draft consent.

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



**Shannon Butler**  
**Senior Town Planner**



**Sohail Faridy**  
**Senior Coordinator**  
**Development Assessment**

**This application is determined on 17 March 2023 under the delegated authority of:**



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

## ATTACHMENT 1 – RYDE DCP 2014 - COMPLIANCE TABLE

DCP 2014	Proposed	Compliance
<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 to be submitted.	Drawing prepared by Fairmont Homes and dated 07/11/22.	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 the desired future character of the surrounding low density residential area.	Yes
<b>2.2 Dwelling Houses</b>		
(a) Landscape setting which includes significant deep soil areas at the front and rear	The building is proposed to be located within a landscaped setting.	Yes
(b) Maximum two storeys high	The building does not exceed two storeys.	Yes
(c) Dwellings address the street	Addresses the street.	Yes
(d) Boundary between public and private space is clearly articulated	The boundary is clearly defined.	Yes
(e) Garages and carports are not to be visually prominent features	The garages are recessive as viewed from the public domain.	Yes
(f) Dwellings are to respond appropriately to the site analysis	The building responds to the site analysis.	Yes
<b>2.3 Dual Occupancy (attached)</b>		
(a) New dual occupancy buildings are to meet the controls for new dwelling houses set out in 2.2.1..	The proposal meets the controls as outlined above.	Yes
(b) Alterations and additions to dual occupancy buildings are to meet the requirements of 2.2.2	N/A	N/A
<b>2.4 Subdivision</b>		
Minimum lot sizes apply under RLEP Clause 4.1A	The lot sizes and dimensions comply with Clause 4.1A.	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	The design respects the existing topography.	Yes
(b) Dwelling design is to enhance the safety and amenity of the streetscape	The design of the development 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	The garages are compatible with the building design and are set back behind the front façade.	Yes



DCP 2014	Proposed	Compliance
(ii) Be setback behind the dwelling's front elevation (d) Driveways and hard stand areas are to be minimised (e) Dwellings, garages and carports are to be orientated to match the prevailing orientation of such buildings in the streetscape (f) Facades from the public domain are to be well designed.	The design minimises the extent of hardstand. The dwellings and garages match the prevailing orientation in the streetscape. The front façade is well designed.	Yes Yes Yes
<b>2.5.2 Public Views and Vistas</b>		
(a) A view corridor is to be provided along at least one side allotment boundary where there is an existing or potential view to the water from the street. Landscaping is not to restrict views. Fence 70% open where height is >900mm. (b) Garages/carports and outbuildings are not to be located within view corridor if they obstruct view.	There are no significant views obtained from or through the subject site. N/A	N/A N/A
<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. (b) Fencing that blocks sight lines is to be splayed. (c) Refer to relevant AS when designed driveways	The design permits forward ingress and egress and sightlines are satisfactory. Fencing design is satisfactory. Complies with AS.	Yes Yes Yes
<b>2.6 Site Configuration</b>		
<b>2.6.1 Deep Soil Areas</b>		
(a) 35% of site area min. (b) Deep soil area must include: (i) Min 8x8m deep soil area in backyard. (ii) Front garden area to be completely permeable (exception driveway, pedestrian path and garden walls). (c) Dual occupancies need only one 8m x 8m in back yard (d) Deep soil areas to have soft landscaping (e) Deep soil areas to be 100% permeable. Not	DSA comprises 54% of the site. There are 2 x 8m x 8m areas to the rear of the building. There are 2 proposed which exceeds the minimum. DSA's comprise soft landscaping. The DSA's are totally permeable.	Yes Yes Yes Yes Yes

DCP 2014	Proposed	Compliance
covered by structures, paving or the like, or have below surface structures such as stormwater detention elements.		
<b>2.6.2 Topography &amp; Excavation</b>		
<p>(a) Building form and siting relates to the original topography of the land and of the streetscape.</p> <p>(b) The area under the building footprint may be excavated or filled so long as:</p> <p>(i) the topography of the site requires cut and/or fill in order to reasonably accommodate a dwelling</p> <p>(ii) the depth of excavation is limited to 1.2m maximum</p> <p>(iii) the maximum height of fill is 900mm</p> <p>(c) Areas outside the dwelling footprint may be excavation and/or filled so long as:</p> <p>(i) the maximum height of retaining walls is not &gt;900mm</p> <p>(ii) the depth of excavation is not &gt;900mm</p> <p>(iii) the height of fill is not &gt;500mm</p> <p>(iv) the excavation and filled areas do not have an adverse impact on the privacy of neighbours</p> <p>(v) the filled areas do not have an adverse impact on the privacy of neighbours</p> <p>(vi) the area between the adjacent side wall of the house and the side boundary is not filled</p> <p>(vii) the filled areas are not adjacent to side or rear boundaries</p> <p>(d) Fill is not allowed in areas of overland flow. Refer to</p>	<p>The building form and siting relates to the original topography and streetscape.</p> <p>Max cut: 565mm</p> <p>Max fill: 805mm</p> <p>Retaining wall height = 900m</p> <p>Max cut: 900mm</p> <p>Max fill: 620mm</p> <p>No adverse impacts on privacy.</p> <p>No adverse impacts on privacy.</p> <p>Minor fill proposed on southern side to provide stair access to two doorways.</p> <p>No overland flow on site.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p><b>No, non-compliance addressed in report.</b> Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

DCP 2014	Proposed	Compliance
Part 8.2 stormwater management (e) Generally the existing topography is to be retained.	Generally maintained	Yes
<b>2.7 Floor Space Ratio (FSR)</b>		
(a) FSR is 0.5:1 in accordance Clause 4.4	Ground floor: 269.56m <sup>2</sup> First floor: 232.46m <sup>2</sup> Total GFA: 502.02m <sup>2</sup> Proposed FSR: 0.45:1	Yes
(b) A floor area of 36m <sup>2</sup> maybe excluded when this area accommodates 2 car space. An area of 18m <sup>2</sup> may be excluded when the area accommodates 1 parking space.	<u>Proposed Lot 1</u> Ground Floor: 127.18m <sup>2</sup> First Floor: 116.23m <sup>2</sup> Proposed GFA: 243.41m <sup>2</sup> Proposed FSR: 0.43:1  <u>Proposed Lot 2</u> Ground Floor: 127.18m <sup>2</sup> First Floor: 116.23m <sup>2</sup> Proposed GFA: 243.41 Proposed FSR: 0.43:1  A total of 36m <sup>2</sup> (18m <sup>2</sup> per unit) has been excluded for the enclosed car spaces.	
<b>2.8 Height</b>		
<b>2.8.1 Building height</b>		
(a) Building heights are to be as follows: - Maximum height of 9.5 metres for dwellings and dual occupancy. - Outbuildings including garages and carports maximum height 4.5 metres.	Roof RL (highest): RL59.110 EGL (lowest) under: RL50.77 Height of Building = 8.34m	Yes
<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> - <i>FGL = Finished Ground Level</i>	TOW RL: 57.2 EGL below: RL51.49 TOW Height = 5.71m	Yes
<u>Maximum number of storeys:</u> - 2 storeys maximum (storey incl basement elevated greater than 1.2m above EGL).	Two storey maximum is proposed.	Yes
- 1 storey maximum above attached garage incl semi-basement or at-grade garages	One storey is proposed above garages.	Yes

DCP 2014	Proposed	Compliance
<b>2.8.2 Ceiling Height</b>		
(a) Habitable rooms to have 2.4m floor to ceiling height (min).	2.59m 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	The minimum front setback proposed is 11m.	Yes
(b) On corner sites, the setback secondary frontage minimum 2m	N/A	N/A
(c) Garages and carports, including semi-basement garages and attached garages, set back min 1m from façade	Garages are set back 1.5m from façade.	Yes
(d) The front setback free of structures. The exception is car parking structures which comply with 2.11.	The front setback is devoid of structures.	Yes
(e) Attached garages, including semi-basement garages on secondary frontages not to protrude forward of the façade. The exception is garages located on battle axe allotments. These garages do not need to be setback.	N/A	N/A
(f) The outside face of wall built above a garage aligns with the outside face of the garage wall below.	The face of the wall aligns, however there are balconies pushing out from the façade.	Yes
<b>2.9.2 Side Setbacks</b>		
(a) One storey dwellings setback 900mm	N/A	N/A
(b) Two storey dwellings setback 1.5m	GF minimum is 1.466m FF minimum is 2.186m	<b>No , non-compliance addressed in report.</b>
(c) The second storey addition to a single storey dwelling are to be set back 1.5m	N/A	N/A
(d) Allotments wider than they are long, one side setback a min of 20% of the width of the lot or 8m, whichever is greater.	N/A	N/A
<b>2.9.3 Rear Setbacks</b>		
(a) The rear setback min 25% of the site length or 8m, whichever is greater.	A rear setback of 9.75m is 25% of site length.  Proposed rear setback is 23.74m	Yes

DCP 2014	Proposed	Compliance
(b) Allotments wider than they are long, min setback of 4m	N/A	N/A
(c) Dwelling on battle axe allotment are to be setback the rear boundary of the front lot min of 8m. Single storey garage or outbuilding can be within setback.	N/A	N/A
<b>2.11 Car Parking and Access</b>		
<b>2.11.1 Car Parking</b>		
(a) Dwellings 2 spaces. Dual occ 1 space/dwg	One space is proposed per dwelling.	Yes
(b) Spaces can be enclosed or roofed.	Spaces are enclosed.	Yes
(c) Garages setback 1m behind front elevation.	Set back 1.5m from facade	Yes
(d) Located forward of existing dwelling if: (i)there is no other suitable position (ii) no vehicular access to the rear of side of the site (iii)it is preferred that it is single car width.	N/A	N/A
(e) Garages doors solid. No expanded mesh doors.	Garage doors are solid.	Yes
(f) Preference located off laneways, secondary street frontages.	Not possible on subject site.	N/A
(g) Driveway widths minimised. Driveways single car width except where needed to be widen to double garage access.	The driveway widths are wider than conventional given the need to provide turning arrangements on the subject site due to frontage to classified road.	<b>No, non-compliance addressed in report.</b>
(h) Driveways not roofed.	The driveways are not proposed to be roofed.	Yes
(i) Min width 6m or 50% of the frontage whichever is less	Both driveways are 5.8m in width but overall take up approx. 80% of the frontage.	<b>No, non-compliance addressed in report.</b>
(j) Total width garage doors not be >5.7m	Both doors are 3.01m in width.	Yes
(k) Driveways for battle axe enable vehicles to enter and leave in forward direction	N/A	N/A
(l) Garage doors not be recessed more than 300mm	Recessed 240mm.	Yes
(m) Garage windows >900mm from boundaries	The garages have windows at the front which are over 900mm from boundaries.	Yes
(n) Free standing garages max GFA 36m <sup>2</sup>	N/A – not freestanding	N/A

DCP 2014	Proposed	Compliance
(o) Design and materials to complement dwelling	The design and materials complement the building.	Yes
(p) Setback at least 1m from façade	Set back 1.5m	Yes
(q) Carports not enclosed.	N/A	N/A
<b>2.11.2 Semi basement Car Parking</b>		
(a) Ramps start at least 2m from street boundary. Ramps not on public land.	N/A – semi-basement not proposed.	N/A
(b) The walls of semi basement car parks are not to extend beyond the walls of the dwelling above.		
(c) Semi basement car parking can only be used where it is appropriate with regard to the topography of the site.		
<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.	The pool fencing complies with the AS and Swimming Pools Act.	Yes
(b) Child resistant barrier.	Barrier is child resistant.	Yes
(c) Wall of dwelling may form part of the barrier.	The walls of the dwellings are proposed to act as part of the enclosures.	Yes
(d) If spa is covered by a child safe structure no barrier required.	N/A	N/A
(e) Not within front setback.	Both are located to the rear.	Yes
(f) Finished coping level not >500mm above adjacent ground level. Must not adversely impact on privacy of neighbours.	The coping heights for both pools are generally at ground level.	Yes
(g) Setback 900mm from outside edge of coping, deck or pool surrounding including paving. Further setback to preserve existing screen planting.	The side setbacks of the pools are 1.44m and 1.18m.	Yes
(h) N/A	N/A	N/A
(i) Min 3m from trunk of trees over 5m in height.	More than 3m from tree trunks.	Yes
(j) Pool pump/filter away from neighbouring dwgs. Acoustically enclosed noise does not exceed 5dB(a) above background at boundary.	Condition of consent recommended.	Yes
<b>2.13 Landscaping</b>		

DCP 2014	Proposed	Compliance
(a) Major trees to be retained where practical	The major tree to the rear is proposed to be retained.	Yes
(b) Lots adjoining bushland, protect and retain indigenous native vegetation and use native indigenous plant spaces for a distance of 10m	N/A	N/A
(c) Provide useful outdoor spaces	The outdoor spaces are considered to be useful	Yes
(d) Physical connection between dwelling and external ground level	There are physical connections between the dwelling and external ground level	Yes
(e) Provide landscape front garden. Hard paved areas no more than 40%.	Hard paved surface within front setback is approx. 80% due to the need to provide turning areas.	<b>No, non-compliance addressed in report.</b>
(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.	There are pathways on both sides of the building.	Yes
(g) Landscape elements in front garden to be compatible with scale of dwelling.	The landscape elements are compatible with building scale.	Yes
(h) Front garden at least 1 canopy tree at least 10m in height	There are 2 canopy trees proposed within the front setback.	Yes
(i) Mature tree at least 15m in rear garden with the DSA	There is one existing and one proposed canopy tree proposed to the rear.	Yes
(j) Locate and design landscaping to increase privacy between dwellings	The proposed landscaping increases the privacy between dwellings.	Yes
(k) Hedge planting on boundary no greater than 2.7m	No hedge planting exceeds 2.7m.	Yes
(l) Retaining walls and other landscape elements not to obstruct stormwater overland flow.	No overland flows on subject site.	N/A
(m) OSD not to be located within front setback unless it is underneath driveway	No OSD proposed	N/A
(n) Landscaping to include POS	Included	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	The key living areas are located to the north for both dwellings.	Yes

DCP 2014	Proposed	Compliance
<p>(b) Sites with northern side boundary to have increased setback of 4 metres is preferred.</p>	<p>The site is diagonal to the north point.</p>	<p>N/A</p>
<p><u>Subject Dwelling</u></p>		
<p>(c) 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.</p>	<p>The north facing living areas of both dwellings receive over 3 hours of direct sunlight between 9am and 3pm on June 21.</p>	<p>Yes</p>
<p>(d) Private open space is to receive at least 2 hours sunlight between 9am to 3pm on June 21.</p>	<p>Both POS areas receive over 2 hours sunlight between 9am and 3pm on 21 June.</p>	<p>Yes</p>
<p><u>Neighbouring properties:</u></p>		
<p>(e) For neighbouring properties:</p>		
<p>(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</p>	<p>The proposal does not result in reducing the sunlight to adjoining POS areas below 50% between 9am and 3pm on 21 June.</p>	<p>Yes</p>
<p>(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.</p>	<p>The affected adjoining dwelling at 114 Pittwater Road does not contain any north facing living room windows.</p>	<p>N/A</p>
<p><b>2.14.2 Visual Privacy</b></p>		
<p>(a) Orientate the windows of main living spaces (living room, dining, kitchen, family etc) to the front and rear</p>	<p>Located to the front and rear</p>	<p>Yes</p>
<p>(b) Orientate terraces, balconies and outdoor living areas to front or rear and not side boundary</p>	<p>Located to the front and rear</p>	<p>Yes</p>
<p>(c) Terraces and balconies are not to overlook neighbour's living areas and POS</p>	<p>Do not overlook neighbours living areas or POS</p>	<p>Yes</p>
<p>(d) Living and kitchen windows, terraces and balconies are not to allow direct view into neighbouring dwelling or POS</p>	<p>No window allows for direct views into adjoining dwelling or POS</p>	<p>Yes</p>
<p>(e) Side windows are to be offset by sufficient distance</p>	<p>Side windows are suitably offset</p>	<p>Yes</p>



DCP 2014	Proposed	Compliance
to avoid visual connection between dwellings.		
(f) Splayed walls with windows are not to be located above ground level where the windows provide views into adjoining property.	N/A – there are no splayed walls proposed.	N/A
<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.	Condition of consent recommended to address pool equipment.	Yes
(b) Dwellings on arterial roads double glazed windows fronting road.	N/A	N/A
(c) Dwellings on arterial roads acoustic seal on the front door.	N/A	N/A
(d) Dual occupancies are to be designed to reduce noise transmission between dwellings.	Minimises noise transmission between dwellings.	Yes
<b>2.14.4 View Sharing</b>		
(a) The siting of development is to provide for view sharing.	There are no significant views obtained from or through the subject site.	N/A
<b>2.14.5 Cross Ventilation</b>		
(a) Designed to optimise access to prevailing breezes and provide for cross ventilation.	Both dwellings achieve suitable cross ventilation	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	The roof is suitably articulated.	Yes
(ii) roof is consistent with the architectural character of dwelling	Consistent with dwelling	Yes
(iii) eaves minimum 450mm overhang on pitched roofs	600mm proposed	Yes
(iv) compatible roof form, slope, material and colour to adjacent buildings	Roof form is compatible with adjacent buildings.	Yes
(v) roof height is in proportion to the wall height of the building	The roof height is in proportion	Yes
(b) The main roof not trafficable terrace.	Not trafficable	Yes
(c) Proposed attic contained within the volume of the roof space.	No attic proposed	Yes
(d) Skylights to be minimised on roof planes visible from	The skylights will not be visible from public domain	Yes

DCP 2014	Proposed	Compliance
<p>the public domain. Skylights are to be symmetrical.</p> <p>(e) The front roof plane is not to contain both dormer and skylight. Dormers are preferred.</p> <p>(f) Balconies and terraces are not to be set into roofs.</p> <p>(g) Scale of the roof is to be in proportion with the scale of the wall below.</p> <p>(h) Attics may be located in the garage roofs if the garage is located next to the dwelling. Garages located within front or rear setbacks are not to have attics.</p>	<p>N/A</p> <p>No balconies or terraces set into roofs</p> <p>Scale is in proportion</p> <p>N/A</p>	<p>N/A</p> <p>Yes</p> <p>Yes</p> <p>N/A</p>
<b>2.16 Fences</b>		
<b>2.16.1 Front and return Fences and Walls</b>		
<p>(a) Reflect the design of the dwelling</p> <p>(b) Materials compatible with the house and other fences in streetscape</p> <p>(c) Solid fence or wall max 900mm. Open light weight fence (timber picket) 1m.</p> <p>(d) Return fence is to be no higher than front fence</p> <p>(e) Fences max 1.8m if 50% open with solid base max 900mm</p> <p>(f) Fences arterial road solid and 1.8m max</p> <p>(g) No Colorbond or timber paling.</p> <p>(h) Retaining walls max 900mm</p> <p>(i) Fence Overland flow - fencing open not impede flow of water</p> <p>(j) piers max 350mm.</p>	<p>The design reflects the building design.</p> <p>Materials are compatible with proposed building and others in streetscape.</p> <p>See below</p> <p>N/A</p> <p>1.2m proposed and 50% open</p> <p>N/A</p> <p>Mix of brick and timber slats</p> <p>N/A</p> <p>N/A</p> <p>Piers are proposed to be 350mm</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>N/A</p> <p>Yes</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>Yes</p>
<b>2.16.2 Side and Rear Fences and Walls</b>		
<p>(a) 1.8m Max side and rear fence</p> <p>(b) Overland flow - fencing to be open not impede flow of water</p> <p>(c) No Barbed wire, broken glass or other dangerous elements.</p> <p>(d) Fencing forward of the foreshore building line open and permeable.</p>	<p>Side and rear fencing is satisfactory</p>	<p>Yes</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>

DCP 2014	Proposed	Compliance
<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>		
(a) Energy efficiency performance report (b) Site analysis	BASIX Certificate: 1255048M_04 and dated: 4 November 2022  Energy: 52 Water: 40  Plans consistent with Certificate	Yes
<b>Part 7.2 Waste Minimisation and Management</b>		
<b>2.3 All developments</b>		
(a) Developments must provide space for onsite waste containers (b) Compliant size of storage areas and number of storage containers. (c) Space to be provided for bulk waste where appropriate. (d) Storage of green waste provided (e) Stored within the boundaries of the site. (f) Site Waste Minimisation and Management Plan (SWMMP) to be submitted (g) Located to provide easy, direct and convenient access. (h) No incineration devices. (i) Collection point identified on plan. (j) Path for wheeling bin collection not less than 14	Both dwellings have suitable spaces nominated for storage of waste containers	Yes
<b>2.4 Demolition and Construction</b>		
(a) Demolition must comply with AS and WorkCover (b) Demolition work plan submitted (c) Dedicated area on site for stockpile of materials taking into account environmental factors and amenity impacts. (d) Construction materials to be stored away from the waste materials on site.	The proposal does not include the demolition of the existing structures.	Yes
<b>2.5 Residential Developments comprising 1 or 2 Dwellings</b>		

<b>DCP 2014</b>	<b>Proposed</b>	<b>Compliance</b>
(a) Space inside each dwelling for receptacles for garbage, recycling.	Each dwelling has internal space for garbage and recycling.	Yes
(b) Space provided outside the dwellings to store the required garbage, recycling and green waste bins. Screened from street. Easy access to wheel the bins to the kerbside.	Suitable spaces nominated outside the dwellings.	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 Ref: PSW22023 prepared by PEC and dated 12 October 2022	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 Application has been consideration satisfactory by Development Engineering and City Works.	Stormwater Plan prepared by PEC ref PSW22023 and dated 12 October 2022.  Proposal has been considered satisfactory by Council's Development Engineer and City Works.	Yes
<b>4.0 Flooding and Overland Flow</b>		
4.4.1(a) development that is flood affected has been provided with a Flood Impact Statement. Report prepared in accordance with Section 2.2 of the Stormwater and Flood Plan Management Technical Manual 4.4.5(b) Floor levels of habitable and non habitable areas must comply with the freeboard requirements as stated in Table 2.1 of the Stormwater Technical Manual. 4.4.5(d) development must not divert major overland flows or reduce flood storage such to adversely impact the neighbouring property or surrounding area.	N/A – site is not flood affected.	N/A
<b>Part 8.3 Driveways</b>		
<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.	Does not seek to use the existing crossing.	N/A

DCP 2014	Proposed	Compliance
3.2(a) disused footway crossing slabs that become redundant are to be removed and footway restored.	Condition recommended regarding reinstatement of redundant crossing.	Yes
<b>4.0 Designing internal access roads and parking spaces</b>		
4.1 (a) the design of all parking spaces, circulation roads and manoeuvring areas on the property must confirm to the minimum requirements of AS2890.1-2004.	Complies with AS	Yes
<b>4.2 Design of Parking Spaces</b>		
(b) Vehicles (85 <sup>th</sup> percentile) to enter and leave designated parking space in a single 3 point turn manoeuvre. A 99 <sup>th</sup> percentile vehicle for disabled vehicles.	The design permits forward ingress and egress with 3 point turning manoeuvres.	Yes
(c) Enter and leave in a forward direction. Waived where the garage is located at the front of a dwelling and insufficient space within front setback to provide a turning area.	Required for this site.	Yes
<b>S2.0 Design Standards</b>		
<b>S2.2 Vehicular crossing widths</b>		
(a) Min 3.0m and max of 5.0m.	Both crossovers are 3m in width.	Yes
(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	N/A	N/A
<b>Part 9.2 Access for People with Disabilities</b>		
<b>4.1.2 Class 1 Buildings</b>		
Accessible path required from the street to the front door, where the level of land permits.	There are accessible travel paths from the street to the front doors.	Yes
<b>Part 9.3 Parking Controls</b>		
<b>2.2 Residential Lane Uses</b>		
- Dwelling houses up to 2 spaces/dwelling - Dual occupancy 1 space/dwelling	Both dwellings have one space	Yes