



**RYAN**

PLANNING & DEVELOPMENT  
PTY LTD

**CLIENT**

**Maree Jaloussis Hayes**

**PROPOSAL DESCRIPTION**

**Statement of Environmental Effects –  
Proposed Subdivision w/ Dwelling House  
and Secondary Dwelling on New Lot.**

**PROPOSAL REFERENCE NUMBER**

**J18930**

**ADDRESS**

**107 Iris Street Beacon Hill 2100**





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## INTRODUCTION

This Statement of Environmental Effects has been prepared in support of a Development Application for the proposed development, made under Part 4 of the Environmental Planning and Assessment Act 1979.

The proposed development is detailed in the application package submitted with subject Development application as well as in later sections of this document.

This Statement provides an assessment of the development proposal with respect to the relevant legislative context, social, economic and environmental impacts, and potential impacts of the works on the surrounding locality as well as any measures proposed within the application to mitigate such impacts.

This Statement details the proposed development's consistency with the applicable environmental planning instruments and development control plans including:

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2000
- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan 2011

In this regard, it is envisaged that the proposed development is consistent with the aims and objectives of the relevant environmental planning instruments and development control plan whilst being compatible with the emerging character of the locality and minimising any potential impacts on the amenity of the adjoining properties.

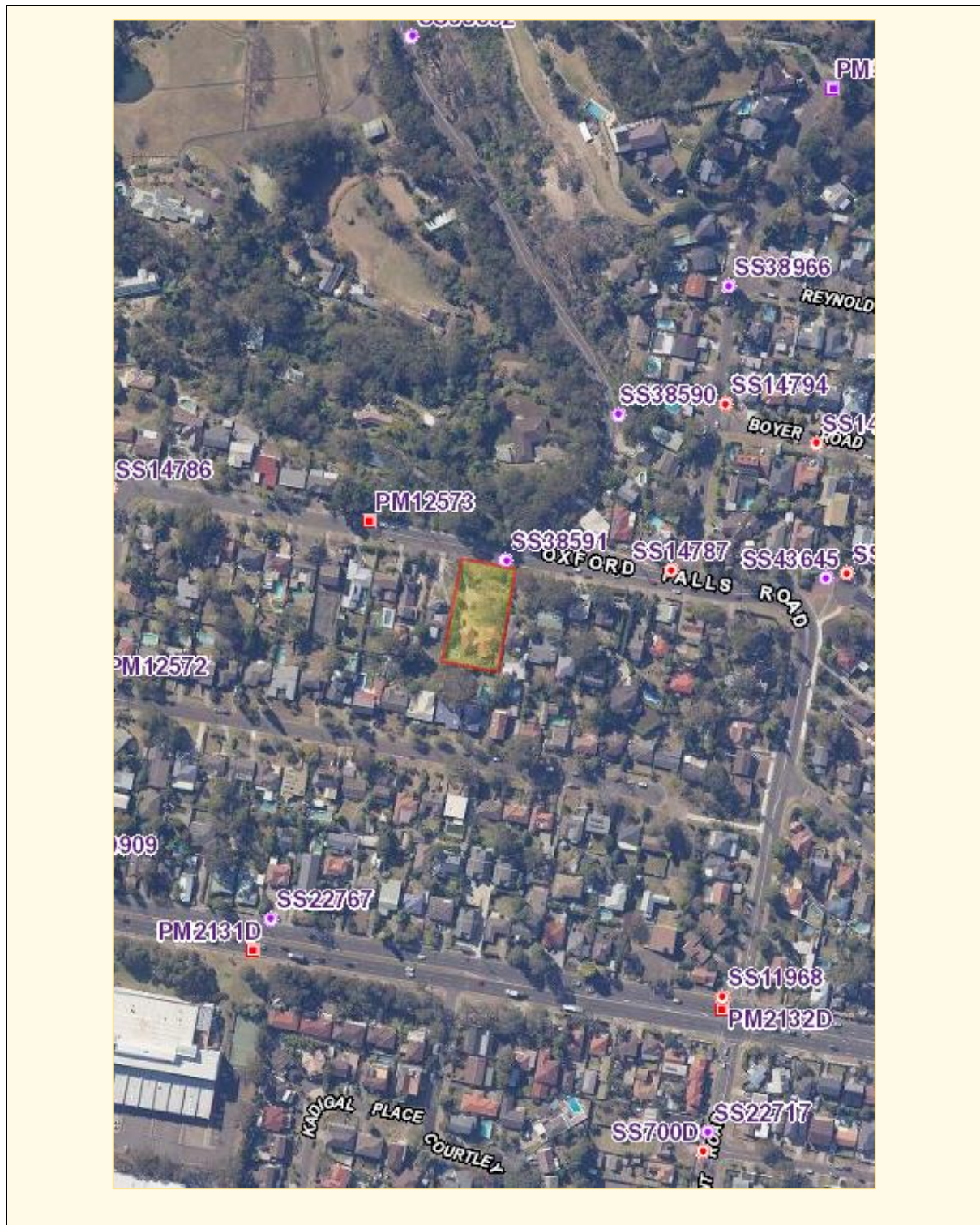




## SITE ANALYSIS

|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Address</b>                             | 107 Iris Street Beacon Hill 2100                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Lot/Section/DP</b>                      | 18/-/DP19022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Environmental Planning Instrument</b>   | Warringah Local Environmental Plan 2011                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Development Control Plan</b>            | Warringah Development Control Plan 2011                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Precinct</b>                            | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Zone</b>                                | R2: Low Density Residential                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Zone Objectives</b>                     | <ul style="list-style-type: none"> <li>• To provide for the housing needs of the community within a low density residential environment.</li> <li>• To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>• To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.</li> </ul>                                                                                                                                                                                                                                                                                                                           |
| <b>Permitted with Consent / Prohibited</b> | <p>2 Permitted without consent<br/>Home-based child care; Home occupations</p> <p>3 Permitted with consent<br/>Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals</p> <p>4 Prohibited<br/>Any development not specified in item 2 or 3</p> |
| <b>Site Area</b>                           | Approximately 2258.4m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |







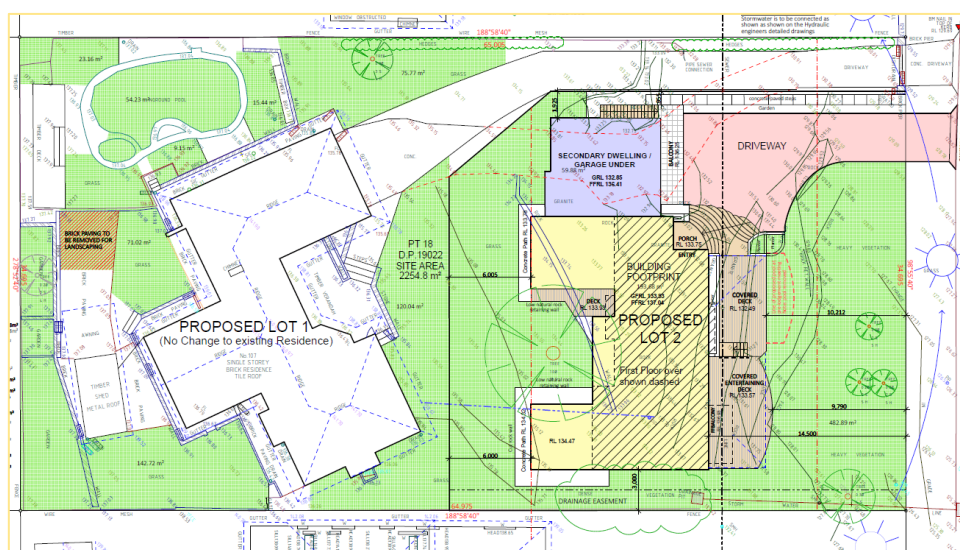
## PROPOSED DEVELOPMENT

### General Description of Development:

The subject development application is seeking consent, in the first instance, for the subdivision of the subject site from one lot into two.

The existing dwelling is to be retained will be situated on the newly created battle-axe lot. This will be proposed Lot 1 which will be 1145.8m<sup>2</sup>. The access handle for this lot is to run parallel to the western boundary.

Proposed Lot 2 will have direct road frontage to Iris Street and be 1005m<sup>2</sup>. Subsequent to the proposed subdivision a dwelling house is also proposed on the new Lot 2. The dwelling house is to be supported by an attached secondary dwelling as per the submitted plans. As the subdivision is proposed as a first step and the lot is subdividable without needing to propose a dwelling simultaneously, it is envisaged the consent authority will not deem the application to be for a multi-dwelling development. Conditions of consent stipulating that the subdivision certificate must be obtained prior to CC will ensure this. If preferred by the consent authority a staging plan can be provided.



It is noted that the subject development is 'Integrated Development' for the purposes of Section 100B of the Rural Fires Act 1997.





## ASSESSMENT SUMMARY

Statutory Framework

Local Environmental Planning Instruments

*Warringah Local Environmental Plan 2011*

| Part 2 Permitted or prohibited development                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zone R2 Low Density Residential                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                              |
| <ul style="list-style-type: none"><li>• To provide for the housing needs of the community within a low density residential environment.</li><li>• To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li><li>• To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.</li></ul> |                                                                                                                                                                                                                                                              |
| COMMENT:                                                                                                                                                                                                                                                                                                                                                                                                                                   | The proposed development is envisaged to be assessed as compatible with the governing zone objectives. It directly aims to provide for the housing needs of the community with negligible impacts on environmentally sensitive locations and scenic quality. |





## 2 Permitted without consent

Home-based child care; Home occupations

## 3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals

## 4 Prohibited

Any development not specified in item 2 or 3

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| COMMENT: | <p>The proposed is seeking consent for the subdivision of the subject site and the subsequent placement of a dwelling house and secondary dwelling. The site is able to be subdivided as proposed independently of the proposed dwellings thus mitigating the need to define the structures as dual occupancy or multi-dwelling housing.</p> <p>It is noted that both dwelling houses and secondary dwellings are permitted with consent in the zone.</p> |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Part 4 Principal development standards

|                                         |                                                                                                                                                                                                                                                                                      |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>4.1 Minimum subdivision lot size</b> | <p>The subject site is governed by a minimum lot size of 600m<sup>2</sup>.</p> <p>Each of the proposed lots is compliant in this regard –</p> <ul style="list-style-type: none"> <li>- Proposed Lot 1 = 1145.8m<sup>2</sup></li> <li>- Proposed Lot 2 = 1005m<sup>2</sup></li> </ul> |
| <b>4.3 Height of buildings</b>          | <p>The subject site is governed by a maximum building height of 8.5m.</p> <p>The proposed is compliant in this regard as demonstrated by the submitted elevational drawings.</p>                                                                                                     |

## Part 5 Miscellaneous provisions

|                                                                |                                                                                                                                                                                                                                                  |
|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>5.4 Controls relating to miscellaneous permissible uses</b> | <p>Clause 5.4 stipulates a maximum GFA for secondary dwellings of either 60m<sup>2</sup> or 11% of the primary dwellings GFA.</p> <p>The proposed is compliant in this regard with the secondary dwelling having a GFA of 59.88m<sup>2</sup></p> |
|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Part 6 Additional local provisions

|                       |                                                                                                                                                                                                                                                                         |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>6.2 Earthworks</b> | <p>The proposed is seeking consent for minimal earthworks in support of the intended structures. A detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land is not envisaged.</p> |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|





#### **6.4 Development on sloping land**

The front end of the subject site is noted to be within Area B on the Landslide Risk Map.

The rear end of the subject site is noted to be within Area A on the Landslide Risk Map.

The proposed development is not envisaged to be associable with –

- Significant risk associated with landslides in relation to both property and life.
- Significant detrimental impacts because of stormwater discharge from the development site.
- Significant impact on or affect the existing subsurface flow conditions.





## Development Control Framework

### Local Development Control Plan

#### Warringah Development Control Plan 2011

| Part B Built Form Controls                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| B1 Wall Heights                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>1. Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).</b></p>                                                                                                                                                                          | <p>The proposed does appear to exceed the maximum wall heights by marginal amounts though is deemed suitable for consent as per Pre-DA advice. The proposed has provided increased side setbacks to mitigate any potential for adverse impacts to adjoining properties. No adverse impacts by way of overshadowing or imposition of excessive built form is envisaged.</p> |
| <p><b>This control may be varied on sites with slopes greater than 20% within the building footprint (measured at the base of the external walls), provided the building:</b></p> <p><b>does not exceed the 8.5 metre height development standard; is designed and located to minimise bulk and scale; and has a minimal visual impact when viewed from the downslope sides of the land.</b></p> | <p>N/A</p>                                                                                                                                                                                                                                                                                                                                                                 |
| B2 Number of Storeys                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>1. Buildings on land shown coloured on the DCP Map Number of Storeys must comply with the maximum number of storeys identified on the DCP Map Number of Storeys.</b></p>                                                                                                                                                                                                                   | <p>The subject site is not identified on the DCP Map Number of Storeys. At two storeys the proposed is deemed compatible regardless.</p>                                                                                                                                                                                                                                   |
| B3 Side Boundary Envelope                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>1. Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of:</b></p> <ul style="list-style-type: none"> <li>• 4 metres, or</li> <li>• 5 metres</li> </ul> <p><b>as identified on the map.</b></p>              | <p>The submitted plans (ref: Section E – E) demonstrate compliance with the prescribed building envelopes.</p>                                                                                                                                                                                                                                                             |
| <p><b>2. On land within the R3 Medium Density Residential zone, above and below ground structures and private open space, carparking,</b></p>                                                                                                                                                                                                                                                    | <p>The submitted plans (ref: Section E – E) demonstrate compliance with the prescribed building envelopes.</p>                                                                                                                                                                                                                                                             |





|                                                                                                                                                                                                                                                                                                      |                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| vehicle access ramps, balconies, terraces, and the like shall not encroach the side boundary envelope.                                                                                                                                                                                               |                                                                                                                                 |
| <b>B4 Site Coverage</b>                                                                                                                                                                                                                                                                              | The subject site is not shown on the DCP site coverage map.                                                                     |
| <b>B5 Side Boundary Setbacks</b>                                                                                                                                                                                                                                                                     |                                                                                                                                 |
| Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map.                                                                                                                                                  | The subject site is mapped as applicable to a 0.9m side setback. The proposed has demonstrated side setbacks in excess of this. |
| Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.                                                                                                                                   | The proposed is compliant in this regard.                                                                                       |
| On land within the R3 Medium Density Residential zone, above and below ground structures and private open space, basement car parking, vehicle access ramps, balconies, terraces, and the like shall not encroach the side setback except as provided for under Exceptions below.                    | The proposed is compliant in this regard.                                                                                       |
| <b>B7 Front Boundary Setbacks</b>                                                                                                                                                                                                                                                                    |                                                                                                                                 |
| Development is to maintain a minimum setback to road frontages.                                                                                                                                                                                                                                      | The proposed is compliant with the minimum 6.5m front setback. A minimum front setback of 9.7m is provided.                     |
| The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences.                                                                                             | The submitted plans demonstrate compliance in this regard.                                                                      |
| Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways. | The submitted plans demonstrate compliance in this regard.                                                                      |
| <b>B9 Rear Boundary Setbacks</b>                                                                                                                                                                                                                                                                     |                                                                                                                                 |
| Development is to maintain a minimum setback to rear boundaries.                                                                                                                                                                                                                                     | The proposed is compliant with the minimum 6m rear setback.                                                                     |





**The rear setback area is to be landscaped and free of any above or below ground structures.**

The submitted plans demonstrate compliance in this regard.





| On land zoned R3 Medium Density where there is a 6m rear boundary setback, above and below ground structures and private open space, including basement carparking, vehicle access ramps, balconies, terraces, and the like shall not encroach the rear building setback.                                                                                                                                                                                                                                                                                                                                                      | The submitted plans demonstrate compliance in this regard.                                                                                                                |                               |                                           |     |     |      |     |                 |                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|-------------------------------------------|-----|-----|------|-----|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Part C Siting Factors</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                           |                               |                                           |     |     |      |     |                 |                                                                                                                                                                           |
| <b>C1 Subdivision</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                           |                               |                                           |     |     |      |     |                 |                                                                                                                                                                           |
| <b>1. R2 Low Density Residential zone requirements:</b><br><b>Proposed new allotments:</b><br>a) Minimum width: 13 metres<br>b) Minimum depth: 27 metres; and<br>c) Minimum building area: 150m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                   | The proposed new lots have demonstrated compliance in this regard.                                                                                                        |                               |                                           |     |     |      |     |                 |                                                                                                                                                                           |
| <b>2. Motor vehicle access to each residential allotment is required from a constructed and dedicated public road.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | The proposed new lots have demonstrated compliance in this regard.                                                                                                        |                               |                                           |     |     |      |     |                 |                                                                                                                                                                           |
| <b>Width of accessways are to be as follows:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | The proposed access handle is compliant at approximately 4m wide.                                                                                                         |                               |                                           |     |     |      |     |                 |                                                                                                                                                                           |
| <b>1. Table: Width of accessways*</b> <table border="1"> <thead> <tr> <th>Number of lots to be serviced</th><th>Width of clear constructed accessway (m)*</th></tr> </thead> <tbody> <tr> <td>1-5</td><td>3.5</td></tr> <tr> <td>6-10</td><td>5.0</td></tr> <tr> <td>in excess of 10</td><td>Access is to be provided by a private or public road constructed with a width that is in accordance with Council standard specifications for engineering works (AUSPEC 1)</td></tr> </tbody> </table>                                                                                                                             |                                                                                                                                                                           | Number of lots to be serviced | Width of clear constructed accessway (m)* | 1-5 | 3.5 | 6-10 | 5.0 | in excess of 10 | Access is to be provided by a private or public road constructed with a width that is in accordance with Council standard specifications for engineering works (AUSPEC 1) |
| Number of lots to be serviced                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Width of clear constructed accessway (m)*                                                                                                                                 |                               |                                           |     |     |      |     |                 |                                                                                                                                                                           |
| 1-5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 3.5                                                                                                                                                                       |                               |                                           |     |     |      |     |                 |                                                                                                                                                                           |
| 6-10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 5.0                                                                                                                                                                       |                               |                                           |     |     |      |     |                 |                                                                                                                                                                           |
| in excess of 10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Access is to be provided by a private or public road constructed with a width that is in accordance with Council standard specifications for engineering works (AUSPEC 1) |                               |                                           |     |     |      |     |                 |                                                                                                                                                                           |
| <b>4. Provision should be made for each allotment to be drained by gravity to a Council-approved drainage system. The topography of the land should not be altered to adversely affect the natural drainage patterns. Stormwater should drain directly to a Council-approved drainage system and not via adjoining properties unless via a formalised interallotment drainage system. The proposed allotments are to be drained to the direction of the natural fall of the land. Interallotment drainage easements will be required through adjoining properties to adequately drain land to Council's downstream system.</b> | The subject site slopes to the street. Drainage to council's infrastructure passively is not envisaged to be of concern. Refer submitted SWD details.                     |                               |                                           |     |     |      |     |                 |                                                                                                                                                                           |





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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <p><b>7. Subdivision should be designed to minimise the risk from potential bushfire. Asset protection zones should be contained within the property boundaries of the new subdivision.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>Noted.</p>                                                                                                                  |
| <p><b>C3 Parking Facilities</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                |
| <p><b>1. The following design principles shall be met:</b></p> <ul style="list-style-type: none"> <li>• <b>Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site.;</b></li> <li>• <b>Laneways are to be used to provide rear access to carparking areas where possible;</b></li> <li>• <b>Carparking is to be provided partly or fully underground for apartment buildings and other large scale developments;</b></li> <li>• <b>Parking is to be located so that views of the street from front windows are not obscured; and</b></li> <li>• <b>Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser.</b></li> </ul> | <p>Where applicable the subject consideration has been shown to have been incorporated into the proposed design.</p>           |
| <p><b>2. Off street parking is to be provided within the property demonstrating that the following matters have been taken into account:</b></p> <ul style="list-style-type: none"> <li>• <b>the land use;</b></li> <li>• <b>the hours of operation;</b></li> <li>• <b>the availability of public transport;</b></li> <li>• <b>the availability of alternative car parking; and</b></li> <li>• <b>the need for parking facilities for courier vehicles, delivery / service vehicles and bicycles.</b></li> </ul>                                                                                                                                                                                                                                                                                                                          | <p>Where applicable the subject consideration has been shown to have been incorporated into the proposed design.</p>           |
| <p><b>4. Carparking is to be provided in accordance with Appendix 1 which details the rate of car parking for various land uses. Where the carparking rate is not specified in Appendix 1 or the WLEP, carparking must be adequate for the development having regard to the objectives and requirements of this clause. The rates specified in the Roads and Traffic Authority's Guide to Traffic Generating Development should be used as a guide where relevant.</b></p>                                                                                                                                                                                                                                                                                                                                                                | <p>The proposed is required to provide for 2 spaces per dwelling. These have been provided for as per the submitted plans.</p> |





| <b>C4 Stormwater</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                   |               |                                          |                                                                                        |                                                                 |                                                                                           |                                                                 |                                                                                                       |                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------------------------------|----------------------------------------------------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| <b>Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No such impact is envisaged of the proposed. Stormwater conveyance details were not available at the time of this review.<br>Refer submitted SWD details.                                         |               |                                          |                                                                                        |                                                                 |                                                                                           |                                                                 |                                                                                                       |                                                                   |
| <b>The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management Policy.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Refer submitted SWD details.                                                                                                                                                                      |               |                                          |                                                                                        |                                                                 |                                                                                           |                                                                 |                                                                                                       |                                                                   |
| <b>C5 Erosion and Sedimentation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Sediment and Erosion controls measure to be indicated on the submitted plans and enforced via conditions of consent.                                                                              |               |                                          |                                                                                        |                                                                 |                                                                                           |                                                                 |                                                                                                       |                                                                   |
| <b>Part D Design</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                   |               |                                          |                                                                                        |                                                                 |                                                                                           |                                                                 |                                                                                                       |                                                                   |
| <b>D1 Landscaped Open Space and Bushland Setting</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                   |               |                                          |                                                                                        |                                                                 |                                                                                           |                                                                 |                                                                                                       |                                                                   |
| <b>1. The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | The subject site is required to provide for a minimum of 40% site area as landscaped open space. The proposed is compliant in this regard with a provision of 43.8% for lot 1 and 47.9% for lot 2 |               |                                          |                                                                                        |                                                                 |                                                                                           |                                                                 |                                                                                                       |                                                                   |
| <b>D2 Private Open Space</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                   |               |                                          |                                                                                        |                                                                 |                                                                                           |                                                                 |                                                                                                       |                                                                   |
| <b>1. Residential development is to include private open space for each dwelling.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Noted                                                                                                                                                                                             |               |                                          |                                                                                        |                                                                 |                                                                                           |                                                                 |                                                                                                       |                                                                   |
| <b>2. The minimum area and dimensions of private open space are as follows:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | The proposed is required to provide at least 60m <sup>2</sup> POS for each dwelling. The submitted plans readily demonstrate compliance in this regard.                                           |               |                                          |                                                                                        |                                                                 |                                                                                           |                                                                 |                                                                                                       |                                                                   |
| <table border="1"> <thead> <tr> <th>DWELLING Type</th><th>Area and Minimum Dimensions per dwelling</th></tr> </thead> <tbody> <tr> <td>Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms</td><td>A total of 35m<sup>2</sup> with minimum dimensions of 3 metres</td></tr> <tr> <td>Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms</td><td>A total of 60m<sup>2</sup> with minimum dimensions of 5 metres</td></tr> <tr> <td>Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing</td><td>A total of 10m<sup>2</sup> with minimum dimensions of 2.5 metres</td></tr> </tbody> </table> |                                                                                                                                                                                                   | DWELLING Type | Area and Minimum Dimensions per dwelling | Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms | A total of 35m <sup>2</sup> with minimum dimensions of 3 metres | Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms | A total of 60m <sup>2</sup> with minimum dimensions of 5 metres | Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing | A total of 10m <sup>2</sup> with minimum dimensions of 2.5 metres |
| DWELLING Type                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Area and Minimum Dimensions per dwelling                                                                                                                                                          |               |                                          |                                                                                        |                                                                 |                                                                                           |                                                                 |                                                                                                       |                                                                   |
| Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | A total of 35m <sup>2</sup> with minimum dimensions of 3 metres                                                                                                                                   |               |                                          |                                                                                        |                                                                 |                                                                                           |                                                                 |                                                                                                       |                                                                   |
| Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | A total of 60m <sup>2</sup> with minimum dimensions of 5 metres                                                                                                                                   |               |                                          |                                                                                        |                                                                 |                                                                                           |                                                                 |                                                                                                       |                                                                   |
| Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | A total of 10m <sup>2</sup> with minimum dimensions of 2.5 metres                                                                                                                                 |               |                                          |                                                                                        |                                                                 |                                                                                           |                                                                 |                                                                                                       |                                                                   |
| <b>3. Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | The proposed is compliant in this regard                                                                                                                                                          |               |                                          |                                                                                        |                                                                 |                                                                                           |                                                                 |                                                                                                       |                                                                   |
| <b>4. Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | The proposed is compliant in this regard                                                                                                                                                          |               |                                          |                                                                                        |                                                                 |                                                                                           |                                                                 |                                                                                                       |                                                                   |





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| <b>5. Private open space shall not be located in the primary front building setback.</b>                                                                                                                                                              | Noted                                                                                                                    |
| <b>6. Private open space is to be located to maximise solar access.</b>                                                                                                                                                                               | The proposed is compliant in this regard                                                                                 |
| <b>D6 Access to Sunlight</b>                                                                                                                                                                                                                          |                                                                                                                          |
| <b>1. Development should avoid unreasonable overshadowing any public open space.</b>                                                                                                                                                                  | The proposed is not envisaged to burden a public place in this regard                                                    |
| <b>2. At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.</b> | The proposed is envisaged to be compliant in this regard. Shadow diagrams were not available at the time of this review. |
| <b>D8 Privacy</b>                                                                                                                                                                                                                                     | The proposed design is such that no adverse impacts on the privacy amenity of the site or adjoining sites are envisaged. |
| <b>D9 Building Bulk</b>                                                                                                                                                                                                                               | The proposed is not associated with or representative of any unreasonable massing elements.                              |
| <b>D20 Safety and Security</b>                                                                                                                                                                                                                        | The proposed design is such that the principles of Crime Prevention through Environmental Design are preserved.          |

