

## Low Rise Housing Diversity Design Guide (Key Objectives and Design Criteria)

Pursuant to Section 20 of the Housing SEPP, an assessment against the Low Rise Housing Diversity Design Guide (The Design Guide) must be undertaken for development that contains dual occupancies, manor houses, or multi dwelling housing (terraces).

As detailed in the Architectural Plans, the proposed development comprises multi dwelling houses within Precinct C, and terraces within Precincts D, E, G, and H, and therefore, an assessment against the relevant sections of the Design Guide is provided in the table below.

**Table 1 Assessment against The Design Guide Section 2.3 Terraces – Precincts D, E, G, and H**

Design Criteria	Consistent (Y / N)	Comment
<b>2.3A Building Envelopes</b>		
1. Where the LEP or DCP does not include a maximum building height, that height of buildings is: <ul style="list-style-type: none"> <li>R1, R2, or RU5 zoned land: 9m</li> <li>R3 zoned land: 11m</li> </ul>	N/A	The site is zoned MU1.
2. The maximum number of storeys (excluding basements) are: <ul style="list-style-type: none"> <li>R1, R2, or RU5 zoned land: 2</li> <li>R3 zoned land: 3</li> </ul>	N/A	The site is zoned MU1.
3. Refer to the DCP for front setback or envelope controls	N/A	The proposal is an SSDA and therefore, the DCP does not apply.
4. Where the DCP does not contain front setback controls the following apply: <ul style="list-style-type: none"> <li>Where existing dwellings are within 40m - average of the two closest dwelling houses, dual occupancies or multi dwelling housing (terraces), or</li> <li>Where no existing dwellings are within 40m then the front setback is 3.5m.</li> </ul>	Yes	The proposal is an SSDA and therefore, the DCP does not apply. The proposal is generally consistent with the provided controls, with a minor variation in front setbacks with Precinct H and G providing a 3m setback. This is a minor variation of a master planned estate that has been designed to optimise the provision of social and affordable housing.

Design Criteria	Consistent (Y / N)	Comment								
		Irrespective, the development meets the design objectives of the guidelines.								
5. R3 zoned land - Where the DCP does not contain front setback controls the setback to primary road is 3.5m.	N/A	The site is zoned MU1								
6. Where the DCP does not contain setback controls for secondary roads or to public reserves the following apply: <table border="1" data-bbox="206 475 551 638"> <thead> <tr> <th>Lot Area (m<sup>2</sup>)</th> <th>Setback</th> </tr> </thead> <tbody> <tr> <td>0-900</td> <td>2m</td> </tr> <tr> <td>&gt;900-1500</td> <td>3m</td> </tr> <tr> <td>&gt;1500</td> <td>5m</td> </tr> </tbody> </table>	Lot Area (m <sup>2</sup> )	Setback	0-900	2m	>900-1500	3m	>1500	5m	N/A	Precincts D and G front the perimeter road which will be classified as a secondary road. Precinct D has total site area of approximately 1,047m <sup>2</sup> , and Precinct G has total site area of approximately 1,480m <sup>2</sup> . Each dwelling in Precinct D is setback 3m from the Perimeter Road, and each dwelling in Precinct G is setback 3m.
Lot Area (m <sup>2</sup> )	Setback									
0-900	2m									
>900-1500	3m									
>1500	5m									
7. Setback from a parallel road: 3m, unless dwellings have a frontage to the parallel road, in which case the setback must be the same as if the parallel road were a primary road.	N/A	No dwellings have a frontage to a parallel road.								
8. Setback from classified road: 9m	Yes	The development has been set back 20m from Moss Vale Road.								
9. Setback from public reserve: 3m	Yes	Development is not proposed within 3m of public reserve.								
10. Refer to the DCP for side boundary setback or envelope controls.	N/A	The proposal is an SSDA and therefore, the DCP does not apply.								
11. Where the DCP does not contain side setback controls the side setback is 1.5m.	Yes	At least a 1.5m side setback is provided between terrace housing and other housing types.								
12. Refer to the DCP for rear boundary setbacks or envelope controls.	N/A	The proposal is an SSDA and therefore, the DCP does not apply.								
13. Where the DCP does not contain a rear setback controls the following apply: <table border="1" data-bbox="206 1235 927 1385"> <thead> <tr> <th>Lot Area (m<sup>2</sup>)</th> <th>Building Height</th> <th>Minimum required setback from rear boundary</th> </tr> </thead> <tbody> <tr> <td rowspan="2">600-900</td> <td>0m-4.5m</td> <td>3m</td> </tr> <tr> <td>&gt;4.5m</td> <td>8m</td> </tr> </tbody> </table>	Lot Area (m <sup>2</sup> )	Building Height	Minimum required setback from rear boundary	600-900	0m-4.5m	3m	>4.5m	8m	Yes	Although the DCP does not apply, it requires a 3m rear setback. The proposed development provides varying setbacks across all precincts, with a primary objective to enhance landscaping and allow for deep soil along the road reserves. As
Lot Area (m <sup>2</sup> )	Building Height	Minimum required setback from rear boundary								
600-900	0m-4.5m	3m								
	>4.5m	8m								

Design Criteria			Consistent (Y / N)	Comment
>900-1500	0m-4.5m	5m		such, the development achieves the design objective 2.1A-4.
	>4.5m	12m		
>1500	0m-4.5m	10m		
	>4.5m	15m		
14. The setback to a lane is 0m.			Yes	The development has been designed accordingly.
<b>2.3B Gross Floor Area/Floor Space Ratio</b>				
15. Where the LEP or DCP do not contain an FSR or Gross floor area the following maximum gross floor area applies to all buildings on a lot:			N/A	The site is zoned MU1
<ul style="list-style-type: none"> <li>R1, R2, or RU5 zoned land - 60% of lot area</li> <li>R3 zoned land - 80% of lot area.</li> </ul>				
<b>2.3C Landscaped Area</b>				
16. Where the LEP or DCP does not contain a minimum landscaped area, the minimum landscaped area is:			N/A	The site is zoned MU1
<b>Zone</b>	<b>Landscaped Area</b>			
R1, R2 and RU5	Where concurrent subdivision is proposed: <ul style="list-style-type: none"> <li>The minimum area that must be provided for each resulting lot - 30% of lot area.</li> </ul> Where no subdivision is proposed: <ul style="list-style-type: none"> <li>The minimum landscaped area that must be provided is 30% of the parent lot area of which at least 54m<sup>2</sup> is to be allocated to each dwelling.</li> </ul>			
R3	Where concurrent subdivision is proposed: <ul style="list-style-type: none"> <li>The minimum area that must be provided for each resulting lot - 20% of lot area.</li> </ul> Where no subdivision is proposed: <ul style="list-style-type: none"> <li>The minimum landscaped area that must be provided is 20% of the parent lot area of which at least 36m<sup>2</sup> is to be allocated to each dwelling</li> </ul>			

Design Criteria	Consistent (Y / N)	Comment																																			
17. The minimum dimension of any area included in the landscaped area calculation is 1.5m.		As shown on the plans, the landscaped area and private open space of each dwelling has a minimum dimension of 3m.																																			
18. At least 25% of the area forward of the building line is to be landscaped area.		Subject to detailed design phase. A minimum of 25% of the area forward of the building line will be landscaped area.																																			
19. At least 50% of the area behind the building line is to be landscaped.		Subject to detailed design phase. A minimum of 50% of the area behind of the building line will be landscaped area.																																			
20. An ongoing maintenance plan is to be provided as part of the landscape plan.		To be prepared during detailed design phase.																																			
21. Minimum soil standards for plant sizes are provided in accordance with the Table below. <table border="1" data-bbox="208 703 981 991"> <thead> <tr> <th>Tree size</th> <th>Height</th> <th>Spread</th> <th>Min Soil Area</th> <th>Min Soil Depth</th> </tr> </thead> <tbody> <tr> <td>Large trees</td> <td>&gt;12m</td> <td>&gt;8m</td> <td>10x10m</td> <td>1.2m</td> </tr> <tr> <td>Medium trees</td> <td>8-12m</td> <td>4-8m</td> <td>6x6m</td> <td>1m</td> </tr> <tr> <td>Small trees</td> <td>5-8m</td> <td>&lt;4m</td> <td>3.5x3.5m</td> <td>0.8m</td> </tr> <tr> <td>Shrubs</td> <td></td> <td></td> <td></td> <td>0.5-0.6m</td> </tr> <tr> <td>Groundcover</td> <td></td> <td></td> <td></td> <td>0.3-0.45m</td> </tr> <tr> <td>Turf</td> <td></td> <td></td> <td></td> <td>0.2m</td> </tr> </tbody> </table>	Tree size	Height	Spread	Min Soil Area	Min Soil Depth	Large trees	>12m	>8m	10x10m	1.2m	Medium trees	8-12m	4-8m	6x6m	1m	Small trees	5-8m	<4m	3.5x3.5m	0.8m	Shrubs				0.5-0.6m	Groundcover				0.3-0.45m	Turf				0.2m		Subject to detailed design phase. Minimum soil standards for plants will be provided in accordance with provided table.
Tree size	Height	Spread	Min Soil Area	Min Soil Depth																																	
Large trees	>12m	>8m	10x10m	1.2m																																	
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Shrubs				0.5-0.6m																																	
Groundcover				0.3-0.45m																																	
Turf				0.2m																																	
22. If the DCP does not specify tree planting of a particular size or species the following is to be provided: <ul style="list-style-type: none"> <li>• Front: 1 tree with mature height of 5m if primary road setback is greater than 3m.</li> <li>• Rear: 1 tree with mature height of 8m.</li> </ul>	Yes	As illustrated in the Landscape Plans provided at <b>Appendix J</b> , significant landscaping is proposed for Precincts D, E, G and H, which has been designed to support healthy plant and tree growth and provide sufficient space for the growth of medium sized trees, therefore achieving the objective of the criteria.																																			
23. Mature trees are to be retained, particularly those along the boundary, (except those where approval is granted by Council for their removal).	N/A	The site has been largely cleared and does not contain mature vegetation. A BDAR																																			

Design Criteria	Consistent (Y / N)	Comment
24. Landscape features including trees and rock outcrops are retained where they contribute to the streetscape character or are located within the rear setback.	N/A	wavier has been granted by the Department ( <b>Appendix X</b> ), confirming the proposed development unlikely to have significant impacts of biodiversity values.
25. The landscape plan proposes a combination of tree planting, for shade, mid height shrubs, lawn and ground covers.	Yes	The landscape plan provides for a combination of tree planting as detailed in <b>Appendix J</b> .
26. On grade parking should be provided with tree planting for canopy cover at a rate of 1 tree per 4 car spaces.		Subject to detailed design phase. Minimum 1 tree per 4 car spaces will be provided for canopy cover within on grade parking.
27. The landscape plan indicates that at least 50% of the overall number of trees and shrubs are species native to the region.		Subject to detailed design phase. Minimum 50% of the overall trees and shrubs will be species native to the Shoalhaven region.
<b>2.3D Local Character and Context</b>		
28. Provide a description in the Design Verification Statement how the built form of the development contributes to the character of the local area, using the guidance in Section 3D Local Character and Context.	Yes	An Architectural Design Report has been prepared by SPARC Development, included at <b>Appendix F</b> .
<b>2.3E Public Domain Interface</b>		
29. The front door of each dwelling is to be directly visible from the street.	Yes	The front door of each dwelling is visible from the street.
30. Each dwelling has a habitable room that faces the street or public space.	Yes	Each dwelling has a habitable room that faces the street.
31. Private courtyards within the front setback are only located within the articulation zones and / or behind the required front building line.	Yes	Private courtyards within the front setback are located behind the front building line.
32. Front fences: <ul style="list-style-type: none"> <li>• Are visually permeable (no more than 50% of the allowable fence area will be solid masonry, timber or metal).</li> <li>• Average height no greater than 1.2m.</li> <li>• Have a consistent character with other front fences in the street.</li> <li>• Are not to be constructed of solid metal panels or unfinished timber palings.</li> </ul>		Subject to detailed design phase. Front fences will be designed in accordance with provided criteria.

Design Criteria	Consistent (Y / N)	Comment
33. High solid walls are only used to shield a dwelling from the noise of classified roads. The walls are to have a maximum height of 2.1m and be setback at least 1.5m from the property boundary. Landscape planting is to be provided between the wall and the boundary, with a mature height of at least 1.5m.		Subject to detailed design phase. Walls will be designed in accordance with provided criteria.
34. Retaining walls greater than 600mm within the front setback are to be softened by planting for a minimum depth of 600mm on the low side of the retaining wall.		Subject to detailed design phase. Retaining walls will be designed in accordance with provided criteria.
35. Where development adjoins public parks, open space or bushland, or is a corner site, the design positively addresses this interface using any of the following design solutions: <ul style="list-style-type: none"> <li>• Habitable room windows facing the public domain.</li> <li>• Street access, pedestrian paths and building entries.</li> <li>• Paths, low fences and planting that clearly delineate between communal/ private open space and the adjoining public open space.</li> <li>• Walls fronting the public spaces are to have openings not less than 25% of the surface area of the wall.</li> </ul>	Yes	Development adjoining public open space has been designed in accordance with these criteria.
<b>2.3F Pedestrian and Vehicle Circulation</b>		
36. Vehicle circulation and parking complies with AS2890.1.	Yes	Vehicle circulation and parking complies with AS2890.1.
37. All new internal streets and lanes are to be overlooked by windows from habitable rooms and or private open space.	Yes	Internal streets and lanes are overlooked by habitable rooms and windows.
38. Where new streets or lanes are created: <ul style="list-style-type: none"> <li>• Lanes: shared or pedestrian surfaces with a width of common area including landscape - minimum 6m</li> <li>• Streets: width of common area including landscape - minimum 12m.</li> </ul>	Yes	New laneways have a minimum width of common area, including landscaping, of 6m.
39. Where less than 20 car spaces are provided reduce carriageway width to 3.5m, with passing areas as required by AS 2890.1.	N/A	Proposal provides for more than 20 car spaces.
40. Internal vehicle circulation must be: <ul style="list-style-type: none"> <li>• at least 1m setback from a fences;</li> <li>• at least 1m setback from another dwelling;</li> <li>• at least 2.5m setback from a window in a habitable room if the window exceeds 1m<sup>2</sup>; and</li> <li>• the setbacks should contain plants to soften edges.</li> </ul>	Yes	Internal vehicle circulation meets required provisions.

Design Criteria	Consistent (Y / N)	Comment
41. Terminate driveways and streets with trees, open space or the window of a dwelling - not a garage or car space.	Yes	Driveways and streets will not be terminated with garages/car spaces.
42. Streets to be designed to accommodate appropriate service vehicles likely to access the site.	Yes	Internal roads have been designed to accommodate service vehicles. The site also consists of an approved emergency access road connecting from Moss Vale Road on the western boundary of the site.
43. Where on street parking is currently available in front of the development, the proposed driveways are located so that at least one car space remains.	N/A	The site is currently vacant. No on-street parking is currently provided.
44. Car parking not associated with a dwelling must be: <ul style="list-style-type: none"> <li>• setback from a fence is to be at least 1m</li> <li>• setback from another dwelling is to be at least 1m</li> <li>• setback from a habitable room window is to be at least 3m if the window exceeds 1m<sup>2</sup>.</li> <li>• The setbacks should contain plants</li> </ul>	Yes	All car parking not associated with a dwelling will be located on the street or in provided on-grade car parks. These comply with provided provisions.
45. New streets and lanes <ul style="list-style-type: none"> <li>• maximum length of a dead-end laneway - 40m.</li> <li>• minimum width between structures - 7m.</li> </ul>	Yes	No dead-end laneways are proposed. A minimum 7m width is provided between structures across new lanes.
46. Provide safe shared spaces for vehicles, cyclists and pedestrians by including measures that reduce vehicle speeds such as changes in pavement texture at entries or key nodes, reduce demarcation between pedestrian and vehicle spaces.	Yes	Shared pedestrian-centric safe spaces are provided throughout the site.
47. Pedestrian paths that are separated from an internal road or lane by a kerb or landscaped area are to be provided where there are more than 20 dwellings.	Yes	Pedestrian connectivity is provided throughout the development, with pathways to both sides of the higher order loop road, and to one side of the smaller residential street, separated from the road/lane by a kerb.
48. Where pedestrian circulation is separated from vehicle circulation the paths are still to function like streets with pavement at least 1.5m wide, clearly identifiable dwelling entrances and clear lines of sight to create a legible and safe network.	Yes	Pavement is 2.2m wide and ensures a safe and legible network.

Design Criteria	Consistent (Y / N)	Comment
49. Roads and pedestrian spaces are to have lighting designed in accordance with A1158.3.1 that avoids light spill in to private spaces.	Yes	Roads and pedestrian spaces have lighting designed in accordance with A1158.3.1
<b>2.3G Orientation, Siting and Subdivision</b>		
50. The minimum lot size for carrying out multi dwelling housing (terraces) is: <ul style="list-style-type: none"> <li>the minimum area for multi dwelling housing specified in the LEP or DCP that applies to the land, or,</li> <li>if the LEP or DCP does not specify a minimum lot dimension - 600m<sup>2</sup> and width measured at the building line of 18m.</li> </ul>	Yes	As per the Shoalhaven LEP 2014 (4.1A), multi dwelling housing and residential flat buildings require a minimum lot area of 900sqm. Each lot has an area greater than the minimum and is therefore compliant with the minimum lot sizes.
51. If the LEP or DCP does not contain a minimum lot width the following provisions apply: On R3 zoned land: <ul style="list-style-type: none"> <li>Garages not fronting primary road - 5m</li> <li>Garages fronting primary road - 7.5m</li> </ul> On R1, R2, & RU5 zoned land: <ul style="list-style-type: none"> <li>Garages not fronting primary road - 6m</li> <li>Garages fronting primary road - 7.5m.</li> </ul>	N/A	Site is zoned MU1
52. If the LEP or DCP does not contain a minimum lot area for subdivision of a multi dwelling (terraces), then the following provisions apply: <ul style="list-style-type: none"> <li>R1, R2, &amp; RU5 zoned land - 200m<sup>2</sup></li> <li>R3 zoned land - 150m<sup>2</sup></li> </ul>	N/A	Site is zoned MU1
53. Each dwelling has a frontage to a primary, secondary or parallel road. The road must be a public road as defined by the Roads Act 1993. The frontage of each terrace is to be at least 5m	Yes	Precincts D and G front the perimeter road which will be classified as a secondary road. The frontage of each terrace has been designed accordingly with a width greater than 5m.
54. A window that is more than 3m from the boundary to a living room of an adjoining dwelling is to receive more than 3 hours of direct sunlight between 9am and 3pm on the winter solstice (June 21). If the window currently receives less than 3hrs - direct sunlight is not reduced. Note: Direct sunlight is measured consistent with Design Criteria 47 and is only required to one window serving the living room.		Each individual precinct achieves the sunlight requirements.

Design Criteria	Consistent (Y / N)	Comment
55. Where the location of the living room windows of an adjoining dwelling cannot be verified the proposed development is accommodated within a building envelope defined by a 35° plane at 3.6m above the boundary.	N/A	The location of the living room of adjoining dwellings can be verified.
56. Unless a dwelling is over a basement, the ground floor is not more than 1.3m above ground level, and no more than 1m below ground level.	Yes	Within these precincts no basements are provided. Ground floors are not more than 1.3m above ground level.
57. Dwellings are located to step with the topography.	Yes	Dwellings are located to step with the topography.
58. All lots must have access to reticulated water and sewer, electricity, telecommunications, and where available gas.	Yes	All lots will be connected to required services.
59. The minimum separation between two or more buildings containing dwelling on the same lot is 3m. Note: Greater separation may be required for privacy.	Yes	Buildings have been designed accordingly to ensure a high level of residential amenity is received and therefore, appropriate building separations have been adopted to allow for landscaping, provide visual separation, reduce visual bulk and maintain solar access. As such, the development is consistent with the design objectives, even where building separations do not meet the required 3m.
60. Provide a break of 3m between buildings more than 45m long.	Yes	Precinct H is 59.5m long. Notwithstanding, appropriate building articulation and modulation has been incorporated into the design to assist in breaking down the perceived bulk and scale.
<b>2.3H Solar and Daylight Access</b>		
61. The living room or private open space in each dwelling is to receive a minimum of 2 hours direct sunlight between 9 am and 3pm on the winter solstice (June 21). Note: Direct sunlight is achieved when 1m <sup>2</sup> of direct sunlight on the glass is achieved for at least 15 minutes. To satisfy 2 hours direct sunlight, 8 periods of 15 minutes will need to be achieved - however the periods do not need to be consecutive.	Yes	Each individual precinct achieves the sunlight requirements.

Design Criteria	Consistent (Y / N)	Comment						
62. Daylight may not be borrowed from other rooms, except where a room has a frontage to a classified road.	Yes	Each individual precinct achieves the sunlight requirements.						
63. No part of a habitable room is more than 8m from a window.	Yes	No part of a habitable room is more than 8m from a window.						
64. No part of a kitchen work surface is more than 6m from a window or skylight.	Yes	No part of a kitchen work surface is more than 6m from a window.						
65. Courtyards are to: <ul style="list-style-type: none"> <li>• Be fully open to the sky; and</li> <li>• Have a minimum dimension of one third of the perimeter wall height, an area of 4m<sup>2</sup>.</li> </ul>	Yes	All courtyards are fully open to the sky and have a compliant area.						
66. A window is visible from 75% of the floor area of a habitable room.	Yes	A window is visible from 75% of all habitable rooms.						
<b>2.3I Natural Ventilation</b>								
67. All habitable rooms are naturally ventilated.	Yes	Natural ventilation is available to each habitable room.						
68. Each dwelling is naturally cross ventilated.	Yes	Each individual precinct achieves the cross-ventilation requirements.						
<b>2.3J Ceiling Height</b>								
69. Minimum ceiling heights are: <ul style="list-style-type: none"> <li>• 2.7m to ground floor habitable rooms.</li> <li>• 2.7m to upper level living rooms.</li> <li>• 2.4m to upper level habitable rooms (excluding living rooms).</li> </ul> The ceiling height is measured from finished floor level to finished ceiling level	Yes	The development adopts ceiling heights in accordance with this standard.						
<b>2.3K Dwelling Size and Layout</b>								
70. Dwellings to have the following minimum internal floor areas: <table border="0" style="margin-left: 20px;"> <tr> <td>1 bed</td> <td>65m<sup>2</sup></td> </tr> <tr> <td>2 bed</td> <td>90m<sup>2</sup></td> </tr> <tr> <td>3+ bed</td> <td>115m<sup>2</sup></td> </tr> </table>	1 bed	65m <sup>2</sup>	2 bed	90m <sup>2</sup>	3+ bed	115m <sup>2</sup>	Yes	The proposed dwellings achieve the minimum internal floor area and have been designed to ensure that the layout of rooms is functional, well-organised and
1 bed	65m <sup>2</sup>							
2 bed	90m <sup>2</sup>							
3+ bed	115m <sup>2</sup>							

Design Criteria	Consistent (Y / N)	Comment
71. The minimum internal areas outlined above only contain one bathroom. The minimum area of each additional bathroom is 5m <sup>2</sup> added onto the minimum dwelling area.	Yes	provide a high standard of amenity in accordance with Objective 2.3K-1.
72. The minimum area of any additional bedroom is 12m <sup>2</sup> . The area of each additional bedroom is then added to the minimum internal floor area contained in Design Criteria 69.	Yes	
73. Kitchens are not part of a circulation space such as a hallway.	Yes	Kitchens are not part of a circulation space.
74. One bedroom has a minimum area of 10m <sup>2</sup> , excluding space for a wardrobe	Yes	Each dwelling has been designed accordingly to ensure that room sizes are appropriate for their intended purpose and number of occupants.
75. Bedrooms have a minimum length and width of 3m in any direction, excluding wardrobe space.	Yes	
76. Combined living and dining rooms are to have a minimum area of: 1 and 2 bed      24m <sup>2</sup> 3+ bed            28m <sup>2</sup>	Yes	
77. Living room or lounge rooms are to have a minimum length and width of 4m, excluding fixtures	Yes	
<b>2.3L Principal Private Open Spaces</b>		
78. The area of principal private open space provided for each dwelling is at least 45m <sup>2</sup> with a minimum dimension of 4m.	Yes	Approximately 54.5m <sup>2</sup> of open space is provided to each dwelling.
79. The principal private open space is located behind the front building line.	Yes	The principal private open space has been located accordingly.
80. The principal private open space is located adjacent to the living room, dining room or kitchen to extend the living space.	Yes	
81. 25% of the private open space is to be covered to provide shade and protection from rain.	Yes	Tree planting and canopy cover has been provided accordingly.
<b>2.3M Storage</b>		
82. In addition to storage in kitchens and bedrooms, the following storage with a minimum dimension of 500mm is provided: 1 bed              6m <sup>3</sup> 2 bed              8m <sup>3</sup>		Subject to a detailed design phase.

Design Criteria	Consistent (Y / N)	Comment
3+ bed      10m <sup>3</sup>		
83. At least 50% of the required storage is located inside the dwelling.		Subject to a detailed design phase.
84. Storage not located in dwellings is secure and clearly allocated to specific dwellings if in a common area.		Subject to a detailed design phase.
<b>2.3N Car and Bicycle Parking</b>		
85. Car parking is to be provided at the rate required for multi dwelling housing within the DCP that applies to the land. If there is no rate in the DCP - 1 space is to be provided per dwelling.	Yes	The proposed development is an SSDA and therefore, the DCP does not apply. Notwithstanding, the development has been designed to comply with the carparking rates for multi dwelling housing, which require two spaces for a three-or-more bedroom dwelling.
86. Visitor parking is provided in multi dwelling housing (terraces) that are strata titled where a basement car park serves more than 10 dwellings. Provide 1 space per 5 dwellings.	No	Adequate street parking and parking lots are provided within the precinct. The master planned estate has been designed to optimise the provision of social and affordable housing.
87. Car parking spaces and circulation are to comply with AS 2890.1:2004.	Yes	Car parking and circulation have been designed to comply with AS 2890.1:2004.
88. Covered space is to be provided for the secure storage of at least 1 bicycle per dwelling.		Subject to a detailed design phase.
89. Basement car parking should not protrude more than 1m above finished ground level except at the entrance to the car park.	N/A	No basement parking is provided in these precincts.
90. The maximum dimensions of any basement car park entry is to be 2.7m high by 3.5m wide.	N/A	No basement parking is provided in these precincts.
91. Where a driveway is adjacent to an existing tree, it is either outside the tree canopy or complies with the recommendations in a report prepared by a qualified arborist.		Subject to a detailed design phase. The site has been largely cleared and does not contain mature vegetation. Landscaping will be provided in accordance with provided criteria.

Design Criteria	Consistent (Y / N)	Comment												
<p>92. The setback of a car space from a primary, secondary or parallel road is to be at least:</p> <table border="0"> <tr> <td data-bbox="217 331 539 360"><b>Setback of dwelling from road</b></td> <td data-bbox="819 331 1256 360"><b>Maximum width of garage door openings</b></td> </tr> <tr> <td data-bbox="217 373 282 402">&gt;4.5m</td> <td data-bbox="819 373 875 402">5.5m</td> </tr> <tr> <td data-bbox="217 414 360 443">4.5m or more</td> <td data-bbox="819 414 1093 443">1m behind the building line</td> </tr> </table>	<b>Setback of dwelling from road</b>	<b>Maximum width of garage door openings</b>	>4.5m	5.5m	4.5m or more	1m behind the building line	Yes	Precincts D and G front the perimeter road which will be classified as a secondary road. The buildings have been setback accordingly and the garage doors have been sized appropriately to ensure visual and environmental impacts of car parking will not dominate the streetscape in accordance with Objective 2.3N-3.						
<b>Setback of dwelling from road</b>	<b>Maximum width of garage door openings</b>													
>4.5m	5.5m													
4.5m or more	1m behind the building line													
<p>93. The maximum width of all garage doors facing a primary or secondary road:</p> <table border="0"> <tr> <td data-bbox="217 510 327 539"><b>Lot Width</b></td> <td data-bbox="819 510 1256 539"><b>Maximum width of garage door openings</b></td> </tr> <tr> <td data-bbox="217 552 315 580">18m-20m</td> <td data-bbox="819 552 853 580">6m</td> </tr> <tr> <td data-bbox="217 593 327 622">&gt;20m-25m</td> <td data-bbox="819 593 875 622">9.2m</td> </tr> <tr> <td data-bbox="217 635 282 663">&gt;25m</td> <td data-bbox="819 635 869 663">12m</td> </tr> </table> <p>Note: Lot width refers to the completed Torrens title lot or in the case of a strata subdivision being the development site.</p>	<b>Lot Width</b>	<b>Maximum width of garage door openings</b>	18m-20m	6m	>20m-25m	9.2m	>25m	12m	Yes					
<b>Lot Width</b>	<b>Maximum width of garage door openings</b>													
18m-20m	6m													
>20m-25m	9.2m													
>25m	12m													
<b>2.30 Visual Privacy</b>														
94. Orientate living room windows, primary private open space to the street front or rear.	Yes	Primary private open space and living rooms are located to the front and rear of all dwellings.												
95. At least one window for each habitable room is provided without the need for a privacy screen.	Yes	At least one window is provided for each habitable room without the need for a privacy screen												
<p>96. A privacy screen is required when:</p> <table border="0"> <tr> <td data-bbox="217 1021 483 1050"><b>Distance from Boundary</b></td> <td data-bbox="730 1021 1256 1050"><b>Finished Floor Level Above Ground Level (Existing)</b></td> </tr> <tr> <td data-bbox="217 1062 271 1091">&lt;3m</td> <td data-bbox="730 1062 786 1091">1-3m</td> </tr> <tr> <td data-bbox="217 1104 271 1133">&lt;6m</td> <td data-bbox="730 1104 786 1133">&gt;3m</td> </tr> <tr> <td data-bbox="217 1212 696 1270"><b>Distance from Windows in Dwelling on Same Lot</b></td> <td data-bbox="730 1212 1256 1241"><b>Finished Floor Level Above Ground Level (Existing)</b></td> </tr> <tr> <td data-bbox="217 1283 271 1311">&lt;6m</td> <td data-bbox="730 1283 786 1311">1-3m</td> </tr> <tr> <td data-bbox="217 1324 282 1353">&lt;12m</td> <td data-bbox="730 1324 786 1353">&gt;3m</td> </tr> </table>	<b>Distance from Boundary</b>	<b>Finished Floor Level Above Ground Level (Existing)</b>	<3m	1-3m	<6m	>3m	<b>Distance from Windows in Dwelling on Same Lot</b>	<b>Finished Floor Level Above Ground Level (Existing)</b>	<6m	1-3m	<12m	>3m	Yes	Buildings have been designed in accordance with Objective 2.30-1, which is to ensure a degree of visual privacy is provided without the reliance of fixed screening.
<b>Distance from Boundary</b>	<b>Finished Floor Level Above Ground Level (Existing)</b>													
<3m	1-3m													
<6m	>3m													
<b>Distance from Windows in Dwelling on Same Lot</b>	<b>Finished Floor Level Above Ground Level (Existing)</b>													
<6m	1-3m													
<12m	>3m													

Design Criteria	Consistent (Y / N)	Comment												
Note: This does not apply to bedroom windows that have an area less than 2m <sup>2</sup> or windows that have a frontage to a road or public open space.														
<p>97. A privacy screen is required at the edge of that part of a terrace, deck, balcony or verandah that is parallel or faces towards a side or rear boundary</p> <table border="0" data-bbox="215 456 1267 563"> <tr> <td><b>Distance from Boundary</b></td> <td><b>Finished Floor Level Above Ground Level (Existing)</b></td> </tr> <tr> <td>&lt;3m</td> <td>1-3m</td> </tr> <tr> <td>&lt;6m</td> <td>&gt;3m</td> </tr> </table> <table border="0" data-bbox="215 647 1267 783"> <tr> <td><b>Distance from Windows in Dwelling on Same Lot</b></td> <td><b>Finished Floor Level Above Ground Level (Existing)</b></td> </tr> <tr> <td>&lt;6m</td> <td>1-2m</td> </tr> <tr> <td>&lt;12m</td> <td>&gt;2m</td> </tr> </table> <p>Note: This does not apply to a terrace, deck, balcony or patio that has an area less than 3m<sup>2</sup> or has a frontage to a road or public open space.</p>	<b>Distance from Boundary</b>	<b>Finished Floor Level Above Ground Level (Existing)</b>	<3m	1-3m	<6m	>3m	<b>Distance from Windows in Dwelling on Same Lot</b>	<b>Finished Floor Level Above Ground Level (Existing)</b>	<6m	1-2m	<12m	>2m	Yes	
<b>Distance from Boundary</b>	<b>Finished Floor Level Above Ground Level (Existing)</b>													
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<6m	>3m													
<b>Distance from Windows in Dwelling on Same Lot</b>	<b>Finished Floor Level Above Ground Level (Existing)</b>													
<6m	1-2m													
<12m	>2m													
98. Where privacy screens are provided to windows, they must not cover part of the window required to meet the minimum daylight or solar access is requirements, or restrict ventilation	Yes													
<b>2.3P Acoustic Privacy</b>														
99. Electrical, mechanical, hydraulic and air conditioning equipment is housed so that it does not create an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 either within or at the boundaries of any property at any time of the day.	Yes	Electrical, mechanical, hydraulic and air conditioning equipment is housed appropriately.												
<b>2.3Q Noise and Pollution</b>														
100. Any development within the 20 ANEF contour is to be constructed to comply with AS 2021:2015 Acoustics – Aircraft Noise Intrusion	N/A	Development is not located within the 20 ANEF contour.												
<p>101. Dwellings that are within 100m of a classified road or 80m from a rail corridor are to have LAeq measures are not exceeding:</p> <ul style="list-style-type: none"> <li>In any bedroom: 35dB(A) between 10pm-7am.</li> </ul>	N/A	Precincts D, E, G and H are not located within 100m of a classified road or 80m from a rail corridor.												

Design Criteria	Consistent (Y / N)	Comment
<ul style="list-style-type: none"> <li>Anywhere else in the building (other than a kitchen, garage, bathroom or hallway): 40dB(A) at any time.</li> </ul> This is achieved by: <ul style="list-style-type: none"> <li>Providing a full noise assessment report prepared by a qualified acoustic engineer; and</li> <li>Complying with relevant noise control treatment for sleeping areas and other habitable rooms in Appendix C of RMS Development Near Rail Corridors and Busy Roads - Interim Guideline.</li> </ul>		
<b>2.3R Architectural Form and Roof Design</b>		
102. Provide in the Design Verification Statement a description as to how the architectural form reduces the visual bulk and responds and provides a cohesive design response. Note: Refer to Section 3 for guidance.	Yes	An Architectural Design Report has been prepared by SPARC Development, included at <b>Appendix F</b> .
103. The roof design is integrated harmoniously with the overall building form.	Yes	The roof design responds to position, orientation and overall building expression, integrating harmoniously with the building form.
104. Skylights and ventilation systems are integrated into the roof design.	Subject to a detailed design phase.	
<b>2.3S Visual Appearance and Articulation</b>		
105. Provide in the Design Verification Statement a description as to how the aesthetics and articulation contribute to the character of the local area. Note: Refer to Section 3 for guidance	Yes	An Architectural Design Report has been prepared by SPARC Development, included at <b>Appendix F</b> .
106. The development may have a primary road articulation zone that extends up to 1.5m forward of the minimum required setback from the primary road. The following elements can be located in the articulation zone: <ul style="list-style-type: none"> <li>An entry feature or portico.</li> <li>A balcony, deck, pergola, terrace or verandah.</li> <li>A window box treatment.</li> <li>A bay window or similar feature.</li> <li>An awning or other feature over a window.</li> <li>A sun shading feature.</li> <li>An eave</li> </ul>	N/A	Proposed development is not located on a primary road.
<b>2.3T Pools and Detached Development</b>		
107. Swimming pools and spas are to have a maximum height above ground level (existing):	N/A	No pools are proposed.

Design Criteria	Consistent (Y / N)	Comment								
<ul style="list-style-type: none"> <li>At the water line - 1.2m,</li> <li>At the top of the coping - 1.4m, and</li> <li>Where the coping is more than 300mm wide - 600mm.</li> </ul>										
108. Swimming pools and spas are to be located in the rear yard with a minimum setback of 1m from any side or rear boundary. The setback of a swimming pool from a secondary road must be consistent with the setback of a dwelling house from the secondary road boundary	N/A	No pools are proposed.								
109. The swimming pool pump must be located in an enclosure that is sound proofed.	N/A	No pools are proposed.								
110. Maximum height above ground level (existing) - 4.5m	N/A	Precincts D, E, G and H do not contain detached development.								
111. A detached studio with a frontage to a rear lane or parallel road may have a height of 6m.	N/A	Precincts D, E, G and H do not contain detached development.								
112. Maximum floor area for each dwelling: <ul style="list-style-type: none"> <li>generally: 45m<sup>2</sup></li> <li>detached studios: 36m<sup>2</sup></li> </ul>	N/A	Precincts D, E, G and H do not contain detached development.								
113. Where the DCP does not contain setbacks for detached development, side setbacks are the same as for the dwelling except for the following: <ul style="list-style-type: none"> <li>side setback: 0.9m, or</li> <li>side setback with wall height less than 3.3m: 0m, and adjoining lot building is</li> </ul> <table border="1" data-bbox="215 1011 672 1123"> <thead> <tr> <th>Lot Width at building line</th> <th>Rear setback</th> </tr> </thead> <tbody> <tr> <td>0-18m</td> <td>900mm</td> </tr> <tr> <td>&gt;18m</td> <td>1.5m</td> </tr> </tbody> </table>	Lot Width at building line	Rear setback	0-18m	900mm	>18m	1.5m	N/A	Precincts D, E, G and H do not contain detached development.		
Lot Width at building line	Rear setback									
0-18m	900mm									
>18m	1.5m									
114. Where the DCP does not contain setbacks for detached development, rear setbacks are: <table border="1" data-bbox="215 1190 672 1334"> <thead> <tr> <th>Lot Area</th> <th>Rear setback</th> </tr> </thead> <tbody> <tr> <td>0-900m<sup>2</sup></td> <td>900mm</td> </tr> <tr> <td>&gt;900-1500m<sup>2</sup></td> <td>1.5m</td> </tr> <tr> <td>&gt;1500m<sup>2</sup></td> <td>2.5m</td> </tr> </tbody> </table>	Lot Area	Rear setback	0-900m <sup>2</sup>	900mm	>900-1500m <sup>2</sup>	1.5m	>1500m <sup>2</sup>	2.5m	N/A	Precincts D, E, G and H do not contain detached development.
Lot Area	Rear setback									
0-900m <sup>2</sup>	900mm									
>900-1500m <sup>2</sup>	1.5m									
>1500m <sup>2</sup>	2.5m									

Design Criteria	Consistent (Y / N)	Comment
115. The maximum floor level of a detached deck, patio, pergola or terrace that is less than 0.9m from the side boundary is 0.6m above ground level (existing).	N/A	Precincts D, E, G and H do not contain detached development.
<b>2.3U Energy Efficiency</b>		
116. Provide an outdoor area for clothes drying that can accommodate at least 16 lineal metres of clothes line for each dwelling.		Subject to a detailed design phase.
117. Any clothes drying area is screened from public and communal areas.		Subject to a detailed design phase.
<b>2.3V Water Management and Conservation</b>		
118. A stormwater system must: <ul style="list-style-type: none"> <li>Comply with requirements in the DCP that applies to the land.</li> <li>Be approved (if required) under s.68 of the Local Government Act 1993.</li> </ul>	Yes	The proposed development is SSDA and therefore the DCP does not apply. Notwithstanding, an Integrated Water Management Strategy is included at <b>Appendix Z</b> , outlining the stormwater system compliance with the DCP.
119. Detention tanks are to be located under paved areas, driveways or in basements.	No	A detention system will be implemented on the site, outlined in the Integrated Water Management Strategy at <b>Appendix Z</b> . This is intended to be part of an active or passive open space the provision of a pool type fencing with a lockable gate and planting will ensure accidental entry is prevented.
<b>2.3W Waste Management</b>		
120. Provide storage space for the type and number of bins designated in council's waste policy (or DCP).		Subject to a detailed design phase. The development will provide storage for the designated type and number of bins, as outlined in council's waste policy.
121. Where waste storage is provided in a communal area, access to this waste area is to be provided for all residents without crossing a private lot.		Subject to a detailed design phase. If waste storage is located in a communal area, access will be provided for all residents within crossing a private lot.
122. Where waste storage is provided in the basement car park, a maximum ramp gradient of 1:6 is to be provided to the waste collection point.	N/A	No basements proposed in these lots.

Design Criteria	Consistent (Y / N)	Comment
123. Where a rear lane has provision for waste collection trucks used by council, the collection point is to be from the rear lane.	N/A	No rear lanes located adjacent to these precincts.
124. Any communal waste area is to: <ul style="list-style-type: none"> <li>provide water supply for cleaning,</li> <li>have a solid floor grated to a floor waste (connected to sewer), and</li> <li>be designed to meet the requirements of council's waste policy.</li> </ul>		Subject to a detailed design phase. If waste storage is located in a communal area, these criteria will be met.
125. Despite any requirements in council's waste policy, on-site waste vehicle access is not required where: <ul style="list-style-type: none"> <li>there are less than 20 dwellings, or</li> <li>the development is Torrens title subdivided</li> </ul>	N/A	On-site waste vehicle access will be provided.
126. A communal on-site waste collection point is to be provided where: <ul style="list-style-type: none"> <li>there are 20 or more dwellings, and</li> <li>the development is strata title subdivided.</li> </ul>		Subject to a detailed design phase.
127. Where vehicle access is not provided to the site, any communal on-site collection point is to: <ul style="list-style-type: none"> <li>be less than 10m from the street boundary,</li> <li>be located on a surface with a gradient less than 1:20</li> <li>not require access through a security door or gate (unless this is permitted by council waste policy).</li> <li>have path that connects the collection area to the street boundary with a gradient less than 1:8 and free of steps for the transfer of bins to the collection vehicle</li> </ul>	N/A	On-site waste vehicle access will be provided.
128. If the waste collection point is used for permanent storage of bins, it is to be screened from view from the public domain and any structure to have height no greater than 1.3m, if forward of the building line.		Subject to a detailed design phase.
129. Storage areas for rubbish and recycling bins are to be provided: <ul style="list-style-type: none"> <li>Within garages;</li> <li>In a screened enclosure that is part of the overall building design; or</li> <li>In the basement car park.</li> </ul>		Subject to a detailed design phase.
130. Communal waste areas are to be located at least 3m from any bedroom or living room window.		Subject to a detailed design phase.

Design Criteria	Consistent (Y / N)	Comment
<b>2.3X Universal Design</b>		
131. 30% of all dwellings will include the Silver Level Seven Core Liveable Housing Design Elements contained in the Liveable Housing Design Guidelines.		The development is mostly compliant with the Silver Level universal design features, with some design elements subject to a detailed design phase. At least 30% of dwellings will achieve all seven core design elements.

**Table 2 Assessment against The Design Guide Section 2.4 Multi Dwellings – Precinct C**

Design Criteria	Consistent (Y / N)	Comment								
<b>Part 2.4A Building Envelopes</b>										
1. Where the LEP or DCP does not include a maximum building height, that height of buildings is: <ul style="list-style-type: none"> <li>R1, R2, or RU5 zoned land: 9m</li> <li>R3 zoned land: 11m</li> </ul>	N/A	The site is zoned MU1.								
2. The maximum number of storeys (excluding basements) are: <ul style="list-style-type: none"> <li>R1, R2, or RU5 zoned land: 2</li> <li>R3 zoned land: 3</li> </ul>	N/A	The site is zoned MU1.								
3. On R1, R2, or RU5 zoned land the maximum height of building on the rear 40% of the site is: 5.4m.	N/A	The site is zoned MU1.								
4. Refer to the DCP for front setback or envelope controls.	N/A	The proposal is an SSDA and therefore, the DCP does not apply.								
5. R2 zoned land - Where the DCP does not contain front setback controls the following apply: <ul style="list-style-type: none"> <li>Where existing dwellings are within 40m - average of the two closest dwelling houses, dual occupancies or multi dwelling housing (terraces), or</li> <li>Where no existing dwellings are within 40m the front setback is 3.5m.</li> </ul>	N/A	The site is zoned MU1.								
6. R3 zoned land - Where the DCP does not contain front setback controls the setback to primary road is 3.5m.	N/A	The site is zoned MU1.								
7. Where the DCP does not contain setback controls for secondary roads the following apply: <table border="1" data-bbox="206 1075 548 1241"> <thead> <tr> <th>Lot Area (m<sup>2</sup>)</th> <th>Setback</th> </tr> </thead> <tbody> <tr> <td>0-900</td> <td>2m</td> </tr> <tr> <td>&gt;900-1500</td> <td>3m</td> </tr> <tr> <td>&gt;1500</td> <td>5m</td> </tr> </tbody> </table>	Lot Area (m <sup>2</sup> )	Setback	0-900	2m	>900-1500	3m	>1500	5m	N/A	Precinct C contains two super lots, which have a total site area of approximately 1,100m <sup>2</sup> each. Each townhouse is setback appropriately from the Perimeter Road which will be classified as a secondary road.
Lot Area (m <sup>2</sup> )	Setback									
0-900	2m									
>900-1500	3m									
>1500	5m									
8. Setback from classified road: 9m.	Yes	The development has been set back 20m from Moss Vale Road.								

Design Criteria	Consistent (Y / N)	Comment
9. Setback from public reserve: 3m	Yes	Development is not proposed within 3m of public reserve.
10. Where the DCP does not contain side setback controls the side setback is 1.5m Development that is 10m behind the front building line and greater than 4.5m above ground level (existing) - $s = h - 3m$ 's' is the minimum setback in metres 'h' is the height of the part of the building in meters.	Yes	<p>The DCP also requires a side setback of 1.5m to no road or 3m to a secondary road frontage. Notwithstanding, the proposal is an SSDA and therefore, the DCP does not apply.</p> <p>The proposed eastern setback to the residential road frontage is 2m, while the western setback to Precinct D is 1.5m. As such, this is compliant with the design criteria of the design guide.</p> <p>Furthermore, the internal building separation between each townhouse is 1.2m. While this varies the design criteria slightly, the proposed development will still achieve the objective in that it is reflective of the desired future character of the area and will not result in adverse visual privacy impacts.</p>
11. Refer to the DCP for rear setbacks or envelope controls.	Yes	The DCP requires a rear setback of 3m to the part of a dwelling up to 4.5m and 6m above. Notwithstanding, the proposal is an SSD and therefore, the DCP does not apply to the development.
12. Where the DCP does not contain rear setback controls the rear setback is 6m.		<p>The proposed one-bedroom dwellings have a rear setback of 5.9m and the three-bedroom dwellings have a rear setback of 3.2m. Despite the minor variation to the control, the development will achieve the objective as it will provide opportunity for landscaping and tree planting as illustrated in the Landscape Plans provided at <b>Appendix J</b>.</p>

Design Criteria	Consistent (Y / N)	Comment																														
13. The setback to a lane is 0m.	Yes	Precinct C is not bounded by any internal laneways.																														
<b>2.3B Gross Floor Area/Floor Space Ratio</b>																																
14. Where the LEP or DCP do not contain an FSR or Gross floor area the following maximum gross floor area applies to all buildings on a lot: <ul style="list-style-type: none"> <li>R1, R2, or RU5 zoned land - 50% of lot area</li> <li>R3 zoned land - 80% of lot area</li> </ul> Note: For the purpose of this Design Criteria the lot area excludes any new street or lane.	N/A	The site is zoned MU1.																														
<b>2.4C Landscaped Area</b>																																
15. Where the LEP or DCP does not contain a minimum landscaped area the minimum landscaped area is: <ul style="list-style-type: none"> <li>R1, R2, or RU5 zoned land - 30%</li> <li>R3 zoned land - 20%.</li> </ul>	N/A	The site is zoned MU1.																														
16. The minimum dimension of any area included in the landscaped area calculation is 1.5m.	Yes	As shown on the plans, the landscaped area and private open space of each dwelling has a minimum dimension of 3m.																														
17. At least 50% of the area forward of the building line is to be landscaped area.		Subject to detailed design phase. Minimum 50% of the area forward of the building line can be landscaped area.																														
18. An ongoing maintenance plan is to be provided as part of the landscape plan.		An ongoing maintenance plan for the landscaped area will be prepared during the detailed design phase.																														
19. Minimum soil standards for plant sizes are provided in accordance with the Table below		Subject to detailed design phase. Minimum soil standards for plants will be provided in accordance with provided table.																														
<table border="1"> <thead> <tr> <th>Tree size</th> <th>Height</th> <th>Spread</th> <th>Min Soil Area</th> <th>Min Soil Depth</th> </tr> </thead> <tbody> <tr> <td>Large trees</td> <td>&gt;12m</td> <td>&gt;8m</td> <td>10x10m</td> <td>1.2m</td> </tr> <tr> <td>Medium trees</td> <td>8-12m</td> <td>4-8m</td> <td>6x6m</td> <td>1m</td> </tr> <tr> <td>Small trees</td> <td>5-8m</td> <td>&lt;4m</td> <td>3.5x3.5m</td> <td>0.8m</td> </tr> <tr> <td>Shrubs</td> <td></td> <td></td> <td></td> <td>0.5-0.6m</td> </tr> <tr> <td>Groundcover</td> <td></td> <td></td> <td></td> <td>0.3-0.45m</td> </tr> </tbody> </table>	Tree size	Height	Spread	Min Soil Area	Min Soil Depth	Large trees	>12m	>8m	10x10m	1.2m	Medium trees	8-12m	4-8m	6x6m	1m	Small trees	5-8m	<4m	3.5x3.5m	0.8m	Shrubs				0.5-0.6m	Groundcover				0.3-0.45m		
Tree size	Height	Spread	Min Soil Area	Min Soil Depth																												
Large trees	>12m	>8m	10x10m	1.2m																												
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Shrubs				0.5-0.6m																												
Groundcover				0.3-0.45m																												

Design Criteria	Consistent (Y / N)	Comment
Turf		
<p>20. If the DCP does not specify tree planting of a particular size or species the following is to be provided:</p> <ul style="list-style-type: none"> <li>• Front: 1 tree with mature height of 5m if primary road setback is greater than 3m.</li> <li>• Rear: 1 tree with mature height of 8m</li> </ul>	Yes	As illustrated in the Landscape Plans provided at <b>Appendix J</b> , significant landscaping is proposed for Precinct C, which has been designed to support healthy plant and tree growth and provide sufficient space for the growth of medium sized trees, therefore achieving the objective of the criteria.
21. Mature trees are to be retained, particularly those along the boundary, (except those where approval is granted by Council for their removal).	N/A	The site has been largely cleared and does not contain mature vegetation. A BDAR wavier has been granted by the
22. Landscape features including trees and rock outcrops are retained where they contribute to the streetscape character or are located within the rear setback.	N/A	Department ( <b>Appendix X</b> ), confirming the proposed development unlikely to have significant impacts of biodiversity values.
23. The landscape plan is to provide for a combination of tree planting - for shade, mid height shrubs, lawn and ground covers.	Yes	The landscape plan provides for a combination of tree planting as detailed in <b>Appendix J</b> .
24. The landscape plan indicates that at least 50% of the overall number of trees and shrubs are species native to the region.		Subject to detailed design phase. Minimum 50% of the overall trees and shrubs will be species native to the Shoalhaven region.
<b>2.4D Local Character and Context</b>		
25. Provide in the Design Verification Statement a description how the built form of the development contributes to the character of the local area using the guidance in Section 3D Local Character and Context.	Yes	A Design Verification Statement has been prepared by SPARC Development, included at <b>Appendix F</b> .
<b>2.4E Public Domain Interface</b>		
26. The front door of each dwelling is directly visible from the street.	Yes	The front door of each dwelling is directly visible from the street.

Design Criteria	Consistent (Y / N)	Comment
27. Each dwelling has a habitable room that faces the street or public space.	Yes	Each dwelling has a habitable room that faces the street or public space.
28. Private courtyards within the front setback are only located within the articulation zones and / or behind the required front building line.	Yes	Private courtyards at the front boundary are located within the articulation zone.
29. Front fences: <ul style="list-style-type: none"> <li>• Are visually permeable (no more than 50% of the allowable fence area will be solid masonry, timber or metal).</li> <li>• Average height no greater than 1.2m.</li> <li>• Have a consistent character with other front fences in the street.</li> <li>• Are not to be constructed of solid metal panels or unfinished timber palings</li> </ul>		Subject to detailed design phase. Front fences can be designed in accordance with provided criteria.
30. High solid walls are only used to shield a dwelling from the noise of classified roads. The walls are to have a maximum height of 2.1m and be setback at least 1.5m from the property boundary. Landscape planting is to be provided between the wall and the boundary, with a mature height of at least 1.5m.		Subject to detailed design phase. Walls can be designed in accordance with provided criteria.
31. Retaining walls greater than 600mm within the front setback are to be softened by planting for a minimum depth of 600mm on the low side of the retaining wall.		Subject to detailed design phase. Retaining walls will be designed in accordance with provided criteria.
32. Where development adjoins public parks, open space or bushland, or is a corner site, the design positively addresses this interface using any of the following design solutions: <ul style="list-style-type: none"> <li>• Habitable room windows facing the public domain.</li> <li>• Street access, pedestrian paths and building entries.</li> <li>• Paths, low fences and planting that clearly delineate between communal/ private open space and the adjoining public open space.</li> <li>• Walls fronting the public spaces are to have openings not less than 25% of the surface area of the wall.</li> </ul>	Yes	Development adjoining public open space has been designed in accordance with these criteria.
<b>2.4F Pedestrian and Vehicle Circulation</b>		
33. Vehicle circulation and parking complies with AS2890.1.	Yes	Vehicle circulation and parking will comply with AS2890.1.
34. Dwellings are to be connected by new internal streets and lanes which are overlooked by windows from habitable rooms and or private open space	Yes	Dwellings are connected by new internal streets and lanes which are overlooked by windows from habitable rooms and or private open space.

Design Criteria	Consistent (Y / N)	Comment
35. Where new streets or lanes are created: <ul style="list-style-type: none"> <li>• Lanes: shared or pedestrian surfaces with a width of common area including landscape - minimum 6m.</li> <li>• Streets: width of common area including landscape - minimum 12m</li> </ul>	Yes	It is noted that the Perimeter Road to the south was approved under the Subdivision DA. Notwithstanding, the new residential street to the east will be designed accordingly with a minimum width of 12m and high quality landscaping.
36. Where less than 20 car spaces are provided reduce carriageway width to 3.5m, with passing areas as required by AS 2890.1.	N/A	Proposal provides for more than 20 car spaces.
37. Internal vehicle circulation must be: <ul style="list-style-type: none"> <li>• at least 1m setback from a fences;</li> <li>• at least 1m setback from another dwelling;</li> <li>• at least 2.5m setback from a window in a habitable room if the window exceeds 1m<sup>2</sup>; and</li> <li>• the setbacks should contain plants to soften edges.</li> </ul>	Yes	Internal vehicle circulation is compliant with these setbacks.
38. Terminate driveways and streets with trees, open space or the window of a dwelling - not a garage or car space.	Yes	Driveways and streets will not be terminated with garages/car spaces.
39. Streets to be designed to accommodate appropriate service vehicles likely to access the site.	Yes	Internal roads have been designed to accommodate service vehicles. The site also consists of an approved emergency access road connecting from Moss Vale Road on the western boundary of the site.
40. Where on street parking is currently available in front of the development, the proposed driveways are located so that at least one car space remains.	N/A	The site is currently vacant. No on-street parking is currently provided.
41. Car parking not associated with a dwelling must be: <ul style="list-style-type: none"> <li>• setback from a fence is to be at least 1m</li> <li>• setback from another dwelling is to be at least 1m</li> <li>• setback from a habitable room window is to be at least 3m if the window exceeds 1m<sup>2</sup>.</li> <li>• The setbacks should contain plants.</li> </ul>	N/A	All parking spaces proposed within Precinct C are for the purposes of the dwellings.
42. New streets and lanes	Yes	No new laneways are proposed for Precinct C. The new residential street to the east of

Design Criteria	Consistent (Y / N)	Comment
<ul style="list-style-type: none"> <li>• maximum length of a dead-end laneway - 40m.</li> <li>• minimum width between structures - 6m.</li> </ul>		the precinct will have a minimum width greater than 6m.
43. Provide safe shared spaces for vehicles, cyclists and pedestrians by including measures that reduce vehicle speeds such as changes in pavement texture at entries or key nodes, reduce demarcation between pedestrian and vehicle spaces.	Yes	Shared pedestrian-centric safe spaces are provided throughout the site.
44. Pedestrian paths that are separated from an internal road or lane by a kerb or landscaped area are to be provided where there are more than 20 dwellings.	Yes	Pedestrian connectivity is provided throughout the development, with pathways to both sides of the higher order loop road, and to one side of the smaller residential street, separated from the road/lane by a kerb.
45. Where pedestrian circulation is separated from vehicle circulation the paths are still to function like streets with pavement at least 1.5m wide, clearly identifiable dwelling entrances and clear lines of sight to create a legible and safe network.	Yes	Pavement is 2.2m wide and ensures a safe and legible network.
46. Roads and pedestrian spaces are to have lighting designed in accordance with A1158.3.1 that avoids light spill in to private spaces.		Subject to detailed design. Roads and pedestrian spaces will have lighting designed in accordance with A1158.3.1
47. Basement car parking not to protrude more than 1m above finished ground level except at the entrance to the car park.	N/A	No basement parking provided in Precinct C.
48. Basement car park entrances to have a maximum width of 3.5m where there are less than 10 dwellings being serviced by the car park.	N/A	No basement parking provided in Precinct C.
49. The maximum height of the car park entry is to be 2.7m.		Subject to detailed design phase. Car park entry can be designed with a maximum height of 2.7m.
50. Where driveways are adjacent a tree, it is either outside the drip line or complies with the recommendations in a report prepared by a qualified arborist.	N/A	The site is currently vacant and has been entirely cleared of vegetation under the approved subdivision DA.
<b>2.4G Orientation, Siting and Subdivision</b>		

Design Criteria	Consistent (Y / N)	Comment
<p>51. The minimum lot size for carrying out multi dwelling housing is:</p> <ul style="list-style-type: none"> <li>the minimum dimensions for multi dwelling housing specified in an environmental planning instrument or DCP that applies to the land, or</li> <li>if an environmental planning instrument or DCP does not specify a minimum lot dimension - 600m<sup>2</sup> and width measured at the building line of 20m.</li> </ul>	Yes	As per Shoalhaven LEP 2014 Part 4.1A, the minimum lot size for multi dwelling housing on MU1 zoned land is 900m <sup>2</sup> . Precinct C is broken up into two separate super lots, each with a total area of approximately 1,100m <sup>2</sup> .
52. Each dwelling is to have a frontage to an existing public street or new pedestrian or vehicle street or lane.	Yes	All proposed dwellings have a frontage to a new internal road.
53. The frontage measured at the building line is to be at least 5m.	Yes	The proposal is consistent with this criterion, with each townhouse within Precinct C providing a minimum frontage of at least 11.8m across the two dwellings.
54. Dwellings should be orientated away from side boundaries and towards the front and rear of the lot or towards new internal streets.	Yes	Proposed dwellings are orientated north-south with the front boundary facing the new Perimeter Road to the south.
<p>55. A window that is more than 3m from the boundary to a living room of an adjoining dwelling is to receive more than 3 hours of direct sunlight between 9am and 3pm on the winter solstice (June 21). If the window currently receives less than 3hrs - direct sunlight is not reduced.</p> <p>Note: Direct sunlight is measured consistent with Design Criteria 63 and is only required to one window serving the living room.</p>	Yes	Precinct C achieve achieves the sunlight requirements with all dwellings receiving a minimum of 3hours of sun between 9am and 3pm in mid-winter.
56. Where the location of the living room of an adjoining dwelling cannot be verified the proposed development is accommodated within a building envelope defined by a 35° plane springing from 3.6m above the boundary.	N/A	The location of the living room of adjoining dwellings can be verified.
57. Unless a dwelling is over a basement, the ground floor is not more than 1.3m above ground level, and no more than 1m below ground level.	Yes	The ground floor of all dwellings falls within these criteria.
58. Dwellings are located to step with the topography.	Yes	Dwellings are located to step with the topography.
59. All lots must have access to reticulated water and sewer, electricity, telecommunications, and where available gas.	Yes	All lots will be connected to required services.

Design Criteria	Consistent (Y / N)	Comment
60. Basement car parking should not be provided within the setbacks described in 2.4A.	N/A	No basement parking provided in Precinct C.
61. The minimum separation between two or more buildings containing dwellings on the same lot is 3m. Note: Greater separation may be required for privacy.	No	The separation between dwellings in Precinct C is 1.2m. This is a minor variation of a master planned estate that has been designed to optimise the provision of social and affordable housing.
62. Provide a break of 3m between buildings more than 45m long.	N/A	The building is not more than 45m long.
<b>2.4H Solar and Daylight Access</b>		
63. The living room or private open space in each dwelling is to receive a minimum of 2 hours direct sunlight between 9 am and 3pm on the winter solstice (June 21). Note: Direct sunlight is achieved when 1m <sup>2</sup> of direct sunlight on the glass is achieved for at least 15 minutes. To satisfy 2 hours direct sunlight, 8 periods of 15 minutes will need to be achieved - however the periods do not need to be consecutive.	Yes	Each individual precinct achieves the sunlight requirements.
64. Daylight may not be borrowed from other rooms, except where a room has a frontage to a classified road.	Yes	Each individual precinct achieves the sunlight requirements.
65. No part of a habitable room is to be more than 8m from a window.	Yes	No part of a habitable room is more than 8m from a window/skylight.
66. No part of a kitchen work surface is to be more than 6m from a window or skylight.	Yes	No part of a kitchen work surface is more than 6m from a window/skylight.
67. Courtyards are to be: <ul style="list-style-type: none"> <li>• Be fully open to the sky; and</li> <li>• Have a minimum dimension of one third of the perimeter wall height, an area of 4m<sup>2</sup>.</li> </ul>	Yes	Courtyards are designed to be fully open and be of a compliant area.
68. A window is visible from 75% of the floor area of a habitable room.	Yes	A window is visible from 75% of the floor area of habitable rooms.
<b>2.4I Natural Ventilation</b>		

Design Criteria	Consistent (Y / N)	Comment						
69. Natural ventilation is available to each habitable room.	Yes	Natural ventilation is available to each habitable room.						
70. Each dwelling is to be naturally cross ventilated.	Yes	Each individual precinct achieves the cross-ventilation requirements.						
<b>2.4J Ceiling Height</b>								
71. Minimum ceiling heights are: <ul style="list-style-type: none"> <li>• 2.7m to ground floor habitable rooms.</li> <li>• 2.7m to upper level living rooms.</li> <li>• 2.4m to upper level habitable rooms (excluding living rooms).</li> </ul> The ceiling height is measured from finished floor level to finished ceiling level	Yes	Both the ground floor and the upper level have a minimum ceiling height of 2.7m measured from the finished floor level to the finished ceiling level.						
<b>2.4K Dwelling Size and Layout</b>								
72. Dwellings are required to have the following minimum internal floor areas: <table border="1" data-bbox="203 810 421 938"> <tr> <td>1 bed</td> <td>65m<sup>2</sup></td> </tr> <tr> <td>2 bed</td> <td>90m<sup>2</sup></td> </tr> <tr> <td>3+ bed</td> <td>115m<sup>2</sup></td> </tr> </table>	1 bed	65m <sup>2</sup>	2 bed	90m <sup>2</sup>	3+ bed	115m <sup>2</sup>	Yes	The proposed dwellings achieve the minimum internal floor area and have been designed to ensure that the layout of rooms is functional, well-organised and provide a high standard of amenity in accordance with Objective 2.4K-1.
1 bed	65m <sup>2</sup>							
2 bed	90m <sup>2</sup>							
3+ bed	115m <sup>2</sup>							
73. The minimum internal areas outlined above only contain one bathroom. The minimum area of each additional bathroom is 5m <sup>2</sup> added onto the minimum dwelling area.	Yes							
74. The minimum area of any additional bedroom is 12m <sup>2</sup> . The area of each additional bedroom is then added to the minimum internal floor area contained in Design Criteria 72.	N/A	N/A.						
75. Kitchens should not be part of a circulation space such as a hallway.	Yes	Kitchens are not part of circulation space.						
76. One bedroom has a minimum area of 10m <sup>2</sup> excluding space for a wardrobe.	Yes	Each dwelling has been designed accordingly to ensure that room sizes are appropriate for their intended purpose and number of occupants.						
77. Bedrooms have a minimum dimension of 3m in any direction (excluding wardrobe space).	Yes							
78. Combined living and dining rooms are to have a minimum area of: <table border="1" data-bbox="203 1347 456 1385"> <tr> <td>1 and 2 bed</td> <td>24m<sup>2</sup></td> </tr> </table>	1 and 2 bed		24m <sup>2</sup>	Yes				
1 and 2 bed	24m <sup>2</sup>							

Design Criteria	Consistent (Y / N)	Comment
3+ bed   28m <sup>2</sup>		
79. Living room or lounge rooms are to have a minimum width of 4m (excluding fixtures).	Yes	
<b>2.4L Principal Private Open Spaces</b>		
80. The area of principal private open space provided for each dwelling is at least 45m <sup>2</sup> with a minimum dimension of 5m.	Yes	Approximately 54.5m <sup>2</sup> of open space is provided to each dwelling.
81. Provide a consolidated paved area of 12m <sup>2</sup> with minimum dimension of 3m.		
82. The principal private open space is located behind the front building line.	Yes	The principal private open space is located behind the front building line.
83. The principal private open space is to be located adjacent to the living room, dining room or kitchen to extend the living space.	Yes	The rear courtyard is located adjacent to the dining room and kitchen.
84. 8m <sup>2</sup> of the private open space should be covered to provide shade and protection from rain.		Subject to a detailed design phase.
<b>2.4M Storage</b>		
85. In addition to storage in kitchens, and bedrooms, the following storage with a minimum dimension of 500mm is provided: 1 bed      6m <sup>3</sup> 2 bed      8m <sup>3</sup> 3+ bed     10m <sup>3</sup>		Subject to a detailed design phase.
86. At least 50% of the required storage is to be located inside the dwelling.		Subject to a detailed design phase.
87. Storage not located in dwellings is secure and clearly allocated to specific dwellings if in a common area.		Subject to a detailed design phase.
<b>2.4N Car and Bicycle Parking</b>		
88. Car parking is to be provided at the rate required for multi dwelling housing within the DCP that applies to the land. If there is no rate in the DCP - 1 space is to be provided per dwelling.	Yes	The proposed development is an SSDA and therefore, the DCP does not apply.

Design Criteria	Consistent (Y / N)	Comment
		<p>Notwithstanding, the development has been designed to comply with the carparking rates for multi dwelling housing, which require one space for a one-bedroom dwelling and two spaces for a three-bedroom dwelling.</p> <p>The one-bedroom dwelling accommodates a single driveway carpark, while the three-bedroom dwelling comprises a single car garage and can accommodate an additional two driveway parking spaces.</p>
89. Visitor parking is to be provided where the development contains more than 5 dwellings. Provide 1 space per 5 dwellings.	No	Adequate street parking and parking lots are provided within the precinct. The master planned estate has been designed to optimise the provision of social and affordable housing.
90. Car parking spaces and circulation are to comply with AS 2890.1:2004.	Yes	Car parking and circulation have been designed to comply with AS 2890.1:2004.
91. Covered space is to be provided for the secure storage of at least 1 bicycle per dwelling.	Subject to a detailed design phase.	
92. Basement car parking is not to protrude more than 1m above finished ground level except at the entrance to the car park.	N/A	No basement parking provided in Precinct C.
93. The maximum dimensions of any basement car park entry is to be 2.7m high by 3.5m wide.	N/A	No basement parking provided in Precinct C.
94. Where a driveway is adjacent an existing tree, it is either outside the drip line or complies with the recommendations in a report prepared by a qualified arborist.	Subject to a detailed design phase. The site has been largely cleared and does not contain mature vegetation. Landscaping will be provided in accordance with provided criteria.	
95. The setback of a car space from a primary, secondary or parallel road is to be at least:	Yes	Appropriate setbacks have been provided to ensure that visual and environmental

Design Criteria		Consistent (Y / N)	Comment
<b>Setback of dwelling from road</b> >4.5m <4.2m	<b>Maximum width of garage door openings</b> 1m behind the building line 5.5m		impacts of carparking and garages do not dominate the streetscape in accordance with Objective 2.4N-5.
96. The maximum width of all garage doors facing a primary or secondary road: <b>Lot Width</b> 12m-15m >15m-20m >20m-25m >25m	<b>Maximum Width of Garage Door Openings</b> 3.2m 6m 9.2m 12m	Yes	The minimum lot width of each townhouse is 11.8m and the garage door opening has a width of 2.9m.
<b>2.40 Visual Privacy</b>			
97. Orientate living room windows, primary private open space to the street or rear.		Yes	Primary private open space is located to the front and rear of the dwellings.
98. At least one windows for each habitable room is provided without the need for a privacy screen.		Yes	At least one window is provided for each habitable room without the need for a privacy screen.
99. A privacy screen is required when: <b>Distance from Boundary</b> <3m <6m <b>Distance from Windows in Dwelling on Same Lot</b> <6m <12m	<b>Finished Floor Level Above Ground Level (Existing)</b> 1-3m >3m <b>Finished Floor Level Above Ground Level (Existing)</b> 1-3m >3m	N/A	N/A
100. A privacy screen is required at the edge of that part of a terrace, deck, balcony or verandah that is parallel or faces towards a side or rear boundary <b>Distance from Boundary</b>	<b>Finished Floor Level Above Ground Level (Existing)</b>	N/A	N/A



Design Criteria	Consistent (Y / N)	Comment
106. The roof design is integrated harmoniously with the overall building form.	Yes	The roof design responds to position, orientation and overall building expression, integrating harmoniously with the building form.
107. Skylights and ventilation systems are integrated into the roof design.		Subject to a detailed design phase.
<b>2.4S Visual Appearance and Articulation</b>		
108. Provide in the Design Verification Statement a description as to how the aesthetics and articulation contribute to the character of the local area.	Yes	An Architectural Design Report has been prepared by SPARC Development, included at <b>Appendix F</b> .
109. The development may have a primary road articulation zone that extends up to 1.5m forward of the minimum required setback from the primary road. The following elements can be located in the articulation zone: <ul style="list-style-type: none"> <li>• An entry feature or portico.</li> <li>• A balcony, deck, pergola, terrace or verandah.</li> <li>• A window box treatment.</li> <li>• A bay window or similar feature.</li> <li>• An awning or other feature over a window.</li> <li>• A sun shading feature.</li> <li>• An eave.</li> </ul>	Yes	Noted and capable of complying.
<b>2.4T Pools and Detached Development</b>		
110. Swimming pools and spas are to have a maximum height above ground level (existing): <ul style="list-style-type: none"> <li>• At the water line - 1.2m,</li> <li>• At the top of the coping - 1.4m, and</li> <li>• Where the coping is more than 300mm wide - 600mm.</li> </ul>	N/A	Precinct C does not contain any pools.
11. Swimming pools and spas are to be located in the rear yard with a minimum setback of 1m from any side or rear boundary.	N/A	Precinct C does not contain any pools.
112. The swimming pool pump must be located in an enclosure that is sound proofed.	N/A	Precinct C does not contain any pools.

Design Criteria	Consistent (Y / N)	Comment								
113. Maximum height above ground level (existing) - 4.5m	N/A	Precinct C does not contain detached development.								
114. A detached studio with a frontage to a rear lane or parallel road may have a height of 6m.	N/A	Precinct C does not contain detached development.								
15. Maximum floor area for each dwelling: <ul style="list-style-type: none"> <li>generally: 45m<sup>2</sup></li> <li>detached studios: 36m<sup>2</sup></li> </ul>	N/A	Precinct C does not contain detached development.								
16. Where the DCP does not contain setbacks for detached development, side setbacks are the same as for the dwelling except for the following: <ul style="list-style-type: none"> <li>side setback: 0.9m, or</li> <li>side setback with wall height less than 3.3m: 0m, and adjoining lot building is</li> </ul> <table border="1"> <thead> <tr> <th>Lot width at building line</th> <th>Rear setback</th> </tr> </thead> <tbody> <tr> <td>0-18m</td> <td>900mm</td> </tr> <tr> <td>&gt;18m</td> <td>1.5m</td> </tr> </tbody> </table>	Lot width at building line	Rear setback	0-18m	900mm	>18m	1.5m	N/A	Precinct C does not contain detached development.		
Lot width at building line	Rear setback									
0-18m	900mm									
>18m	1.5m									
117. Where the DCP does not contain setbacks for detached development, rear setbacks are: <table border="1"> <thead> <tr> <th>Lot area</th> <th>Rear setback</th> </tr> </thead> <tbody> <tr> <td>0-900m<sup>2</sup></td> <td>900mm</td> </tr> <tr> <td>&gt;900-1500m<sup>2</sup></td> <td>1.5m</td> </tr> <tr> <td>&gt;1500m<sup>2</sup></td> <td>2.5m</td> </tr> </tbody> </table>	Lot area	Rear setback	0-900m <sup>2</sup>	900mm	>900-1500m <sup>2</sup>	1.5m	>1500m <sup>2</sup>	2.5m	N/A	Precinct C does not contain detached development.
Lot area	Rear setback									
0-900m <sup>2</sup>	900mm									
>900-1500m <sup>2</sup>	1.5m									
>1500m <sup>2</sup>	2.5m									
118. The maximum floor level of a detached deck, patio, pergola or terrace that is less than 0.9m from the side boundary is 0.6m above ground level (existing).	N/A	Precinct C does not contain detached development.								
<b>2.4U Energy Efficiency</b>										
119. Provide an outdoor area for clothes drying that can accommodate at least 16 lineal metres of clothes line for each dwelling.		Subject to a detailed design phase.								
120. Any clothes drying area should be screened from public and communal areas.		Subject to a detailed design phase.								

Design Criteria	Consistent (Y / N)	Comment
<b>2.4V Water Management and Conservation</b>		
<p>121. A stormwater system is to:</p> <p>The system must:</p> <ul style="list-style-type: none"> <li>• Comply with requirements in the DCP that applies to the land.</li> <li>• Be approved (if required) under s.68 of the Local Government Act 1993).</li> </ul>	Yes	<p>The proposed development is SSDA and therefore the DCP does not apply. Notwithstanding, an Integrated Water Management Strategy is included at <b>Appendix Z</b>, outlining the stormwater system compliance with the DCP.</p>
<p>122. Detention tanks are to be located under paved areas, driveways or in basements.</p>	No	<p>A detention system will be implemented on the site, outlined in the Integrated Water Management Strategy at <b>Appendix Z</b>. This is intended to be part of an active or passive open space the provision of a pool type fencing with a lockable gate and planting will ensure accidental entry is prevented.</p>
<b>2.4W Waste Management</b>		
<p>123. Provide storage space for the type and number of bins designated in council's waste policy (or DCP).</p>		<p>Subject to a detailed design phase. The development will provide storage for the designated type and number of bins, as outlined in council's waste policy.</p>
<p>124. Where waste storage is provided in a communal area, access to this waste area is to be provided for all residents without crossing a private lot.</p>	N/A	<p>Each dwelling has their own private waste storage area.</p>
<p>125. Where waste storage is provided in the basement car park, a maximum ramp gradient of 1:6 is</p>	N/A	<p>No basement provided in Precinct C.</p>
<p>126. Where a rear lane has provision for waste collection trucks used by council, the collection point is to be from the rear lane.</p>	N/A	<p>Precinct C does not have a rear lane.</p>
<p>127. Despite any requirements in council's waste policy, on-site waste vehicle access is not required where:</p> <ul style="list-style-type: none"> <li>• there are less than 20 dwellings, or</li> <li>• the development is Torrens title subdivided</li> </ul>	N/A	<p>On-site waste vehicle access will be provided.</p>

Design Criteria	Consistent (Y / N)	Comment
128. Where vehicle access is not provided to the site, any communal on-site collection point is to: <ul style="list-style-type: none"> <li>• be less than 10m from the street boundary,</li> <li>• be located on a surface with a gradient less than 1:20</li> <li>• not require access through a security door or gate (unless this is permitted by council waste policy).</li> <li>• have path that connects the collection area to the street boundary with a gradient less than 1:8 and free of steps for the transfer of bins to the collection vehicle</li> </ul>	N/A	On-site waste vehicle access will be provided.
129. If the waste collection point is used for permanent storage of bins, it is to be screened from view from the public domain and any structure to have height no greater than 1.3m, if forward of the building line.		Subject to a detailed design phase.
130. Storage areas for rubbish and recycling bins are to be provided: <ul style="list-style-type: none"> <li>• Within garages;</li> <li>• In screened enclosure that is part of the overall building design; or</li> <li>• In the basement car park.</li> </ul>		Subject to a detailed design phase.
131. Communal waste areas are to be located at least 3m from any bedroom of living room window.		Subject to a detailed design phase.
<b>2.4X Universal Design</b>		
132. All dwellings are to include the Liveable Housing Design Guideline's Silver level universal design features.		Precinct C is mostly compliant with the Silver Level universal design features, with some design elements subject to a detailed design phase.
<b>2.4Y Communal Areas and Open Space</b>		
133. Where more than 10 dwellings are proposed a communal space with minimum area of 5% of the site area with a minimum dimension of 8m is to be provided for active communal open space.	N/A	Precinct C comprises of 12 dwellings in the form of townhouses. Each townhouse contains 2 houses, each with adequate private open space. Therefore, no communal open space is provided.
134. The active communal open space is at least 3m from a habitable room of a dwelling on the lot.	N/A	
135. The active communal open space is to receive at least 2hrs of direct sunlight between 9am and 3pm at the winter solstice (June 21) to 50% of the required area.	N/A	
136. Communal areas and open space are visible from habitable rooms and private open space while maintaining visual privacy	N/A	

Design Criteria	Consistent (Y / N)	Comment
137. Where communal open space is provided, it has a direct connection to the internal street along the longest edge.	N/A	
138. Public through site links should have direct line of sight between public streets.	N/A	
139. Daylight and natural ventilation is provided to all common circulation above ground.	N/A	
140. Provide lighting to common spaces.	N/A	