

## A TPlan Lodgement Issue

DESIGN ELEMENT + Objectives	page no	Design Criteria - Multi-Dwelling House (townhouse)	Design Criteria - Terraces Alternate Provision	SEPP Housing non-discr	Design can Comply	N/A	Performance Based	Drawing Ref
1 <b>LOW RISE HOUSING DIVERSITY DESIGN GUIDE</b>					<input type="checkbox"/>	<input type="checkbox"/>		
2 DESIGN REVIEW based on comparison of Multi-Dwelling Houses (Townhouses) against Multi-Dwelling Houses (Terraces)		Issue July 2020 for Development Applications	reference: ptma Architecture TPL 0-07		<input type="checkbox"/>	<input type="checkbox"/>		
3								
4 <b>This Section contains Objectives and Design Criteria</b>	page 99				<input type="checkbox"/>	<input type="checkbox"/>		
5 Objectives: relate to the Design Principles and set out what the design is trying to achieve		Design criteria: the measureable standards that are deemed to meet the Objective. The development application proposal is merit assessed.			<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the development application cannot meet the Design Criteria then the consent authority is to be flexible in applying these provisions and allow reasonable alternative solutions that achieve the relevant Objectives	
6								
7 <b>2.4A Building Envelopes</b>	page 100				<input type="checkbox"/>	<input type="checkbox"/>		
8 Summary Development Standard: Height of Building		The maximum building as specified in the LEP.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
9 Objective 2.4A-1 The building height is consistent with the desired scale and character of the street and locality and provides an acceptable impact on the amenity of adjoining properties.					<input checked="" type="checkbox"/>	<input type="checkbox"/>		TPL 1-04 Site Plan - Roof TPL 4-01 Site Elevations - South
10		1. Where the LEP or DCP does not include a maximum building height, that height of buildings is: • R1, R2, or RU5 zoned land: 9m • R3 zoned land: 11m			<input type="checkbox"/>	<input checked="" type="checkbox"/>		
11		2. The maximum number of storeys (excluding basements) are: • R1, R2, or RU5 zoned land: 2 • R3 zoned land: 3			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
12		3. On R1, R2, or RU5 zoned land the maximum height of building on the rear 40% of the site is: 5.4m.			<input type="checkbox"/>	<input checked="" type="checkbox"/>		
13 Objective 2.4A-2 The development provides a setback from the front boundary or public space that: • defines the street edge; • creates a clear threshold and transition from public to private space; • assists in achieving visual privacy to ground floor dwellings from the street; • contributes to the streetscape character and landscape; and • relates to the existing streetscape and setback pattern or the desired future streetscape pattern if diferent to the existing.					<input checked="" type="checkbox"/>	<input type="checkbox"/>		TPL 1-02 Site Plan
14		4. Refer to the DCP for front setback or envelope controls.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
15		5. R2 zoned land - Where the DCP does not contain front setback controls the following apply: • Where existing dwellings are within 40m - average of the two closest dwelling houses, dual occupancies or multi dwelling housing (terraces), or • Where no existing dwellings are within 40m the front setback is 3.5m.			<input type="checkbox"/>	<input checked="" type="checkbox"/>		
16		6. R3 zoned land - Where the DCP does not contain front setback controls the setback to primary road is 3.5m.			<input type="checkbox"/>	<input checked="" type="checkbox"/>		
17		7. Where the DCP does not contain setback controls for secondary roads the following apply: Lot Area (m <sup>2</sup> )   Setback 0 - 900           2m >900 - 1500    3m >1500           5m			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
18		8. Setback from classified road: 9m.			<input type="checkbox"/>	<input checked="" type="checkbox"/>	Overridden by DCP	
19		9. Setback from public reserve: 3m.			<input type="checkbox"/>	<input checked="" type="checkbox"/>		
20 Objective 2.4A-3 The development provides side boundary setbacks that reflect the character and form intent of the area where is characterised by the separation of buildings.	page 101				<input checked="" type="checkbox"/>	<input type="checkbox"/>		TPL 1-02 Site Plan
21		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 hieght of the part of the building in meters.			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Setbacks shown exceed this 1.5m despite the smaller setbacks allowed in the DCP	

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22 Objective 2.4A-4 The development provides a rear boundary setback that provides opportunity to retain and protect or establish significant landscape trees in deep planting areas.					<input checked="" type="checkbox"/>	<input type="checkbox"/>	No rear boundary	
23		11. Refer to the DCP for rear setbacks or envelope controls.			<input type="checkbox"/>	<input checked="" type="checkbox"/>		
24		12. Where the DCP does not contain rear setback controls the rear setback is 6m.			<input type="checkbox"/>	<input checked="" type="checkbox"/>		
25		13. The setback to a lane is 0m.			<input type="checkbox"/>	<input checked="" type="checkbox"/>		
26 Explanatory Guidance: Exceptions to Setbacks	page 126	The setbacks do not apply to eaves, awnings gutters, sunblinds, fences, services and unroofed terraces or decks			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
27								
28 <b>2.3B Gross Floor Area / Floor Space Ratio</b>	page 101				<input type="checkbox"/>	<input type="checkbox"/>		
29 Summary Development Standard		The floor space ratio / gross floor area as specified in the LEP.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		TPL 9-01 Ground level GFA TPL 9-03 Landscape Areas
30								
31		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: • R1, R2, or RU5 zoned land - 50% of lot area • R3 zoned land - 80% of lot area Note: For the purpose of this Design Criteria the lot area excludes any new street or lane.	R1, R2, or RU5: 60% of lot area, R3 80% of lot area		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
32 <b>2.4C Landscaped Area</b>	page 102				<input type="checkbox"/>	<input type="checkbox"/>		
33 Summary Development Standard: Landscaped Area		The minimum landscaped area as specified in the LEP.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
34 Objective 2.4C-1 To provide adequate opportunities for the retention of existing and provision of new vegetation that: - contributes to biodiversity; - enhances tree canopy; and - minimises urban runoff.					<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refer draft landscape concept in application. To further detailed design	TPL 1-10 Landscape Concept TPL 9-03 Landscape Areas
35		15. Where the LEP or DCP does not contain a minimum landscaped area the minimum landscaped area is: • R1, R2, or RU5 zoned land - 30% • R3 zoned land - 20%.	Where no subdivision proposed R1,2 RU5: min 54sqm allocated per dwelling OR R2 : min35sqm allocated per dwelling	35sqm lscp area per dwelling, minimum	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
36		16. The minimum dimension of any area included in the landscaped area calculation is 1.5m.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
37		17. At least 50% of the area forward of the building line is to be landscaped area.	At least 25% of the area forward of the building line, and 50% of the area behind the building line is to be landscaped		<input checked="" type="checkbox"/>	<input type="checkbox"/>		TPL 1-10 Landscape Concept TPL 9-03 Landscape Areas
38 Objective 2.4C-2 Landscape design supports healthy plant and tree growth and provides sufficient space for the growth of medium sized trees.					<input checked="" type="checkbox"/>	<input type="checkbox"/>	To follow with detailed landscape design by others	
39		18. An ongoing maintenance plan is to be provided as part of the landscape plan.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
40		19. Minimum soil standards for plant sizes are provided in accordance with the Table below. Tree Size Height Spread Min Soil Area Min soil depth Large trees >12m >8m 10 x 10m 1.2m Medium trees 8-12m 4-8m 6 x 6m 1.0m Small trees 5-8m <4m 3.5 x 3.5m 0.8m Shrubs 0.5-0.6m Groundcover 0.3-0.45m Turf 0.2m		Deep soil zone at least 15% of the site area, where each has 3m min dimension, if practical 65% of area at rear of site	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
41		20. If the DCP does not specify tree planting of a particular size or species the following is to be provided: • Front: 1 tree with mature height of 5m if primary road setback is greater than 3m. • Rear: 1 tree with mature height of 8m.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
42 Objective 2.4C-3 Retain existing natural features of the site that contribute to neighbourhood character, and reduce visual and privacy impacts on existing neighbouring dwellings.					<input checked="" type="checkbox"/>	<input type="checkbox"/>		
43		21. Mature trees are to be retained, particularly those along the boundary, (except those where approval is granted by Council for their removal).			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Removal of single mature tree on site requested as part of this application	
44		22. Landscape features including trees and rock outcrops are retained where they contribute to the streetscape character or are located within the rear setback.			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
45 Objective 2.4C-4 Landscape design contributes to a local sense of place and creates a micro climate.	page 103				<input checked="" type="checkbox"/>	<input type="checkbox"/>	To follow with detailed landscape design by others	TPL 1-10 Landscape Concept

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		23. The landscape plan is to provide for a combination of tree planting - for shade, mid height shrubs, lawn and ground covers.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
		24. The landscape plan indicates that at least 50% of the overall number of trees and shrubs are species native to the region.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		TPL 1-10 Landscape Concept
<b>2.4D Local Character and Context</b>	page 103				<input type="checkbox"/>	<input type="checkbox"/>		
					<input checked="" type="checkbox"/>	<input type="checkbox"/>		TPL 1-02 Site Plan TPL 4-01 Site Elevations - South
		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.			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refer statement.	
<b>2.4E Public Domain Interface</b>	page 104				<input type="checkbox"/>	<input type="checkbox"/>		
Objective 2.4E-1 Provide activation and passive surveillance to the public streets.					<input checked="" type="checkbox"/>	<input type="checkbox"/>		TPL 1-02 Site Plan
		26. The front door of each dwelling is directly visible from the street.			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Every dwelling front door is visible from one of the 2 streets of this corner site	
		27. Each dwelling has a habitable room that faces the street or public space.			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Every dwelling includes a living area visible from one of the 2 streets of this corner site	
Objective 2.4E-2 Front fences and walls do not dominate the public domain instead they respond to and compliment the context and character of the area (including internal streets).					<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fences are shown on landscape concept plan, including nominal heights	TPL 1-10 Landscape Concept
		28. Private courtyards within the front setback are only located within the articulation zones and / or behind the required front building line.			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Noting in this context that it is understood "private courtyards" means POS	
		29. Front fences: • Are visually permeable (no more than 50% of the allowable fence area will be solid masonry, timber or metal). • Average height no greater than 1.2m. • Have a consistent character with other front fences in the street. • Are not to be constructed of solid metal panels or unfinished timber palings.			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Noting that this provision conflicts with itself. The existing adjacent fencing is either solid metal panels or unfinished/ poorly finished timber palings.	
		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.			<input checked="" type="checkbox"/>	<input type="checkbox"/>	This project adjoins a classified road. As such it requires screen fencing for both privacy and to mitigate noise impacts. Refer acoustic report	TPL 1-10 Landscape Concept
		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.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		TPL 1-02 Site Plan
Objective 2.4E-3 The secondary frontage of a development positively contributes to the public domain by providing an active edge and semi-transparency to the boundary treatment					<input checked="" type="checkbox"/>	<input type="checkbox"/>		
		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: • Habitable room windows facing the public domain. • Street access, pedestrian paths and building entries. • Paths, low fences and planting that clearly delineate between communal/ private open space and the adjoining public open space. • Walls fronting the public spaces are to have openings not less than 25% of the surface area of the wall.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
<b>2.4F Pedestrian and Vehicle Circulation</b>	page 105				<input type="checkbox"/>	<input type="checkbox"/>		
Objective 2.4F-1 Internal vehicle and pedestrian circulation should function like a street, minimise the dominance of the driveway, and minimise impact on habitable spaces.					<input checked="" type="checkbox"/>	<input type="checkbox"/>		TPL 1-02 Site Plan
		33. Vehicle circulation and parking complies with AS2890.1.			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refer traffic report	
		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.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
		35. Where new streets or lanes are created: • Lanes: shared or pedestrian surfaces with a width of common area including landscape - minimum 6m. • Streets: width of common area including landscape - minimum 12m.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		

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67		36. Where less than 20 car spaces are provided reduce carriageway width to 3.5m, with passing areas as required by AS 2890.1.			<input type="checkbox"/>	<input checked="" type="checkbox"/>	Less than 20 car spaces BUT no carriageway - parking aisle only	
68		37. Internal vehicle circulation must be: • at least 1m setback from a fences; • at least 1m setback from another dwelling; • at least 2.5m setback from a window in a habitable room if the window exceeds 1m <sup>2</sup> ; and • the setbacks should contain plants to soften edges.			<input type="checkbox"/>	<input type="checkbox"/>	Windows of closest dwelling exceed 1sqm and is closer than 2.5m. HOWEVER current BASIX standards require double glazing and heavier insulation than when this Guide was authored. (IE reducing any perceived impact) The window faces north (winter solar gain) so should not be reduced in size. The sill height is designed to be high enough above floor to avoid privacy impacts. The driveway is secure and low turn over, further reducing any perceived impacts. The design complies with the Objectives	
69		38. Terminate driveways and streets with trees, open space or the window of a dwelling - not a garage or car space.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
70		39. Streets to be designed to accommodate appropriate service vehicles likely to access the site.			<input checked="" type="checkbox"/>	<input type="checkbox"/>	No service vehicle required to access internal driveway.	
71		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.			<input type="checkbox"/>	<input checked="" type="checkbox"/>	Council has clarified no on street parking in front of this CHIFF site	
72		41. Car parking not associated with a dwelling must be: • setback from a fence is to be at least 1m • setback from another dwelling is to be at least 1m • setback from a habitable room window is to be at least 3m if the window exceeds 1m <sup>2</sup> . • The setbacks should contain plants.			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Carpark 1m setback from adjoining boundary is a shared zone: landscape height <150mm for first 500mm then full height landscape for final 500mm	
73		42. New streets and lanes • maximum length of a dead end laneway - 40m. • minimum width between structures - 6m.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
74	Objective 2.4F-2 Provide safe, connected environment for pedestrians.	page 106			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
75		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.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
76		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.			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
77		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.			<input type="checkbox"/>	<input checked="" type="checkbox"/>		
78		46. Roads and pedestrian spaces are to have lighting designed in accordance with A1158.3.1 that avoids light spill in to private spaces.			<input checked="" type="checkbox"/>	<input type="checkbox"/>	To further detail design by others	
79	Objective 2.4F-3 Visual and environmental impacts of car parking are minimised				<input checked="" type="checkbox"/>	<input type="checkbox"/>		
80		47. Basement car parking not to protrude more than 1m above finished ground level except at the entrance to the car park.			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
81		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.			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
82		49. The maximum height of the car park entry is to be 2.7m.			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
83		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.			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	No adjacent existing tree	
84	<b>2.4G Orientation, Siting and Subdivision</b>	page 107			<input type="checkbox"/>	<input type="checkbox"/>		
85	Minimum lot size for carrying out multi dwelling housing (terraces) development		The minimum lot area and / or minimum lot width as specified in the LEP.		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
86	Objective 2.4G-1 To ensure that the development site area will have sufficient area for the dwelling, vehicle access, landscaping, parking and amenity and are consistent with the desired future character of the area.				<input checked="" type="checkbox"/>	<input type="checkbox"/>		TPL 1-02 Site Plan TPL 1-10 Landscape Concept
87		51. The minimum lot size for carrying out multi dwelling housing is: • the minimum dimensions for multi dwelling housing specified in a environmental planning instrument or DCP that applies to the land, or • 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.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		

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88 Objective 2.4G-2 The development responds to the streetscape and respect the privacy of adjoining single dwelling houses.					<input checked="" type="checkbox"/>	<input type="checkbox"/>		TPL 1-02 Site Plan
89		52. Each dwelling is to have a frontage to an existing public street or new pedestrian or vehicle street or lane.			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shared public space including "lane" for pedestrians	
90		53. The frontage measured at the building line is to be at least 5m.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		TPL 2-22 CHIFF Cluster to Clark St
91		54. Dwellings should be orientated away from side boundaries and towards the front and rear of the lot or towards new internal streets.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		TPL 1-02 Site Plan
92 Objective 2.4G-3 Reasonable solar access is provided to the living rooms and private open spaces of adjoining dwellings.					<input checked="" type="checkbox"/>	<input type="checkbox"/>		TPL 1-02 Site Plan TPL 1-10 Landscape Concept
93		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. Note: Direct sunlight is measured consistent with Design Criteria 63 and is only required to one window serving the living room.		Living rooms + POS in 70% of dwellings to receive 3hrs direct solar access in mid winter between 9 and 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>		TPL 5-01 Detail Section Daylighting chiff 6-01 Doors+Windows chiff 6-02 Doors+Windows High Level
94		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.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
95 Objective 2.4G-4 The development responds to the natural landform of the site, reducing the visual impact and avoiding large amounts of cut and fill and minimise the impacts of retaining walls.					<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refer civil and site plan	
96		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.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
97		58. Dwellings are located to step with the topography.			<input type="checkbox"/>	<input checked="" type="checkbox"/>	The ground floor level of the entire development is restricted by flood levels set by Council. Site level varies but is approx 1m below set floor level	
98 Objective 2.3G-5 Independent services and utilities are available to service each lot.	page 108				<input checked="" type="checkbox"/>	<input type="checkbox"/>	To further design, by others.	
99		59. All lots must have access to reticulated water and sewer, electricity, telecommunications, and where available gas.			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Generally yes, though noting that this guide is now out of date and should no longer require connection to gas where available. Gas may NOT be provided to the proposal.	
100 Objective 2.4G-6 To minimise impacts to vegetation on adjoining properties and allow for vegetation within the setbacks.					<input checked="" type="checkbox"/>	<input type="checkbox"/>		TPL 1-10 Landscape Concept
101		60. Basement car parking should not be provided within the setbacks described in 2.4A.			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
102 Objective 2.4G-7 Provide adequate space between buildings to allow for landscape, provide visual separation, reduce visual bulk and daylight access between buildings.					<input checked="" type="checkbox"/>	<input type="checkbox"/>		TPL 1-10 Landscape Concept
103		61. The minimum separation between two or more buildings containing dwelling on the same lot is 3m. Note: Greater separation may be required for privacy.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
104		62. Provide a break of 3m between buildings more than 45m long.			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
105 <b>2.4H Solar and Daylight Access</b>	page 108				<input type="checkbox"/>	<input type="checkbox"/>		
106 Objective 2.4H-1 To optimise sunlight received to habitable rooms and private open spaces. Solar access enables passive solar heating in winter and provides a healthy indoor environment					<input checked="" type="checkbox"/>	<input type="checkbox"/>		TPL 5-01 Detail Section Daylighting chiff 6-01 Doors+Windows chiff 6-02 Doors+Windows High Level
107		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.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		chiff 6-02 Doors+Windows High Level
108 To provide good access to daylight suited to the function of the room and to minimise reliance on artificial lighting and improve amenity					<input checked="" type="checkbox"/>	<input type="checkbox"/>		
109		64. Daylight may not be borrowed from other rooms, except where a room has a frontage to a classified road.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
110		65. No part of a habitable room is to be more than 8m from a window.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
111		66. No part of a kitchen work surface is to be more than 6m from a window or skylight.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		



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112		67. Courtyards are to be: • Be fully open to the sky; and • Have a minimum dimension of one third of the perimeter wall height, an area of 4m <sup>2</sup> .			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
113		68. A window is visible from 75% of the floor area of a habitable room.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
114	page 109	<b>2.4I Natural Ventilation</b>			<input type="checkbox"/>	<input type="checkbox"/>		
115		Objective 2.4J-1 All habitable rooms are naturally ventilated.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		chiff 6-01 Doors+Windows chiff 6-02 Doors+Windows High Level
116		69. Natural ventilation is available to each habitable room.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
117		70. Each dwelling is to be naturally cross ventilated.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
118	page 109	<b>2.4J Ceiling Height</b>			<input type="checkbox"/>	<input type="checkbox"/>		
119		Objective 2.4J-1 Ceiling height achieves sufficient natural ventilation and daylight access and provides spatial quality.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		chiff 4-21 EAST Elevation
120		71. Minimum ceiling heights are: • 2.7m to ground floor habitable rooms. • 2.7m to upper level living rooms. • 2.4m to upper level habitable rooms (excluding living rooms). The ceiling height is measured from finished floor level to finished ceiling level.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
121	page 109	<b>2.4K Dwelling Size and Layout</b>			<input type="checkbox"/>	<input type="checkbox"/>		
122		Objective 2.4K-1 The dwelling has a sufficient area to ensure the layout of rooms are functional, well organised and provide a high standard of amenity.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		chiff 9-01 Building Area Check chiff 9-02 Room Area Check
123		72. Dwellings are required to have the following minimum internal floor areas: • 1 bed 65m <sup>2</sup> • 2 bed 90m <sup>2</sup> • 3+ bed 115m <sup>2</sup>			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
124		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.			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
125		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.			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
126		75. Kitchens should not be part of a circulation space such as a hallway.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
127		Objective 2.4K-2 Room sizes are appropriately sized for the intended purpose and number of occupants.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		chiff 9-01 Building Area Check chiff 9-02 Room Area Check
128		76. One bedroom has a minimum area of 10m <sup>2</sup> excluding space for a wardrobe.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
129		77. Bedrooms have a minimum dimension of 3m in any direction (excluding wardrobe space).			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
130		78. 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>			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
131		79. Living room or lounge rooms are to have a minimum width of 4m (excluding fixtures).			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
132								
133	page 110	<b>2.4L Principal Private Open Spaces</b>			<input type="checkbox"/>	<input type="checkbox"/>		
134		Objective 2.4L-1 Dwellings provide appropriately sized private open space and balconies to enhance residential amenity.			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Complies - though requirements are in conflict	
135		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.	minimum dimension required of 4m		<input checked="" type="checkbox"/>	<input type="checkbox"/>	See conflicting requirements and note referenced below (page 153) for 16sqm requirement	
136			'complying development" require 16sqm with min dimension 3m		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
137		81. Provide a consolidated paved area of 12m <sup>2</sup> with minimum dimension of 3m.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
138		Objective 2.4L-2 Principal private open space and balconies are appropriately located to enhance liveability for residents.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		

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139		82. The principal private open space is located behind the front building line.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
140		83. The principal private open space is to be located adjacent to the living room, dining room or kitchen to extend the living space.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
141		84. 8m2 of the private open space should be covered to provide shade and protection from rain.	25% of the private open space should be covered		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Complies though in conflict between the 2 codes	
142	Explanatory Guidance	page 153+154 Private open space facing the street sits within the articulation zone OR behind the front building line...			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
143		Principle private open space 16sqm and 3m min dimension			<input checked="" type="checkbox"/>	<input type="checkbox"/>	See reference for 16sqm (various references for different sizes)	
144								
145	<b>2.4M Storage</b>	page 110			<input type="checkbox"/>	<input type="checkbox"/>		
146	Objective 2.4M-1 Adequate, well designed storage is provided in each dwelling.				<input checked="" type="checkbox"/>	<input type="checkbox"/>		chiff 9-02 Room Area Check
147		85. In addition to storage in kitchens, and bedrooms, the following storage with a minimum dimension of 500mm is provided: • 1 bed 6m³ • 2 bed 8m³ • 3+ bed 10m³			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
148		86. At least 50% of the required storage is to be located inside the dwelling.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
149		87. Storage not located in dwellings is secure and clearly allocated to specific dwellings if in a common area.			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
150	<b>2.4N Car and Bicycle Parking</b>	page 111			<input type="checkbox"/>	<input type="checkbox"/>		
151	Objective 2.4N-1 Car parking is provided appropriate for the scale of the development				<input checked="" type="checkbox"/>	<input type="checkbox"/>	Total cars required = 3 for dwellings + 1 visitor (4bays) 6 bays are provided	
152		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.		Social housing provider for 2bed dwelling = 0.5 parking spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEPP Housing (2021) requires 0.5 carparks per dwelling for affordable housing providers.	
153		89. Visitor parking is to be provided where the development contains more than 5 dwellings. Provide 1 space per 5 dwellings.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
154		90. Car parking spaces and circulation are to comply with AS 2890.1:2004.			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refer traffic consultant report	
155	Objective 2.4N-2 Parking facilities are provided for bicycles.				<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscape arbours and rear entries provide opportunity for bike parking to further detail in landscape design	TPL 1-10 Landscape Concept
156		91. Covered space is to be provided for the secure storage of at least 1 bicycle per dwelling.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
157	Objective 2.4N-3 Visual and environmental impacts of car parking and garages do not dominate the streetscape and have an appropriate scale relationship with the dwelling				<input checked="" type="checkbox"/>	<input type="checkbox"/>	Carparking is screened from street. No garages or basements	TPL 1-02 Site Plan
158		92. Basement car parking is not to protrude more than 1m above finished ground level except at the entrance to the car park.			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
159		93. The maximum dimensions of any basement car park entry is to be 2.7m high by 3.5m wide.			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
160		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.			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
161		95. The setback of a car space from a primary, secondary or parallel road is to be at least: Setback of Maximum width of dwelling from garage door openings road 1m behind the building >4.5m line <4.2m 5.5m			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
162		96. The maximum width of all garage doors facing a primary or secondary road: Lot Width Maximum Width of Garage Door Openings 12m - 15m 3.2m >15m - 20m 6m >20m - 25m 9.2m >25m 12m			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
163	<b>2.4O Visual Privacy</b>	page 112			<input type="checkbox"/>	<input type="checkbox"/>		
164	Objective 2.4O-1 The separation of windows and terraces, decks and balconies within a site and to adjoining existing or future buildings provide a degree of visual privacy without the reliance on fixed screening				<input checked="" type="checkbox"/>	<input type="checkbox"/>	Design achieves compliance without need for fixed screening over windows.	

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165		97. Orientate living room windows, primary private open space to the street or rear.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		TPL 1-02 Site Plan TPL 1-10 Landscape Concept
166		98. At least one windows for each habitable room is provided without the need for a privacy screen.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
167		99. A privacy screen is required when: Distance from Finished Floor Level Boundary Above Ground Level (Existing) <3m 1 - 3m <6m >3m Distance from Finished Floor Level Windows in Above Ground Level Dwelling on Same Lot (Existing) 1 - 3m <6m >3m <12m Note: This does not apply to bedroom windows that have an area less than 2m² or windows that have a frontage to a road or public open space.			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
168		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 Distance from Finished Floor Level Boundary Above Ground Level (Existing) <3m 1 - 3m <6m >3m Distance from Finished Floor Level Windows in Above Ground Level Dwelling on Same Lot (Existing) 1 - 2m <6m >2m <12m Note: This does not apply to a terrace, deck, balcony or patio that has an area less than 3m² or has a frontage to a road or public open space.			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		TPL 1-02 Site Plan TPL 2-22 CHIFF Cluster to Clark St
169		Objective 2.4O-2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space			<input checked="" type="checkbox"/>	<input type="checkbox"/>		TPL 1-02 Site Plan TPL 1-10 Landscape Concept
170		101. Where privacy screens are provided to windows, they must not cover part of the window required to meet the minimum daylight or solar access requirements, or restrict ventilation.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		TPL 1-02 Site Plan TPL 2-22 CHIFF Cluster to Clark St
171	page 113	<b>2.4P Acoustic Privacy</b>			<input type="checkbox"/>	<input type="checkbox"/>		
172		Objective 2.4P-1 Noise transfer is minimised through the siting of buildings and building layout			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refer to acoustic consultant report	
173		102. 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.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
174	page 113	<b>2.4Q Noise and Pollution</b>			<input type="checkbox"/>	<input type="checkbox"/>		
175		Objective 2.4Q-1 Ensure outside noise levels are controlled to acceptable levels in living and bedrooms of dwellings			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refer acoustic consultant report	
176		103. Any development within the 20 ANEF contour is to be constructed to comply with AS 2021:2015 Acoustics – Aircraft Noise Intrusion.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
177		104. Dwellings that are within 100m of a classified road or 80m from a rail corridor are to have LAeq measures are not exceeding: • In any bedroom: 35dB(A) between 10pm-7am. • Anywhere else in the building (other than a kitchen, garage, bathroom or hallway): 40dB(A) at any time. This can be achieved by: • A full noise assessment prepared by a qualified acoustic engineer • Complying with relevant noise control treatment for sleeping areas and other habitable rooms in Appendix C of Draft Guide to Infrastructure Development Near Rail Corridors Busy Roads.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
178	page 113	<b>2.3R Architectural Form and Roof Design</b>			<input type="checkbox"/>	<input type="checkbox"/>		



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179 Objective 2.4R-1 The architectural form is defined by a balanced composition of elements. It responds to internal layouts and desirable elements in the streetscape.					<input checked="" type="checkbox"/>	<input type="checkbox"/>		
180		105. 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.			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refer design verification statement	
181 Objective 2.4R-2 The roof treatments are integrated into the building design and positively respond to the street.					<input checked="" type="checkbox"/>	<input type="checkbox"/>		TPL 0-04 3D CHIFF entries TPL 0-05 3D CHIFF + Landscape TPL 1-04 Site Plan - Roof TPL 4-01 Site Elevations - South TPL 4-04 Site Elevations - north (rear)
182	page 114	106. The roof design is integrated harmoniously with the overall building form.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
183		107. Skylights and ventilation systems are integrated into the roof design.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
184 <b>2.4S Visual Appearance and Articulation</b>	page 114				<input type="checkbox"/>	<input type="checkbox"/>		
185 Objective 2.4S-1 To promote well designed buildings of high architectural quality that contribute to the local character					<input checked="" type="checkbox"/>	<input type="checkbox"/>		
186		108. 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.			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refer statement	
187		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: • An entry feature or portico. • A balcony, deck, pergola, terrace or verandah. • A window box treatment. • A bay window or similar feature. • An awning or other feature over a window. • A sun shading feature. • An eave.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		TPL 0-04 3D CHIFF entries TPL 1-10 Landscape Concept
188 <b>2.4T Pools and Detached Development</b>	page 114				<input type="checkbox"/>	<input type="checkbox"/>		
189 Objective 2.1T-1 The location of the swimming pools and spas minimise the impacts of adjoining properties					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
190		110. Swimming pools and spas are to have a maximum height above ground level (existing): • At the water line – 1.2m, • At the top of the coping - 1.4m, and • Where the coping is more than 300mm wide – 600mm.			<input type="checkbox"/>	<input checked="" type="checkbox"/>		
191		111. Swimming pools and spas are to be located in the rear yard with a minimum setback of 1m from any side or rear boundary.			<input type="checkbox"/>	<input checked="" type="checkbox"/>		
192		112. The swimming pool pump must be located in an enclosure that is sound proofed.			<input type="checkbox"/>	<input checked="" type="checkbox"/>		
193 Objective 2.1T-2 The location of the detached development minimise the impacts of adjoining properties	page 115				<input checked="" type="checkbox"/>	<input type="checkbox"/>	Detached structures include bin enclosures and landscape "arbour" structures	
194		113. Maximum height above ground level (existing) - 4.5m			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
195		114. A detached studio with a frontage to a rear lane or parallel road may have a height of 6m.			<input type="checkbox"/>	<input checked="" type="checkbox"/>		
196		115. Maximum floor area for each dwelling: • generally: 45m <sup>2</sup> • detached studios: 36m <sup>2</sup>			<input type="checkbox"/>	<input checked="" type="checkbox"/>		
197		116. Where the DCP does not contain setbacks for detached development, side setbacks are the same as for the dwelling except for the following: • side setback: 0.9m, or • side setback with wall height less than 3.3m: 0m, and adjoining lot building is <0.9m from boundary and building wall is of masonry construction with no windows, • side setback of detached studio with frontage to a lane: 0m • side setback of detached studio without a frontage to a lane: Lot Width at      Rear setback building line 0 - 18m              900mm >18m                 1.5m			<input checked="" type="checkbox"/>	<input type="checkbox"/>		

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198		117. Where the DCP does not contain setbacks for detached development, rear setbacks are: Lot Area Rear setback 0 - 900m2 900mm >900-1500m2 1.5m >1500m2 2.5m			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
199		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).			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
200		Notes:			<input type="checkbox"/>	<input type="checkbox"/>		
201		1. A child-resistant barrier must be constructed or installed in accordance with the requirements of the Swimming Pools Act 1992			<input type="checkbox"/>	<input checked="" type="checkbox"/>		
202		2.Privacy and building separation and other Design Criteria still apply.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
203	page 116	<b>2.4U Energy Efficiency</b>			<input type="checkbox"/>	<input type="checkbox"/>		
204		Objective 2.4U.1 Development incorporates passive environmental design			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
205		119. Provide an outdoor area for clothes drying that can accommodate at least 16 lineal metres of clothes line for each dwelling.			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Clothes line provided screened from view in VENTED internal locations rather than external due to amenity and security concerns	chiff 9-02 Room Area Check
206		120. Any clothes drying area should be screened from public and communal areas.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
207		Note: A DA for a dwelling is required to have a BASIX Certificate that applies a minimum energy consumption target.			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refer basix certificate	
208	page 116	<b>2.4V Water Management and Conservation</b>			<input type="checkbox"/>	<input type="checkbox"/>		
209		Objective 2.4V-1 Urban stormwater is treated on site before being discharged to receiving waters			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refer to detail design by civil engineer	
210		121. A stormwater system is to: The system must: • Comply with requirements in the DCP that applies to the land. • Be approved (if required) under s.68 of the Local Government Act 1993).			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
211		Objective 2.1V-2 Flood management systems are integrated into site design			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Floor level minimums set by council	
212		122. Detention tanks are to be located under paved areas, driveways or in basements.			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Located under paved areas	
213		Note: A DA for a dwelling is required to have a BASIX Certificate that applies a minimum water consumption target.			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refer basix certificate	
214	page 117	<b>2.4W Waste Management</b>			<input type="checkbox"/>	<input type="checkbox"/>		
215		Objective 2.4W-1 Waste storage facilities meet the needs of the residents, are easy to use and access and enable efficient collection of waste			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refer waste management report by consultant	
216		123. Provide storage space for the type and number of bins designated in council's waste policy (or DCP).			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
217		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.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
218		125. 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.			<input type="checkbox"/>	<input checked="" type="checkbox"/>		
219		126. Where a rear lane has provision for waste collection trucks used by council, the collection point is to be from the rear lane.			<input type="checkbox"/>	<input checked="" type="checkbox"/>		
220			Any communal waste area is to: provide water supply for cleaning, have a solid floor grated to a floor waste (connected to sewer) and be designed to meet the requirements of council's waste policy		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Noting this requirement does not appear to be included in multi-dwelling houses for this application	
221		127. Despite any requirements in council's waste policy, on-site waste vehicle access is not required where: • there are less than 20 dwellings, or • the development is Torrens title subdivided			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
222		128. Where vehicle access is not provided to the site, any communal on-site collection point is to: • be less than 10m from the street boundary, • be located on a surface with a gradient less than 1:20 • not require access through a security door or gate (unless this is permitted by council waste policy). • 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			<input checked="" type="checkbox"/>	<input type="checkbox"/>		

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223		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.			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Height of structure conflicts with the need to include a roof over the bins and have a hose out area with waste point in floor connected to sewer. Greater height to suit screen fencing required is included in the design and does not have detrimental impact on residents or neighbours	
224		Objective 2.4W-2 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
225		130. Storage areas for rubbish and recycling bins are to be provided: • Within garages; • In screened enclosure that is part of the overall building design; or • In the basement car park. 131. Communal waste areas are to be located at least 3m from any bedroom of living room window.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
226	page 118				<input type="checkbox"/>	<input type="checkbox"/>		
227		Objective 2.4X-1 Universal design features are included in dwelling design to promote flexible housing for all community members			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Noting the requirements conflict between multi dwelling houses and multi-dwelling houses (terraces)	
228		132. All dwellings are to include the Liveable Housing Design Guideline's Silver level universal design features.			<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Liveable Housing Guide includes exceptions where ramping is excessive to achieve. This applies in this instance where RSC floor levels dictate floor levels greater than 1m above existing ground level. The extent of ramping required due to flood level dictates excessive ramping beyond the requirements of the Liveable Housing Design Guide and the Building Code of Australia Liveable Housing provisions IE not required as greater than 15m of ramping required at 1in20.	
229					<input type="checkbox"/>	<input type="checkbox"/>	Irrespective: 2 of 6 dwellings comply with the universal design features (30% of dwellings). A further 2 comply with the universal design features EXCEPT stepless entry is provided via a rear door. The remaining 2 comply with 6 of the 7 features BUT cannot be provided with stepless entry due to the flood levels required (per above)	
230			30% of all dwellings will include the Silver Level Seven Core Liveable Housing Design Elements contained in the "Liveable Housing Design Guidelines"		<input checked="" type="checkbox"/>	<input type="checkbox"/>	The design complies with this requirement for Terraces, as outlined above	
231	page 118				<input type="checkbox"/>	<input type="checkbox"/>		
232		Objective 2.4Y-1 Adequate area for communal open space is provided that enhances residential amenity.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		TPL 1-02 Site Plan TPL 1-10 Landscape Concept
233		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.			<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not required as less than 10 dwellings. However still complies	
234		134. The active communal open space is at least 3m from a habitable room of a dwelling on the lot.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
235		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.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
236		Objective 2.4Y-2 Communal areas are designed to enhance residential amenity and maximise safety and connectivity to the dwelling and promote social interaction between residents.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
237		136. Communal areas and open space are visible from habitable rooms and private open space while maintaining visual privacy.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		TPL 0-05 3D CHIFF + Landscape TPL 1-02 Site Plan TPL 1-10 Landscape Concept
238		137. Where communal open space is provided, it has a direct connection to the internal street along the longest edge.			<input type="checkbox"/>	<input checked="" type="checkbox"/>		
239		138. Public through site links should have direct line of site between public streets.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
240		Objective 2.4Y-3 Common circulation spaces achieve good amenity with access to daylight and ventilation			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
241		139. Daylight and natural ventilation is provided to all common circulation above ground.			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
242		140. Provide lighting to common spaces .			<input checked="" type="checkbox"/>	<input type="checkbox"/>	To further detail design by others.	
243								
244					<input type="checkbox"/>	<input type="checkbox"/>		