

#	Element		Deemed-to-comply Development Standard	Applicant Justification
1	6.4 (LPP)	Lot Boundary Setbacks – Boundary walls	One boundary wall	<p>Although all Units have more than one boundary walls. The following supports:</p> <ul style="list-style-type: none"> External boundary walls to Lot A & C are less than 9m in length and 3.5m in height. Internal boundary walls to lot A, B & C will be simultaneously constructed, there the height and length in compliance will go unnoticed by future residence and neighbours. Internal northern boundary wall to lot A will be rendered in contrasting texture and colour and will be portrayed as a feature wall for unit A and future residence to lots B & C as it be an attractive feature to the common area.
2			Wall length – 9.0m	
3			Max height - 3.5 metres	
4			Average height - 3.0 metres	
5	18.1 (LPP)	Natural ventilation	All rooms have operable windows	<p>Although Unit A Bathroom does not have an operable window. The following supports:</p> <ul style="list-style-type: none"> Unit A bathroom will have an operable skylight which will allow for direct sunlight and ventilation.
6	18.2 (LPP)		All habitable rooms having: 15% glass, 50% openable	
7	5.1.4	Open Space	45%	<p>Although Unit B and Overall are over the 55% open space allowed. The development incorporates suitable open space for its context which:</p> <ul style="list-style-type: none"> Are consistent with existing developments in the area and provides the desired streetscape character. All habitable rooms have major openings or highlight windows that provide access to natural sunlight. The building bulk is consistent with an R40 zoned developments A separate drying court is provided to each dwelling away from view of the outdoor living area and from communal areas Provides opportunities for the residents to use space to the external of the building with all outdoor living areas being over the require 20m² <p>Overall, The design maximises landscaping and outdoor living areas that are useable and practical for future residents.</p>

8	5.3.1	OLA	Uncovered area: 13.3m ²	<p>Although the outdoor living areas to Unit B & C does not have 2/3 of the required area without permanent roof cover. The areas provide spaces:</p> <ul style="list-style-type: none"> • that are accessed from the main living areas of the dwelling • are open to winter sun and ventilation • are designed with a northern aspect to maximise natural light <p>Overall the roof cover provided allows for a usable entertaining area that provides protection for outdoor furniture and for the future residents.</p>
9	15.1 (LPP)	Tree canopy and deep soil areas	Outdoor living areas in the front setback area where the design enhances surveillance of the adjacent streetscape.	<p>Although all the outdoor living areas have been designed to the front setback. The areas provided :</p> <ul style="list-style-type: none"> • are of sufficient size & dimension to be functional • are accessed from the main living areas of the dwelling • are open to winter sun and ventilation • are designed with a northern aspect to maximise natural light • are designed to enhance surveillance of the adjacent streetscape <p>Overall the location of the outdoor living area and roof cover provided allows for a usable entertaining area that provides protection for outdoor furniture and for the future residents.</p>
10	13.1 & 12.1 (LPP)		2 small trees per unit Minimum deep soil areas (see below)	For Tree planting provided, please refer to architectural drawings.
11	5.3.6	Pedestrian access	Minimum setback to walls with major openings: 2.5m	<p>The reduced setback of unit A to the communal street has been designed to address the relevant design principles with the use of articulation and a mixture of contrasting materials.</p> <ul style="list-style-type: none"> • The use of this contrasting material & articulation minimises the length of blank walls • Unit A has sufficient privacy. • A 0.50m to 1.1m wide planter bed has been provided adjacent to unit A. This width planter bed will allow for long term landscaping growth. • The proposed setback positively contributes to both the Primary

				<p>Street and communal street setback and is consistent with R40 zoned properties.</p> <p>The reduced setback to the communal street has been designed to address the relevant design principles with the use of articulation and a mixture of contrasting materials.</p>
12	5.3.7	Site Works	Retaining walls, fill and excavation between the street boundary and the street setback, not more than 0.5m above or below the natural ground level,	Although, The Retaining wall to Lot A street setback exceeds the allowed 0.5m above the natural ground level, a stepped planter box has been provided to help reduce the size of retention throughout that area. This will allow for a levelled and usable outdoor living area for future residence.
13	5.3.7		Excavation greater than 0.5m requires 1m/1.5m setback	<p>Although, Retaining walls to Lot A & C exceeds the allowed 0.5m above the natural ground level. However, the following supports:</p> <ul style="list-style-type: none"> • The Dwellings are setback at the required setback from the lot boundary, which allows for major openings for light and ventilation. • Boundary fencing of 1.8m high will restrict views from neighbouring property and will allow for privacy. • The levels provided minimise excavation and fill throughout the overall of the lot. • The site has a significant slope therefore retaining is required. <p>The proposed design follows the contours of the land and provides liveable space for future residences.</p>