

Annexure 13

R-Codes Assessments and Matrix

LOT NO.	HOUSE TYPE	LOT NO.	HOUSE TYPE	LOT NO.	HOUSE TYPE	LOT NO.	HOUSE TYPE	LOT NO.	HOUSE TYPE	LOT NO.	HOUSE TYPE	LOT NO.	HOUSE TYPE
001	BCFG H I	040	BCD E FGHI	079	BC F GHI	118	BCFGH I	157	BCEFGHI J	196	B CFGHI	235	BCF G HI
002	B CFGHI	041	BCF G HI	080	BCF G HI	119	B CFGHI	158	BC F GHI	197	B CFGHI	236	BCF G HI
003	BC D FGHI	042	BCFG H I	081	BCD E FGHI	120	BC C FGHI	159	BCF G HI	198	BCD F GHI	237	BCFGH I
004	BC F GHI	043	BCFGH I	082	BCFGH I	121	BC F GHI	160	BCFGH I	199	BCD E FGHI	238	B CFGHI
005	BCF G HI	044	B CFGHI	083	BCFGH I	122	BCF G HI	161	BCFGH I	200	BCD E FGHI	239	B CFGHI
006	BCFGH I	045	C HI	084	A BCEFGHIJ	123	BCD E FGHI	162	B CFGHI	201	B CDEFGHI	240	BC F GHI
007	BCFGH I	046	C HI	085	A BCEFGHIJ	124	BCD E FGHI	163	BC C FGHI	202	BCD F GHI	241	BC G HI
008	B CFGHI	047	C HI	086	B CFGHI	125	BCDEF G HI	164	BC F GHI	203	BCD F GHI	242	C E I
009	BCD E FGHI	048	BCD E FGHI	087	BCD E FGHI	126	BCD E FGHI	165	BCF G HI	204	C HI	243	C E I
010	B CFGHI	049	BC F GHI	088	B CFGHI	127	BCD E FGHI	166	BCFGH I	205	BCD E FGHI	244	C E I
011	BC F GHI	050	BCF G HI	089	BC F GHI	128	BCDEF G HI	167	BCFGH I	206	BCD E FGHI	245	C E H I
012	BCF G HI	051	B CFGHI	090	BCD F GHI	129	BCFGH I	168	B CFGHI	207	BCFGH I	246	C E I
013	BCFGH I	052	B CFGHI	091	BCFGH I	130	B CFGHI	169	BC C FGHI	208	B CFGHI	247	C E I
014	BCD E FGHI	053	BC F GHI	092	BCFGH I	131	B CFGHI	170	BC F GHI	209	B CFGHI	248	C E I
015	BCFGH I	054	BCF G HI	093	BC F GHI	132	BC F GHI	171	BCF G HI	210	BC F GHI	249	C E H I
016	B CFGHI	055	BCD F GHI	094	B CFGHI	133	BCF G HI	172	BCFGH I	211	BCF G HI	250	E G I
017	B CFGHI	056	BCFGH I	095	BCD E FGHI	134	BCFGH I	173	BCFGH I	212	BCFGH I	251	E G I
018	BC F GHI	057	B CFGHI	096	BCD E FGHI	135	BCFGH I	174	BCEFGHI J	213	BCFGH I	252	E G I
019	BCF G HI	058	B CFGHI	097	BCDEF G HI	136	B CFGHI	175	B CFGHI	214	A BCEFGHIJ	253	G H I
020	BCFGH I	059	BC F GHI	098	BCD F GHI	137	BCD E FGHI	176	BC C FGHI	215	B CFGHI	254	A BCEFGHIJ
021	BCFGH I	060	BCF G HI	099	BC F GHI	138	BCD E FGHI	177	BC F GHI	216	B CFGHI	255	E I
022	B CFGHI	061	BCFGH I	100	BCF G HI	139	BCDEF G HI	178	BCF G HI	217	BC F GHI	256	E I
023	B CFGHI	062	BCFGH I	101	BCFGH I	140	BC C FGHI	179	BCFGH I	218	C GHI	257	B CDEFGHI
024	B CFGHI	063	B CFGHI	102	BCFGH I	141	BC F GHI	180	BCFGH I	219	BCD E FGHI	258	B CDEFGHI
025	BC F GHI	064	B CFGHI	103	B CFGHI	142	BCF G HI	181	B CFGHI	220	A BCEFGHIJ	259	BCD E FGHI
026	BCF G HI	065	BC F GHI	104	BCD E FGHI	143	BCFGH I	182	B CFGHI	221	BCF G HI	260	BCD E FGHI
027	BCFGH I	066	BCF G HI	105	BCD E FGHI	144	BCEFGHI J	183	BC F GHI	222	BCFGH I	261	BCDEF G HI
028	BCFGH I	067	BCEFGHI J	106	BCDEF F GHI	145	BCFGH I	184	BCF G HI	223	BCFGH I	262	BCDEF G HI
029	B CFGHI	068	BCFGH I	107	BC C FGHI	146	B CFGHI	185	BCFGH I	224	B CFGHI	263	BCDEF G HI
030	B CFGHI	069	BCFGH I	108	BCF G HI	147	BCD E FGHI	186	BCD E FGHI	225	B CFGHI	264	BCDEF G HI
031	BC F GHI	070	B CFGHI	109	BCFGH I	148	BCD E FGHI	187	BCD E FGHI	226	A BCEFGHIJ	265	B CDEFGHI
032	BCF G HI	071	B CFGHI	110	BCFGH I	149	BCDEF G HI	188	BCDEF G HI	227	BC F GHI	266	B CDEFGHI
033	BCFGH I	072	BC F GHI	111	B CFGHI	150	BC C FGHI	189	BCFGH I	228	BCF G HI	267	BCD E FGHI
034	BCFGH I	073	BCF G HI	112	B CFGHI	151	BC F GHI	190	B CFGHI	229	BCFGH I	268	BCD E FGHI
035	B CFGHI	074	A BCEFGHIJ	113	BCD E FGHI	152	BCF G HI	191	B CFGHI	230	BCFGH I	269	BCDEF F GHI
036	B CFGHI	075	BCFGH I	114	BCD E FGHI	153	BCFGH I	192	BC F GHI	231	B CFGHI	270	BCDEF G HI
037	BC F GHI	076	BCFGH I	115	BCDEF F GHI	154	BCFGH I	193	BCF G HI	232	B CFGHI	271	BCDEF G HI
038	BC F GHI	077	B CFGHI	116	BCF G HI	155	B CFGHI	194	BCFGH I	233	A BCEFGHIJ	272	BCDEF G HI
039	A BCEFGHIJ	078	B CFGHI	117	BCFGH I	156	B CFGHI	195	BCFGH I	234	BC F GHI	273	B CDEFGHI

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**RAVENSWOOD
LIFESTYLE RESORT**
FOR THE ASPEN GROUP
LOT 899 RODOREDO CRESENT

JUNE 2026
1:2000 @
281 HOME SITES

- HOUSE TYPE NOTES:**
1) HOME DESIGNS & LOTS ARE SUBJECT TO MODIFICATION DURING DESIGN DEVELOPMENT STAGES
2) ARRAY OF POTENTIAL DESIGNS ARE DEPENDANT ON MIX OF ASSIGNED DESIGNS SHOWN.
3) CHANGING ASSIGNED DESIGNS MAY REQUIRE OTHER DESIGN ASSIGNMENTS TO BE CHANGED AS A RESULT.

POTENTIAL
DUPLEX DWELLING

LOT NO.	HOUSE TYPE
274	B CDEFGHI
275	BCD E FGHI
276	BCD E FGHI
277	BCDE F GHI
278	BCDEF G HI
279	BCDEF G HI
280	BCDEF G HI
281	BCD E FGHI

HOUSE TYPE LEGEND		
TYPE	NAME	TOTAL
A	CECILIA	9(18)
B	KARUAH	37
C	WATTLE	37
D	MAGNOLIA	21
E	LAWSON	21
F	WILLOW	37
G	PEARSON	37
H	RILEY	38
I	MORGAN	40
J	CECILIA (SLIM)	4(8)

Residential Design Codes

Volume 1

2024

PART C

ASSESSMENT TEMPLATE

R-CODES VOLUME 1, PART C – ASSESSMENT TEMPLATE

April 2024

General	
Local government:	Shire of Murray
Assessing officer:	
Development description:	Lifestyle Village
Reference number:	ASP RAV GE – DWELLING A

Property Details	
Address:	Lot 889 Rodoreda Crescent, Ravenswood
Lot Area:	33.43ha
Title Information: (lot type and easements)	

Planning Framework	
Region Scheme Zoning:	Urban, Regional Open Space (PRS)
Local Planning Scheme zoning/R-code:	Special Development (LPS4)
Land Use permissibility:	
Special Control area:	
Structure Plan Area:	
Local Development Plan Area:	
Local Planning Policies:	
Development Contributions:	
Planning Control Area:	
Referrals required: (Main Roads, WAPC, Heritage etc)	

Site inspection	
Date of Site Inspection:	
Verge Infrastructure: (lighting, Power, water, side entry pit etc)	
Street Trees:	
Summary of site inspection findings:	
Photos:	

PART D - LAND

1.1 SITE AREA

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.1.1	Average & Minimum site area in accordance with Table D	☐	☐	☒				This assessment is undertaken on the basis of an R35 residential density.
C1.1.2	Minimum site area calculated as required for a single house or grouped dwelling	☐	☐	☒				
C1.1.3	Corner Truncation to a public street, up to a maximum of 20m2 to be added	☐	☐	☒				
	Battle-axe access leg no more than 20% of required site area in Table D	☐	☐	☒				
C1.1.4	Variation approved by the WAPC	☐	☐	☒				
	Existing lot with permanent legal access to a public road	☐	☐	☒				
C1.1.5	R25 & below only			☒				
C1.1.6 R30 - R40 only	Reduced by up to 35% for an accessible dwelling to gold level universal design or a small dwelling	☐	☐	☒				
	Site not less than100m2	☐	☐	☒				
	Where 4 or more dwellings or sites, reduction applied to a maximum 50%	☐	☐	☒				
C1.1.7 R50+	Reduced by up to 35% for an accessible dwelling to gold level universal design or a small dwelling	☐	☐	☒				
	Site not less than100m2	☐	☐	☒				
	Where 4 or more dwellings or sites, small dwelling reduction applied to a maximum 50%	☐	☐	☒				
C1.1.8	For multiple dwellings in areas coded R30 to R60; where a significant existing tree is retained, the average site area may be reduced by 10%. (This reduction is limited to dwellings not already subject to a reduced average site area under C1.1.6 or C1.1.7)	☐	☐	☒				

1.0 THE GARDEN

1.1 PRIVATE OPEN SPACE

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.1.1	Primary garden area in accordance with Table 1.1a	☒	☐	☐	Dependant on lot size.		Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type A rather than a specific deemed to comply figure noting that final calculations may slightly change. All proposed dwellings will be provided with generous landscaped primary garden areas directly accessible from the alfresco. For House Type A, which is a duplex design, the alfresco adjoins the internal living area, accessed from the living/dining room through a doorway, promoting connectivity between indoor and outdoor spaces. The primary garden area which extends from the alfresco is practically situated for use in conjunction with the internal and external living space. The primary garden areas will deliver a high amenity environment for residents.	
C1.1.2	Splitting of PGA for grouped dwellings	☐	☐	☒				
C1.1.3	Private open space to multiple dwellings (balcony) in accordance with Table 1.1b	☐	☐	☒				
C1.1.4	Balconies to be unscreened for 25%	☐	☐	☒				

1.2 TREES AND LANDSCAPING

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.2.1 – 15% soft landscaping per site	☐	☒	☐	15% soft landscaping per site.		Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type A rather than a specific deemed to comply figure noting that final calculations may slightly change. We anticipate that a provision of 15% soft landscaping will be achieved for most lots. Notwithstanding, all proposed dwellings will be provided with generous landscaped primary garden areas and open space that will enable good opportunities for planting. These garden and open space areas with planting create shading, soften the built form, and enhance the amenity, comfort and visual appeal of the development.	
C1.2.2 – 30% soft landscaping of the primary street setback area	☐	☒	☐	30% landscaping of the street setback area.		Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type A rather than a specific deemed to comply figure noting that final calculations may slightly change. For House Type A, which is a duplex design most likely for corner lots, landscaping is proposed along the majority of the lot frontage, noting minimal hardstand required for a single car bay. The landscaping proposed creates an attractive interface to the street, softening the built form, and contributing high amenity for residents.	
C1.2.3 – Communal street and communal open space is landscaped and provided with adequate lighting to footpaths and vehicle access areas	☐	☐	☒				
C1.2.4 – Minimum trees and deep soil area in accordance with Tables 1.2a & 1.2b.	☒	☐	☐	1 small tree required for compliant primary garden area.	Minimum tree planting requirements under C1.2.4 will be met for House Type A.		
C1.2.5 – Shade trees for uncovered at grade car-parking for grouped and multiple dwellings	☐	☐	☒				
C1.2.6 – reduced landscaping subject to retaining a significant existing tree	☐	☐	☒				
C1.2.7 – Where a significant existing tree is retained on site, tree protection zone is provided in accordance with AS4970	☐	☐	☒				
C1.2.8 – Landscaping plan (for multiple dwellings or 5+ dwellings) in accordance with Appendix 3	☒	☐	☐		A landscaping plan is provided with this development application.		

1.3 COMMUNAL OPEN SPACE – Multiple dwellings only

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
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C1.3.1 – Minimum communal open space requirements	☐	☐	☒				
C1.3.2 – Communal open space separated or screened sources of noise and odour	☐	☐	☒				
C1.3.3 – Design and orientation of communal open space to minimise impacts of noise, odour, lightspill and overlooking	☐	☐	☒				

1.4 WATER MANAGEMENT AND CONSERVATION

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.4.1 – Stormwater retained on site	☒	☐	☐				
C1.4.2 – Notwithstanding C1.4.1, stormwater directed to a district or local stormwater drainage system where required by the decision-maker	☒	☐	☐				

2.0 THE BUILDING

2.1 SIZE AND LAYOUT OF DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.1.1 – Designated primary living space, for multiple dwellings the primary living space with a minimum dimension of 3.8m	☒	☐	☐	Each dwelling to have a primary living space.	A primary living space is provided for House Type A.		
C2.1.2 – Primary living space to have direct and physical access to primary garden area/private open space (single houses and grouped dwellings)	☒	☐	☐	Primary living space to have direct access to primary garden area.	The proposed primary living space is directly connected to the alfresco outdoor living/dining space through large opening doors. The alfresco forms part of the landscaped primary garden area.		
C2.1.3 – Primary living space to have direct access to private open space (multiple dwellings)	☐	☐	☒				
C2.1.4 – Max depth of single aspect primary living space (multiple dwellings only)	☐	☐	☒				
C2.1.5 – Bedrooms to have a minimum internal floor area of 9m² and a minimum dimension of 2.7m (multiple dwellings only)	☐	☐	☒				
C2.1.6 – Minimum ceiling height (multiple dwellings)	☐	☐	☒				
C2.1.7 –Minimum internal dwelling floor area (multiple dwellings)	☐	☐	☒				
C2.1.8 – Dwelling mix (10+ multiple dwellings)	☐	☐	☒				
C2.1.9 – Storage requirements in Table 2.1b	☒	☐	☐	Minimum storage area requirement of 4m² total area, minimum dimension of 1.5m and height of 2.1m.	Proposed storage area provided with total area of 4m², minimum dimension of 2m. The store room will achieve the minimum height of 2.1m.		
C2.1.10 – Reduced storage area dimension	☐	☐	☒				
C2.1.11 – Major openings setback a minimum of 3m where facing directly onto car parking and corridors (multiple dwellings)	☐	☐	☒				
C2.1.12 – Separation of noise sources (multiple dwellings)	☐	☐	☒				

2.2 SOLAR ACCESS AND NATURAL VENTILATION

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.2.1 – Openable external window requirements for habitable rooms	☒	☐	☐	External window visible from all parts of the room, aggregate 10% of floor area, minimum 50% transparent glazing.	All habitable rooms are proposed with at least one external window that meets the deemed to comply standard.		
C2.2.2 – Courtyard requirements (when proposed as the only source of daylight to a habitable room)	☐	☐	☒				
C2.2.3 – Openable window requirements for bathrooms on external walls (excluding boundary walls)	☒	☐	☐	Bathrooms located on external walls with minimum of one openable window.	Openable windows provided to the bathroom/robe of House Type A.		
C2.2.4 – Orientation of major openings to primary living spaces (single houses and grouped dwellings)	☐	☒	☐	A major opening to the primary living area to be oriented between north west and east.		Whilst we anticipate that for House Type A, most lots will be possible to achieve the deemed to comply standard, a design principle assessment is provided notwithstanding to demonstrate the adequacy of sunlight access. The primary	

						living/dining space for House Type A has openings/major openings on three sides, two of which open out onto either a verandah or alfresco. Therefore, the proposed primary living/dining area will have access to substantial sunlight throughout the day.	
C2.2.5 – Percentage of dwellings achieving solar access to major openings to primary living spaces (multiple dwellings)	☐	☐	☒				

2.3 PARKING

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.3.1 – Occupant parking in accordance with Table 2.3a	☒	☐	☐	Minimum of one (1), maximum of two (2) parking bays.	A total of one (1) parking bays is provided for House Type A, which is a single bedroom duplex design.		
C2.3.2 – Motorcycle/scooter parking (multiple dwellings)	☐	☐	☒				
C2.3.3 – Design of car spaces and manoeuvring areas as per AS2890.1	☒	☐	☐	Car parking spaces/manoeuvring areas in accordance with AS 2890.1.	Car parking spaces and manoeuvring areas are in accordance with AS 2890.1.		
C2.3.4 – Visitor parking in accordance with Table 2.3a	☐	☒	☐	Minimum of 71 bays.	A total of 34 visitor parking bays are proposed.	It is noted that House Type A provides a compliant single car bay. However, over the balance of the village, a surplus of on-site parking is provided. Given that Lifestyle Village residents typically don't own more than one car, in most instances visitors will utilise the spare parking bays provided on-site, rather than the communal visitor parking. The provision of communal visitor parking is therefore considered adequate to service the typical demand for a lifestyle village. That aside, it would be undesirable to replace landscaped areas with hardstand to provide unnecessary additional visitor parking.	
C2.3.5 – Design and location of visitor parking	☒	☐	☐	Visitor bays to be clearly marked, on common property, and connected to building entries.	The proposed communal visitor parking bays will be suitably located nearby the primary the primary entry to the village and adjacent the communal facilities including the administration. The visitor bays will be clearly marked and within common areas.		
C2.3.6 – Bicycle parking in accordance with Table 2.3b	☐	☐	☒				

2.4 WASTE MANAGEMENT

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.4.1 – Space for bin storage	☒	☐	☐	Dedicated bin storage area required.	A screened bin storage area is proposed behind the carport for House Type A.		
C2.4.2 – Waste management plan (multiple dwellings or 5+ grouped dwellings)	☒	☐	☐	Waste Management Plan required.	A Waste Management Plan is prepared with this development application.		

C2.4.3 – Screening of waste storage	☒	☐	☐	Waste bins to be screened.	The proposed bin storage area for House Type A will be located behind a fixed screen to ensure waste bins are not visible.		
C2.4.4 – Communal waste storage area requirements	☒	☐	☐	Communal waste storage to be screened or separated from major openings, primary garden areas and communal open space.	The proposed communal recycling waste storage area will be screened and separated from major openings, primary garden areas and communal open space.		

2.5 UTILITIES

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.5.1 – Service utilities	☒	☐	☐	Service utilities to be accessible, not impact vehicle sightlines, and integrated/screened.	All services will be designed to meet the deemed to comply standard.		
C2.5.2 – Functional utilities	☐	☐	☐	Functional utilities be behind the street setback, integrated and screened, and not impact habitable rooms and private open spaces.	All services will be designed to meet the deemed to comply standard.		
C2.5.3 – Solar collectors (where provided)	☐	☐	☒				

2.6 OUTBUILDINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.6.1 – Requirements for outbuildings	☒	☐	☐	Maximum 60m ² , not located within street setback, maximum 3m wall height, maximum 4.2m ridge height, complies with lot boundary setback standards, complies with site cover, doesn't reduce primary garden area, doesn't reduce soft landscaping, doesn't reduce minimum tree requirement or deep soil.	The proposed store room for House Type A is external and separate to the dwelling and therefore is assessed as an outbuilding. The proposed outbuilding is to an area of 4m ² , less than 3m in height, and satisfies the lot boundary setback requirements for a boundary wall under Clause C3.4.4.		
C2.6.2 – Additional outbuilding standards where designed to be compatible with the colour and materials of the dwelling	☐	☐	☒				

2.7 UNIVERSAL DESIGN

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.7.1 – 20% of dwellings to achieve silver level universal design (10 + grouped or multiple dwellings)	☐	☐	☒				
C2.7.2 – Gold level universal design requirements where seeking to apply site area variation in Part D, C1.1.6 or C1.1.7	☐	☐	☒				

2.8 ANCILLARY DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.8.1 – Ancillary dwelling requirements	☐	☐	☒				

2.9 SMALL DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.9.1 – Small dwelling requirements	☐	☐	☒				

2.10 HOUSING ON LOTS LESS THAN 100m²

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.10.1 – Design standards for houses on lots less than 100m ²	☐	☐	☒				

3.0 NEIGHBOURLINESS

3.1 SITE COVER

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.1.1 – Site cover in accordance with Table 3.1a <i>(For single house and grouped dwelling development, refer section 5, C5.1 until 10 April 2026)</i>	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type A rather than a specific deemed to comply figure noting that final calculations may slightly change. The House Type A duplex design has generous external garden space that can be utilised in association with the alfresco. The alfresco and primary garden area will be accessed from a doorway to the internal living area. The alfresco area is surrounded by open space sufficient for provision of planting. The proposed single storey-built form will be well-articulated to balance the built form with open areas and achieve suitable setbacks the street, and adjacent homes that are not of duplex design.	

3.2 BUILDING HEIGHT

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.2.1 – Building height in accordance with Table 3.2a	☒	☐	☐	Maximum of two (2) storeys, 7m wall height, 8m concealed or skillion, 10m pitched or gable.	House Type A is single storey, maximum wall height of 2.55m, roof pitch height of 3.8m.		

3.3 STREET SETBACKS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.3.1 – Setback of buildings in accordance with Table 3.3a	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type A rather than a specific deemed to comply figure noting that final calculations may slightly change. House Type A proposes a landscaped frontage with a verandah presenting to the street covering the entrance to the dwelling. This creates visual interest and reduces building	

						bulk to the internal street network. The planting within the street setback will enhance the streetscape. The street setback proposed will ensure adequate privacy to the dwelling, and will reflect a consistent street setback pattern over the village.	
C3.3.2 – Porch, verandah, balcony projections into the street setback area	☐	☐	☒				
C3.3.3 – Setback from corner truncations	☐	☐	☒				
C3.3.4 – Garages setback from primary street in accordance with Table 3.3b	☐	☐	☒				
C3.3.5 – Setback of carports from a primary street	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type A rather than a specific deemed to comply figure noting that final calculations may slightly change. The proposed carport for House Type A is a modest, open, single car width structure with a flat roof to accommodate parking for a single bedroom duplex. The carport is of a contemporary design, will not affect sightlines or surveillance to and from the dwelling, and will not impede pedestrian movements.	
C3.3.6 – Setback of garages and carports from a secondary street, right-of way and communal street in accordance with Table 3.3a	☐	☐	☒				

3.4 LOT BOUNDARY SETBACKS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.4.1 – Buildings set back from lot boundaries in accordance with Table 3.4a	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type A rather than a specific deemed to comply figure noting that final calculations may slightly change. It is noted that the deemed to comply setback requirement is 1m for a wall height of 3.5m or less. Whilst we expect that a 1m setback will be achieved in most cases (other than the shared wall for the duplex designs), notwithstanding, the lot boundary setbacks will be consistent over the village, and not adversely impact adjoining homes with respect to building bulk, solar access or visual privacy.	
C3.4.2 – Maximum length for two storey walls	☐	☐	☒				
C3.4.3 – Setback of carports, patios, verandahs or equivalent structure	☒	☐	☐	Maximum carport length of 10m, 3m wall height, ridge height of 4.2m, and pillar width of 450mm.	House Type A proposes a carport 6m long (to the edge of the pillar), 2.1m wall height, 2.5m ridge height with pillars less than 450mm.		

C3.4.4 – Maximum height and length of boundary walls in accordance with Table 3.4b	☒	☐	☐		Refer comments regarding outbuilding for C2.6.1.		
C3.4.5 – Boundary wall abutting an existing or simultaneously constructed wall	☒	☐	☐	Boundary walls simultaneously constructed to match dimensions.	In the event of duplex development for House Type A, the simultaneously constructed walls will match dimensions.		
C3.4.6 – Grouped dwellings on the same lot set back as if there is a boundary between them	☐	☐	☒				
C3.4.7 – Multiple dwelling buildings on the same lot set back as though there is a lot boundary	☐	☐	☒				

3.5 SITE WORKS AND RETAINING WALLS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.5.1 – Retaining walls, fill and excavation in the street setback area max 0.5m, except where necessary to provide for pedestrian universal access and/or vehicle access, drainage works, or natural light to a dwelling	☒	☒	☐	Maximum fill/excavation of 0.5m.	No fill or excavation of greater than 0.5m proposed for any lot with House Type A.	We don't anticipate any fill or excavation to exceed 0.5m within the front setback area given the moderate slope over the land. However, in an exceptional circumstance where fill or excavation was required for an unforeseen reason, it would only be required for the purpose of creating a consistent level between lots, and not cause any adverse amenity impacts on the streetscape or adjoining property.	
C3.5.2 - Retaining walls and fill behind the street setback in accordance Table 3.5a	☒	☒	☐	Fill and retaining of no more than 1m to any lot boundary behind street setback.	No fill or retaining of more than 1m proposed behind the street setback line for any lot with House Type A.	We don't anticipate any fill 0.5m behind the front setback area given the moderate slope over the land. However, in an exceptional circumstance where fill was required for an unforeseen reason, it would only be required for the purpose of creating a consistent level between lots, and not cause any adverse amenity impacts on the streetscape or adjoining property.	
C3.5.3 – Excavation behind the street setback line and up to the lot boundary	☐	☐	☒				

3.6 STREETScape

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.6.1 – Single houses and grouped dwellings address the street	☒	☐	☐	Primary entrance and major opening to street.	For House Type A, the primary entry is readily identifiable from the street, and a major opening from the living room addresses the street.		
C3.6.2 – Multiple dwelling upper level balconies address the street	☐	☐	☒				
C3.6.3 – Front door protection from the weather	☒	☐	☐	Front door to be protected by 1.2m covering.	For House Type A, a covering of 1.2m is provided.		
C3.6.4 – Ground floor multiple dwellings access to the street	☐	☐	☒				
C3.6.5 – Maximum garage door width	☐	☐	☒				
C3.6.6 – Maximum carport width	☒	☐	☐	Maximum 60% of lot frontage.	The carport proposed for House Type A is not expected to make up 60% of any lot frontage.		
C3.6.7 – Fence or wall within the primary street setback area requirements	☒	☐	☐	Maximum solid fence height of 1.2m.	Maximum height of proposed Colorbond (dividing) fence in street setback area is 1.2m.		
C3.6.8 – Pillars as part of street fence/wall	☐	☐	☒				
C3.6.9 – Secondary street fencing for corner sites	☒	☐	☐	Maximum fence height of 1.2m (visually permeable up to 1.8m) for at least 50% of street boundary.	Secondary street fencing will be Colorbond up to 1.2m in height. Privacy screening will be provided to a height of		

					1.8m to major openings and outdoor living areas only.		
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3.7 ACCESS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.7.1 – Vehicle access hierarchy	☒	☐	☐	Access from a primary street.	Access to all home sites to be from internal street network.		
C3.7.2 – One vehicle access per lot	☒	☐	☐	One vehicle access per lot.	For House Type A, a single vehicle access is proposed.		
C3.7.3 – Driveway dimension requirements	☒	☐	☐	Between 3m-6m wide, 0.3m from side lot boundary, 6m from a street corner, at right angles and adequately paved/drained.	The proposed driveway to House Type A will satisfy the deemed to comply standard at detailed design stage.		
C3.7.4 – Driveways that allow vehicles to exit in forward gear	☐	☐	☒				
C3.7.5 – Driveway allow passing (when 30m+)	☐	☐	☒				
C3.7.6 – Driveways onto primary distributor or integrator arterial roads	☐	☐	☒				
C3.7.7 - Sightlines	☒	☐	☐	No wall or fence greater than 0.75m within 1.5m of driveway at street boundary.	Compliant sightlines provided for House Type A.		
C3.7.8 – Pedestrian access (grouped and multiple dwellings)	☒	☐	☐	Legible entry path from the street.	A clearly defined entry point will be provided from the street to the front door.		
C3.7.9 – Delineated or separate pedestrian access (10+ grouped and multiple dwellings)	☐	☐	☒				
C3.7.10 – Pedestrian access legs	☐	☐	☒				
C3.7.11 – Communal street or battleaxe leg requirements	☐	☐	☒				
C3.7.12 – Lighting and landscaping of communal streets or battleaxe legs	☐	☐	☒				
C3.7.13 – Notwithstanding C3.7.11, communal streets to 20 or more lots requirements	☐	☐	☒				

3.8 RETAINING EXISTING DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.8.1 – Requirements where a dwelling is retained	☐	☐	☒				

3.9 SOLAR ACCESS FOR ADJOINING SITES

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.9.1 – Maximum overshadowing in accordance with Table 3.9a	☒	☐	☐	Maximum 35%.	Development of House Type A will not create overshadowing of greater than 35% on any lot.		
C3.9.2 – Maximum overshadowing where R40 or greater and has a lot frontage of 7.5m or less	☐	☐	☒				
C3.9.3 – Maximum overshadowing requirements where the adjoining property shares a northern lot boundary with more than one lot	☒	☐	☐	Maximum cumulative shadow of 35%.	Development of House Type A will not contribute to a cumulative overshadowing of greater than 35% on any lot.		

3.10 VISUAL PRIVACY

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.10.1 – Visual privacy requirements where adjoining a developed site	☒	☐	☐	Minimum screening of 1.6m above FFL.	All ground floor major openings and outdoor living will be screened by 1.8m high fencing (1.2m fence with 600mm screen above).		
C3.10.2 – Notwithstanding C3.10.1, Visual privacy design solutions	☐	☐	☒				
C3.10.3 – Offsetting of bedroom and study windows	☐	☐	☒				
C3.10.4 – Overlooking for grouped or multiple dwellings within a lot	☐	☐	☒				
C3.10.5 – Visual privacy where adjoining a vacant or unknown site	☐	☐	☒				

C3.10.6 – Notwithstanding C3.10.5, visual privacy design solutions where adjoining a vacant or unknown site	☐	☐	☒				
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CONSULTATION

FURTHER COMMENTS

RECOMMENDATION

APPROVE ☐ REFUSE ☐

Residential Design Codes

Volume 1

2024

PART C

ASSESSMENT TEMPLATE

R-CODES VOLUME 1, PART C – ASSESSMENT TEMPLATE

April 2024

General	
Local government:	Shire of Murray
Assessing officer:	
Development description:	Lifestyle Village
Reference number:	ASP RAV GE – DWELLING B

Property Details	
Address:	Lot 889 Rodoreda Crescent, Ravenswood
Lot Area:	33.43ha
Title Information: (lot type and easements)	

Planning Framework	
Region Scheme Zoning:	Urban, Regional Open Space (PRS)
Local Planning Scheme zoning/R-code:	Special Development (LPS4)
Land Use permissibility:	
Special Control area:	
Structure Plan Area:	
Local Development Plan Area:	
Local Planning Policies:	
Development Contributions:	
Planning Control Area:	
Referrals required: (Main Roads, WAPC, Heritage etc)	

Site inspection	
Date of Site Inspection:	
Verge Infrastructure: (lighting, Power, water, side entry pit etc)	
Street Trees:	
Summary of site inspection findings:	
Photos:	

PART D - LAND

1.1 SITE AREA

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.1.1	Average & Minimum site area in accordance with Table D	☐	☐	☒				This assessment is undertaken on the basis of an R35 residential density.
C1.1.2	Minimum site area calculated as required for a single house or grouped dwelling	☐	☐	☒				
C1.1.3	Corner Truncation to a public street, up to a maximum of 20m2 to be added	☐	☐	☒				
	Battle-axe access leg no more than 20% of required site area in Table D	☐	☐	☒				
C1.1.4	Variation approved by the WAPC	☐	☐	☒				
	Existing lot with permanent legal access to a public road	☐	☐	☒				
C1.1.5	R25 & below only			☒				
C1.1.6 R30 - R40 only	Reduced by up to 35% for an accessible dwelling to gold level universal design or a small dwelling	☐	☐	☒				
	Site not less than100m2	☐	☐	☒				
	Where 4 or more dwellings or sites, reduction applied to a maximum 50%	☐	☐	☒				
C1.1.7 R50+	Reduced by up to 35% for an accessible dwelling to gold level universal design or a small dwelling	☐	☐	☒				
	Site not less than100m2	☐	☐	☒				
	Where 4 or more dwellings or sites, small dwelling reduction applied to a maximum 50%	☐	☐	☒				
C1.1.8	For multiple dwellings in areas coded R30 to R60; where a significant existing tree is retained, the average site area may be reduced by 10%. (This reduction is limited to dwellings not already subject to a reduced average site area under C1.1.6 or C1.1.7)	☐	☐	☒				

1.0 THE GARDEN

1.1 PRIVATE OPEN SPACE

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.1.1	Primary garden area in accordance with Table 1.1a	☒	☐	☐	Dependant on lot size.		Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type B rather than a specific deemed to comply figure noting that final calculations may slightly change. All proposed dwellings will be provided with generous landscaped primary garden areas directly associated with the alfresco. For House Type B, the alfresco adjoins the internal living area, accessed from the living room through a doorway, promoting connectivity between indoor and outdoor spaces. The primary garden area which extends from the alfresco is practically situated for use in conjunction with the internal and external living space. The primary garden areas will deliver a high amenity environment for residents.	
C1.1.2	Splitting of PGA for grouped dwellings	☐	☐	☒				
C1.1.3	Private open space to multiple dwellings (balcony) in accordance with Table 1.1b	☐	☐	☒				
C1.1.4	Balconies to be unscreened for 25%	☐	☐	☒				

1.2 TREES AND LANDSCAPING

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
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C1.2.1 – 15% soft landscaping per site	☐	☒	☐	15% soft landscaping per site.		Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type B rather than a specific deemed to comply figure noting that final calculations may slightly change. We anticipate that a provision of 15% soft landscaping will be achieved for most lots. Notwithstanding, all proposed dwellings will be provided with generous landscaped primary garden areas and open space that will enable good opportunities for planting. These garden and open space areas with planting create shading, soften the built form, and enhance the amenity, comfort and visual appeal of the development.	
C1.2.2 – 30% soft landscaping of the primary street setback area	☐	☒	☐	30% landscaping of the street setback area.		Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type B rather than a specific deemed to comply figure noting that final calculations may slightly change. For House Type B, landscaping is proposed along the majority of the lot frontage and within the side setback areas. The landscaping proposed creates an attractive interface to the street, softening the built form, and contributing high amenity for residents.	
C1.2.3 – Communal street and communal open space is landscaped and provided with adequate lighting to footpaths and vehicle access areas	☐	☐	☒				
C1.2.4 – Minimum trees and deep soil area in accordance with Tables 1.2a & 1.2b.	☒	☐	☐	1 small tree required for compliant primary garden area.	Minimum tree planting requirements under C1.2.4 will be met for House Type B.		
C1.2.5 – Shade trees for uncovered at grade car-parking for grouped and multiple dwellings	☐	☐	☒				
C1.2.6 – reduced landscaping subject to retaining a significant existing tree	☐	☐	☒				
C1.2.7 – Where a significant existing tree is retained on site, tree protection zone is provided in accordance with AS4970	☐	☐	☒				
C1.2.8 – Landscaping plan (for multiple dwellings or 5+ dwellings) in accordance with Appendix 3	☒	☐	☐		A landscaping plan is provided with this development application.		

1.3 COMMUNAL OPEN SPACE – Multiple dwellings only

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.3.1 – Minimum communal open space requirements	☐	☐	☒				
C1.3.2 – Communal open space separated or screened sources of noise and odour	☐	☐	☒				
C1.3.3 – Design and orientation of communal open space to minimise impacts of noise, odour, lightspill and overlooking	☐	☐	☒				

1.4 WATER MANAGEMENT AND CONSERVATION

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.4.1 – Stormwater retained on site	☒	☐	☐				
C1.4.2 – Notwithstanding C1.4.1, stormwater directed to a district or local stormwater drainage system where required by the decision-maker	☒	☐	☐				

2.0 THE BUILDING

2.1 SIZE AND LAYOUT OF DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.1.1 – Designated primary living space, for multiple dwellings the primary living space with a minimum dimension of 3.8m	☒	☐	☐	Each dwelling to have a primary living space.	A primary living space is provided for House Type B.		
C2.1.2 – Primary living space to have direct and physical access to primary garden area/private open space (single houses and grouped dwellings)	☒	☐	☐	Primary living space to have direct access to primary garden area.	The proposed primary living space is directly connected to the alfresco outdoor living/dining space through large opening doors. The alfresco forms part of the landscaped primary garden area.		
C2.1.3 – Primary living space to have direct access to private open space (multiple dwellings)	☐	☐	☒				
C2.1.4 – Max depth of single aspect primary living space (multiple dwellings only)	☐	☐	☒				
C2.1.5 – Bedrooms to have a minimum internal floor area of 9m² and a minimum dimension of 2.7m (multiple dwellings only)	☐	☐	☒				
C2.1.6 – Minimum ceiling height (multiple dwellings)	☐	☐	☒				
C2.1.7 –Minimum internal dwelling floor area (multiple dwellings)	☐	☐	☒				
C2.1.8 – Dwelling mix (10+ multiple dwellings)	☐	☐	☒				
C2.1.9 – Storage requirements in Table 2.1b	☒	☐	☐	Minimum storage area requirement of 4m² total area, minimum dimension of 1.5m and height of 2.1m.	Proposed storage area provided with total area of 4m², minimum dimension of 2m. The store room will achieve the minimum height of 2.1m.		
C2.1.10 – Reduced storage area dimension	☐	☐	☒				
C2.1.11 – Major openings setback a minimum of 3m where facing directly onto car parking and corridors (multiple dwellings)	☐	☐	☒				
C2.1.12 – Separation of noise sources (multiple dwellings)	☐	☐	☒				

2.2 SOLAR ACCESS AND NATURAL VENTILATION

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.2.1 – Openable external window requirements for habitable rooms	☒	☐	☐	External window visible from all parts of the room, aggregate 10% of floor area, minimum 50% transparent glazing.	All habitable rooms are proposed with at least one external window that meets the deemed to comply standard.		
C2.2.2 – Courtyard requirements (when proposed as the only source of daylight to a habitable room)	☐	☐	☒				
C2.2.3 – Openable window requirements for bathrooms on external walls (excluding boundary walls)	☒	☐	☐	Bathrooms located on external walls with minimum of one openable window.	Openable windows provided to the bathroom and laundry of House Type B.		
C2.2.4 – Orientation of major openings to primary living spaces (single houses and grouped dwellings)	☐	☒	☐	A major opening to the primary living area to be oriented between north west and east.		Whilst we anticipate that for House Type B, most lots will be possible to achieve the deemed to comply standard, a design principle assessment is provided notwithstanding to demonstrate the adequacy of sunlight access. The primary living and kitchen space for House Type B has openings/major openings on three sides. Therefore, the proposed primary living	

						area will have access to substantial sunlight throughout the day.	
C2.2.5 – Percentage of dwellings achieving solar access to major openings to primary living spaces (multiple dwellings)	☐	☐	☒				

2.3 PARKING

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.3.1 – Occupant parking in accordance with Table 2.3a	☒	☐	☐	Minimum of one (1), maximum of two (2) parking bays.	A total of one (1) parking bay is provided for House Type B.		
C2.3.2 – Motorcycle/scooter parking (multiple dwellings)	☐	☐	☒				
C2.3.3 – Design of car spaces and manoeuvring areas as per AS2890.1	☒	☐	☐	Car parking spaces/manoeuvring areas in accordance with AS 2890.1.	Car parking spaces and manoeuvring areas are in accordance with AS 2890.1.		
C2.3.4 – Visitor parking in accordance with Table 2.3a	☐	☒	☐	Minimum of 71 bays.	A total of 34 visitor parking bays are proposed.	It is noted that House Type B provides a compliant number of car parking bays. However, over the balance of the village, a surplus of on-site parking is provided. Given that Lifestyle Village residents typically don't own more than one car, in most instances visitors will utilise the spare parking bays provided on-site, rather than the communal visitor parking. The provision of communal visitor parking is therefore considered adequate to service the typical demand for a lifestyle village. That aside, it would be undesirable to replace landscaped areas with hardstand to provide unnecessary additional visitor parking.	
C2.3.5 – Design and location of visitor parking	☒	☐	☐	Visitor bays to be clearly marked, on common property, and connected to building entries.	The proposed communal visitor parking bays will be suitably located nearby the primary the primary entry to the village and adjacent the communal facilities including the administration. The visitor bays will be clearly marked and within common areas.		
C2.3.6 – Bicycle parking in accordance with Table 2.3b	☐	☐	☒				

2.4 WASTE MANAGEMENT

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.4.1 – Space for bin storage	☒	☐	☐	Dedicated bin storage area required.	A screened bin storage area is proposed behind the carport for House Type B.		
C2.4.2 – Waste management plan (multiple dwellings or 5+ grouped dwellings)	☒	☐	☐	Waste Management Plan required.	A Waste Management Plan is prepared with this development application.		
C2.4.3 – Screening of waste storage	☒	☐	☐	Waste bins to be screened.	The proposed bin storage area for House Type B will be located behind a fixed screen to ensure waste bins are not visible.		
C2.4.4 – Communal waste storage area requirements	☒	☐	☐	Communal waste storage to be screened or separated from major	The proposed communal recycling waste storage area will be screened and separated from major		

				openings, primary garden areas and communal open space.	openings, primary garden areas and communal open space.		
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2.5 UTILITIES

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.5.1 – Service utilities	☒	☐	☐	Service utilities to be accessible, not impact vehicle sightlines, and integrated/screened.	All services will be designed to meet the deemed to comply standard.		
C2.5.2 – Functional utilities	☐	☐	☐	Functional utilities be behind the street setback, integrated and screened, and not impact habitable rooms and private open spaces.	All services will be designed to meet the deemed to comply standard.		
C2.5.3 – Solar collectors (where provided)	☐	☐	☒				

2.6 OUTBUILDINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.6.1 – Requirements for outbuildings	☒	☐	☐	Maximum 60m², not located within street setback, maximum 3m wall height, maximum 4.2m ridge height, complies with lot boundary setback standards, complies with site cover, doesn’t reduce primary garden area, doesn’t reduce soft landscaping, doesn’t reduce minimum tree requirement or deep soil.	The proposed store room for House Type B is external and separate to the dwelling and therefore is assessed as an outbuilding. The proposed outbuilding is to an area of 4m², less than 3m in height, and satisfies the lot boundary setback requirements for a boundary wall under Clause C3.4.4.		
C2.6.2 – Additional outbuilding standards where designed to be compatible with the colour and materials of the dwelling	☐	☐	☒				

2.7 UNIVERSAL DESIGN

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.7.1 – 20% of dwellings to achieve silver level universal design (10 + grouped or multiple dwellings)	☐	☐	☒				
C2.7.2 – Gold level universal design requirements where seeking to apply site area variation in Part D, C1.1.6 or C1.1.7	☐	☐	☒				

2.8 ANCILLARY DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.8.1 – Ancillary dwelling requirements	☐	☐	☒				

2.9 SMALL DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.9.1 – Small dwelling requirements	☐	☐	☒				

2.10 HOUSING ON LOTS LESS THAN 100m²

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.10.1 – Design standards for houses on lots less than 100m²	☐	☐	☒				

3.0 NEIGHBOURLINESS

3.1 SITE COVER

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.1.1 – Site cover in accordance with Table 3.1a <i>(For single house and grouped dwelling development, refer section 5, C5.1 until 10 April 2026)</i>	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type B rather than a specific deemed to comply figure noting that final calculations may slightly change. House Type B has generous external garden space that can be utilised in association with the alfresco. The alfresco and primary garden area will be accessed from a doorway to the internal living area. The alfresco area is surrounded by open space sufficient for provision of planting. The proposed single storey-built form will be well-articulated to balance the built form with open areas and achieve suitable setbacks to other homes and to the street.	

3.2 BUILDING HEIGHT

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.2.1 – Building height in accordance with Table 3.2a	☒	☐	☐	Maximum of two (2) storeys, 7m wall height, 8m concealed or skillion, 10m pitched or gable.	House Type B is single storey, maximum wall height of 2.6m, roof pitch height of 4.4m.		

3.3 STREET SETBACKS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.3.1 – Setback of buildings in accordance with Table 3.3a	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type B rather than a specific deemed to comply figure noting that final calculations may slightly change. House Type B proposes a landscaped frontage with a porch providing articulation and identifying the entrance from the street. This creates visual interest and reduces building bulk to the internal street network. The planting within the street setback will enhance the streetscape. The street setback proposed will ensure adequate privacy to the dwelling, and will reflect a consistent street setback pattern over the village.	
C3.3.2 – Porch, verandah, balcony projections into the street setback area	☐	☐	☒				
C3.3.3 – Setback from corner truncations	☐	☐	☒				

C3.3.4 – Garages setback from primary street in accordance with Table 3.3b	☐	☐	☒				
C3.3.5 – Setback of carports from a primary street	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type B rather than a specific deemed to comply figure noting that final calculations may slightly change. The proposed carport for House Type B is a single car width structure, open on the side with a roller door for security. The carport is located under the main roof of the dwelling. The carport is of a contemporary design, will not affect sightlines or surveillance to and from the dwelling, and will not impede pedestrian movements.	
C3.3.6 – Setback of garages and carports from a secondary street, right-of way and communal street in accordance with Table 3.3a	☐	☐	☒				

3.4 LOT BOUNDARY SETBACKS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.4.1 – Buildings set back from lot boundaries in accordance with Table 3.4a	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type B rather than a specific deemed to comply figure noting that final calculations may slightly change. It is noted that the deemed to comply setback requirement is 1m for a wall height of 3.5m or less. Whilst we expect that a 1m setback will be achieved in most cases, notwithstanding, the lot boundary setbacks will be consistent over the village, and not adversely impact adjoining homes with respect to building bulk, solar access or visual privacy.	
C3.4.2 – Maximum length for two storey walls	☐	☐	☒				
C3.4.3 – Setback of carports, patios, verandahs or equivalent structure	☒	☐	☐	Maximum carport length of 10m, 3m wall height, ridge height of 4.2m, and pillar width of 450mm.	House Type B proposes a carport 6m long (to the edge of the pillar), 2.6m wall height, 2.8m ridge height with pillars less than 450mm.		
C3.4.4 – Maximum height and length of boundary walls in accordance with Table 3.4b	☒	☐	☐		Refer comments regarding outbuilding for C2.6.1.		
C3.4.5 – Boundary wall abutting an existing or simultaneously constructed wall	☒	☐	☐	Boundary walls simultaneously constructed to match dimensions.	Refer comments for House Type A.		
C3.4.6 – Grouped dwellings on the same lot set back as if there is a boundary between them	☐	☐	☒				
C3.4.7 – Multiple dwelling buildings on the same lot set back as though there is a lot boundary	☐	☐	☒				

3.5 SITE WORKS AND RETAINING WALLS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.5.1 – Retaining walls, fill and excavation in the street setback area max 0.5m, except where necessary to provide for pedestrian universal access and/or vehicle access, drainage works, or natural light to a dwelling	☒	☒	☐	Maximum fill/excavation of 0.5m.	No fill or excavation of greater than 0.5m proposed for any lot with House Type B.	We don't anticipate any fill or excavation to exceed 0.5m within the front setback area given the moderate slope over the land. However, in an exceptional circumstance where fill or excavation was required for an unforeseen reason, it would only be required for the purpose of creating a consistent level between lots, and not cause any adverse amenity impacts on the streetscape or adjoining property.	
C3.5.2 - Retaining walls and fill behind the street setback in accordance Table 3.5a	☒	☒	☐	Fill and retaining of no more than 1m to any lot boundary behind street setback.	No fill or retaining of more than 1m proposed behind the street setback line for any lot with House Type B.	We don't anticipate any fill 0.5m behind the front setback area given the moderate slope over the land. However, in an exceptional circumstance where fill was required for an unforeseen reason, it would only be required for the purpose of creating a consistent level between lots, and not cause any adverse amenity impacts on the streetscape or adjoining property.	
C3.5.3 – Excavation behind the street setback line and up to the lot boundary	☐	☐	☒				

3.6 STREETScape

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.6.1 – Single houses and grouped dwellings address the street	☒	☐	☐	Primary entrance and major opening to street.	For House Type B, the primary entry is readily identifiable from the street, and a major opening from the living room addresses the street.		
C3.6.2 – Multiple dwelling upper level balconies address the street	☐	☐	☒				
C3.6.3 – Front door protection from the weather	☒	☐	☐	Front door to be protected by 1.2m covering.	For House Type B, a covering of 1.2m is provided.		
C3.6.4 – Ground floor multiple dwellings access to the street	☐	☐	☒				
C3.6.5 – Maximum garage door width	☐	☐	☒				
C3.6.6 – Maximum carport width	☒	☐	☐	Maximum 60% of lot frontage.	The carport proposed for House Type B is not expected to make up 60% of any lot frontage.		
C3.6.7 – Fence or wall within the primary street setback area requirements	☒	☐	☐	Maximum solid fence height of 1.2m.	Maximum height of proposed Colorbond (dividing) fence in street setback area is 1.2m.		
C3.6.8 – Pillars as part of street fence/wall	☐	☐	☒				
C3.6.9 – Secondary street fencing for corner sites	☒	☐	☐	Maximum fence height of 1.2m (visually permeable up to 1.8m) for at least 50% of street boundary.	Secondary street fencing will be Colorbond up to 1.2m in height. Privacy screening will be provided to a height of 1.8m to major openings and outdoor living areas only.		

3.7 ACCESS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.7.1 – Vehicle access hierarchy	☒	☐	☐	Access from a primary street.	Access to all home sites to be from internal street network.		

C3.7.2 – One vehicle access per lot	☒	☐	☐	One vehicle access per lot.	For House Type B, a single vehicle access is proposed.		
C3.7.3 – Driveway dimension requirements	☒	☐	☐	Between 3m-6m wide, 0.3m from side lot boundary, 6m from a street corner, at right angles and adequately paved/drained.	The proposed driveway to House Type B will satisfy the deemed to comply standard at detailed design stage.		
C3.7.4 – Driveways that allow vehicles to exit in forward gear	☐	☐	☒				
C3.7.5 – Driveway allow passing (when 30m+)	☐	☐	☒				
C3.7.6 – Driveways onto primary distributor or integrator arterial roads	☐	☐	☒				
C3.7.7 - Sightlines	☒	☐	☐	No wall or fence greater than 0.75m within 1.5m of driveway at street boundary.	Compliant sightlines provided for House Type B.		
C3.7.8 – Pedestrian access (grouped and multiple dwellings)	☒	☐	☐	Legible entry path from the street.	A clearly defined entry point will be provided from the street to the front door.		
C3.7.9 – Delineated or separate pedestrian access (10+ grouped and multiple dwellings)	☐	☐	☒				
C3.7.10 – Pedestrian access legs	☐	☐	☒				
C3.7.11 – Communal street or battleaxe leg requirements	☐	☐	☒				
C3.7.12 – Lighting and landscaping of communal streets or battleaxe legs	☐	☐	☒				
C3.7.13 – Notwithstanding C3.7.11, communal streets to 20 or more lots requirements	☐	☐	☒				

3.8 RETAINING EXISTING DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.8.1 – Requirements where a dwelling is retained	☐	☐	☒				

3.9 SOLAR ACCESS FOR ADJOINING SITES

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.9.1 – Maximum overshadowing in accordance with Table 3.9a	☒	☐	☐	Maximum 35%.	Development of House Type B will not create overshadowing of greater than 35% on any lot.		
C3.9.2 – Maximum overshadowing where R40 or greater and has a lot frontage of 7.5m or less	☐	☐	☒				
C3.9.3 – Maximum overshadowing requirements where the adjoining property shares a northern lot boundary with more than one lot	☒	☐	☐	Maximum cumulative shadow of 35%.	Development of House Type B will not contribute to a cumulative overshadowing of greater than 35% on any lot.		

3.10 VISUAL PRIVACY

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.10.1 – Visual privacy requirements where adjoining a developed site	☒	☐	☐	Minimum screening of 1.6m above FFL.	All ground floor major openings and outdoor living will be screened by 1.8m high fencing (1.2m fence with 600mm screen above).		
C3.10.2 – Notwithstanding C3.10.1, Visual privacy design solutions	☐	☐	☒				
C3.10.3 – Offsetting of bedroom and study windows	☐	☐	☒				
C3.10.4 – Overlooking for grouped or multiple dwellings within a lot	☐	☐	☒				
C3.10.5 – Visual privacy where adjoining a vacant or unknown site	☐	☐	☒				
C3.10.6 – Notwithstanding C3.10.5, visual privacy design solutions where adjoining a vacant or unknown site	☐	☐	☒				

CONSULTATION

FURTHER COMMENTS

RECOMMENDATION

APPROVE ☐ REFUSE ☐

Residential Design Codes

Volume 1

2024

PART C

ASSESSMENT TEMPLATE

R-CODES VOLUME 1, PART C – ASSESSMENT TEMPLATE

April 2024

General	
Local government:	Shire of Murray
Assessing officer:	
Development description:	Lifestyle Village
Reference number:	ASP RAV GE – DWELLING C

Property Details	
Address:	Lot 889 Rodoreda Crescent, Ravenswood
Lot Area:	33.43ha
Title Information: (lot type and easements)	

Planning Framework	
Region Scheme Zoning:	Urban, Regional Open Space (PRS)
Local Planning Scheme zoning/R-code:	Special Development (LPS4)
Land Use permissibility:	
Special Control area:	
Structure Plan Area:	
Local Development Plan Area:	
Local Planning Policies:	
Development Contributions:	
Planning Control Area:	
Referrals required: (Main Roads, WAPC, Heritage etc)	

Site inspection	
Date of Site Inspection:	
Verge Infrastructure: (lighting, Power, water, side entry pit etc)	
Street Trees:	
Summary of site inspection findings:	
Photos:	

PART D - LAND

1.1 SITE AREA

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.1.1	Average & Minimum site area in accordance with Table D	☐	☐	☒				This assessment is undertaken on the basis of an R35 residential density.
C1.1.2	Minimum site area calculated as required for a single house or grouped dwelling	☐	☐	☒				
C1.1.3	Corner Truncation to a public street, up to a maximum of 20m2 to be added	☐	☐	☒				
	Battle-axe access leg no more than 20% of required site area in Table D	☐	☐	☒				
C1.1.4	Variation approved by the WAPC	☐	☐	☒				
	Existing lot with permanent legal access to a public road	☐	☐	☒				
C1.1.5	R25 & below only			☒				
C1.1.6 R30 - R40 only	Reduced by up to 35% for an accessible dwelling to gold level universal design or a small dwelling	☐	☐	☒				
	Site not less than100m2	☐	☐	☒				
	Where 4 or more dwellings or sites, reduction applied to a maximum 50%	☐	☐	☒				
C1.1.7 R50+	Reduced by up to 35% for an accessible dwelling to gold level universal design or a small dwelling	☐	☐	☒				
	Site not less than100m2	☐	☐	☒				
	Where 4 or more dwellings or sites, small dwelling reduction applied to a maximum 50%	☐	☐	☒				
C1.1.8	For multiple dwellings in areas coded R30 to R60; where a significant existing tree is retained, the average site area may be reduced by 10%. (This reduction is limited to dwellings not already subject to a reduced average site area under C1.1.6 or C1.1.7)	☐	☐	☒				

1.0 THE GARDEN

1.1 PRIVATE OPEN SPACE

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.1.1	Primary garden area in accordance with Table 1.1a	☒	☐	☐	Dependant on lot size.		Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type C rather than a specific deemed to comply figure noting that final calculations may slightly change. All proposed dwellings will be provided with generous landscaped primary garden areas directly associated with the alfresco. For House Type C, the alfresco adjoins the internal living area, accessed from the meals/family room through a doorway, promoting connectivity between indoor and outdoor spaces. The primary garden area which extends from the alfresco is practically situated for use in conjunction with the internal and external living space. A large front garden area is also proposed for the typical House Type C. The primary garden areas will deliver a high amenity environment for residents.	
C1.1.2	Splitting of PGA for grouped dwellings	☐	☐	☒				
C1.1.3	Private open space to multiple dwellings (balcony) in accordance with Table 1.1b	☐	☐	☒				
C1.1.4	Balconies to be unscreened for 25%	☐	☐	☒				

1.2 TREES AND LANDSCAPING

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.2.1 – 15% soft landscaping per site	☐	☒	☐	15% soft landscaping per site.		Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type C rather than a specific deemed to comply figure noting that final calculations may slightly change. We anticipate that a provision of 15% soft landscaping will be achieved for most lots. Notwithstanding, all proposed dwellings will be provided with generous landscaped primary garden areas and open space that will enable good opportunities for planting. These garden and open space areas with planting create shading, soften the built form, and enhance the amenity, comfort and visual appeal of the development.	
C1.2.2 – 30% soft landscaping of the primary street setback area	☐	☒	☐	30% landscaping of the street setback area.		Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type C rather than a specific deemed to comply figure noting that final calculations may slightly change. For House Type C, landscaping is proposed along the majority of the lot frontage and within the side setback areas, noting a generous setback to the street for the typical House Type C design. The landscaping proposed creates an attractive interface to the street, softening the built form, and contributing high amenity for residents.	
C1.2.3 – Communal street and communal open space is landscaped and provided with adequate lighting to footpaths and vehicle access areas	☐	☐	☒				
C1.2.4 – Minimum trees and deep soil area in accordance with Tables 1.2a & 1.2b.	☒	☐	☐	1 small tree required for compliant primary garden area.	Minimum tree planting requirements under C1.2.4 will be met for House Type C.		
C1.2.5 – Shade trees for uncovered at grade car-parking for grouped and multiple dwellings	☐	☐	☒				
C1.2.6 – reduced landscaping subject to retaining a significant existing tree	☐	☐	☒				
C1.2.7 – Where a significant existing tree is retained on site, tree protection zone is provided in accordance with AS4970	☐	☐	☒				
C1.2.8 – Landscaping plan (for multiple dwellings or 5+ dwellings) in accordance with Appendix 3	☒	☐	☐		A landscaping plan is provided with this development application.		

1.3 COMMUNAL OPEN SPACE – Multiple dwellings only

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.3.1 – Minimum communal open space requirements	☐	☐	☒				

C1.3.2 – Communal open space separated or screened sources of noise and odour	☐	☐	☒				
C1.3.3 – Design and orientation of communal open space to minimise impacts of noise, odour, lightspill and overlooking	☐	☐	☒				

1.4 WATER MANAGEMENT AND CONSERVATION

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.4.1 – Stormwater retained on site	☒	☐	☐				
C1.4.2 – Notwithstanding C1.4.1, stormwater directed to a district or local stormwater drainage system where required by the decision-maker	☒	☐	☐				

2.0 THE BUILDING

2.1 SIZE AND LAYOUT OF DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.1.1 – Designated primary living space, for multiple dwellings the primary living space with a minimum dimension of 3.8m	☒	☐	☐	Each dwelling to have a primary living space.	A primary living space is provided for House Type C.		
C2.1.2 – Primary living space to have direct and physical access to primary garden area/private open space (single houses and grouped dwellings)	☒	☐	☐	Primary living space to have direct access to primary garden area.	The proposed primary living space is directly connected to the alfresco outdoor living/dining space through large opening doors. The alfresco forms part of the landscaped primary garden area.		
C2.1.3 – Primary living space to have direct access to private open space (multiple dwellings)	☐	☐	☒				
C2.1.4 – Max depth of single aspect primary living space (multiple dwellings only)	☐	☐	☒				
C2.1.5 – Bedrooms to have a minimum internal floor area of 9m² and a minimum dimension of 2.7m (multiple dwellings only)	☐	☐	☒				
C2.1.6 – Minimum ceiling height (multiple dwellings)	☐	☐	☒				
C2.1.7 –Minimum internal dwelling floor area (multiple dwellings)	☐	☐	☒				
C2.1.8 – Dwelling mix (10+ multiple dwellings)	☐	☐	☒				
C2.1.9 – Storage requirements in Table 2.1b	☒	☐	☐	Minimum storage area requirement of 4m² total area, minimum dimension of 1.5m and height of 2.1m.	Proposed storage area provided with total area of 4m², minimum dimension of 2m. The store room will achieve the minimum height of 2.1m.		
C2.1.10 – Reduced storage area dimension	☐	☐	☒				
C2.1.11 – Major openings setback a minimum of 3m where facing directly onto car parking and corridors (multiple dwellings)	☐	☐	☒				
C2.1.12 – Separation of noise sources (multiple dwellings)	☐	☐	☒				

2.2 SOLAR ACCESS AND NATURAL VENTILATION

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.2.1 – Openable external window requirements for habitable rooms	☒	☐	☐	External window visible from all parts of the room, aggregate 10% of floor area, minimum 50% transparent glazing.	All habitable rooms are proposed with at least one external window that meets the deemed to comply standard.		
C2.2.2 – Courtyard requirements (when proposed as the only source of daylight to a habitable room)	☐	☐	☒				
C2.2.3 – Openable window requirements for bathrooms on external walls (excluding boundary walls)	☒	☐	☐	Bathrooms located on external walls with minimum of one openable window.	Openable windows provided to the ensuite, laundry and WC of House Type C.		
C2.2.4 – Orientation of major openings to primary living spaces (single houses and grouped dwellings)	☐	☒	☐	A major opening to the primary living area to be oriented between north west and east.		Whilst we anticipate that for House Type C, most lots will be possible to achieve the deemed to comply standard, a design principle assessment is provided notwithstanding to demonstrate the adequacy of sunlight access.	

						The primary meals/family and kitchen space for House Type C has multiple major openings along the rear elevation overlooking the primary garden. Therefore, the proposed primary living area will have good access to sunlight throughout the day.	
C2.2.5 – Percentage of dwellings achieving solar access to major openings to primary living spaces (multiple dwellings)	☐	☐	☒				

2.3 PARKING

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.3.1 – Occupant parking in accordance with Table 2.3a	☒	☐	☐	Minimum of one (1), maximum of two (2) parking bays.	A total of one (1) formal covered parking bay is provided for House Type C.		
C2.3.2 – Motorcycle/scooter parking (multiple dwellings)	☐	☐	☒				
C2.3.3 – Design of car spaces and manoeuvring areas as per AS2890.1	☒	☐	☐	Car parking spaces/manoeuvring areas in accordance with AS 2890.1.	Car parking spaces and manoeuvring areas are in accordance with AS 2890.1.		
C2.3.4 – Visitor parking in accordance with Table 2.3a	☐	☒	☐	Minimum of 71 bays.	A total of 34 visitor parking bays are proposed.	It is noted that House Type C provides a compliant number of car parking bays. However, over the balance of the village, a surplus of on-site parking is provided. Given that Lifestyle Village residents typically don't own more than one car, in most instances visitors will utilise the spare parking bays provided on-site, rather than the communal visitor parking. The provision of communal visitor parking is therefore considered adequate to service the typical demand for a lifestyle village. That aside, it would be undesirable to replace landscaped areas with hardstand to provide unnecessary additional visitor parking.	
C2.3.5 – Design and location of visitor parking	☒	☐	☐	Visitor bays to be clearly marked, on common property, and connected to building entries.	The proposed communal visitor parking bays will be suitably located nearby the primary the primary entry to the village and adjacent the communal facilities including the administration. The visitor bays will be clearly marked and within common areas.		
C2.3.6 – Bicycle parking in accordance with Table 2.3b	☐	☐	☒				

2.4 WASTE MANAGEMENT

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.4.1 – Space for bin storage	☒	☐	☐	Dedicated bin storage area required.	A screened bin storage area is proposed behind the carport for House Type C.		
C2.4.2 – Waste management plan (multiple dwellings or 5+ grouped dwellings)	☒	☐	☐	Waste Management Plan required.	A Waste Management Plan is prepared with this development application.		

C2.4.3 – Screening of waste storage	☒	☐	☐	Waste bins to be screened.	The proposed bin storage area for House Type C will be located behind a fixed screen to ensure waste bins are not visible.		
C2.4.4 – Communal waste storage area requirements	☒	☐	☐	Communal waste storage to be screened or separated from major openings, primary garden areas and communal open space.	The proposed communal recycling waste storage area will be screened and separated from major openings, primary garden areas and communal open space.		

2.5 UTILITIES

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.5.1 – Service utilities	☒	☐	☐	Service utilities to be accessible, not impact vehicle sightlines, and integrated/screened.	All services will be designed to meet the deemed to comply standard.		
C2.5.2 – Functional utilities	☐	☐	☐	Functional utilities be behind the street setback, integrated and screened, and not impact habitable rooms and private open spaces.	All services will be designed to meet the deemed to comply standard.		
C2.5.3 – Solar collectors (where provided)	☐	☐	☒				

2.6 OUTBUILDINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.6.1 – Requirements for outbuildings	☒	☐	☐	Maximum 60m², not located within street setback, maximum 3m wall height, maximum 4.2m ridge height, complies with lot boundary setback standards, complies with site cover, doesn't reduce primary garden area, doesn't reduce soft landscaping, doesn't reduce minimum tree requirement or deep soil.	The proposed store room for House Type C is external and separate to the dwelling and therefore is assessed as an outbuilding. The proposed outbuilding is to an area of 4m², less than 3m in height, and satisfies the lot boundary setback requirements for a boundary wall under Clause C3.4.4.		
C2.6.2 – Additional outbuilding standards where designed to be compatible with the colour and materials of the dwelling	☐	☐	☒				

2.7 UNIVERSAL DESIGN

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.7.1 – 20% of dwellings to achieve silver level universal design (10 + grouped or multiple dwellings)	☐	☐	☒				
C2.7.2 – Gold level universal design requirements where seeking to apply site area variation in Part D, C1.1.6 or C1.1.7	☐	☐	☒				

2.8 ANCILLARY DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.8.1 – Ancillary dwelling requirements	☐	☐	☒				

2.9 SMALL DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.9.1 – Small dwelling requirements	☐	☐	☒				

2.10 HOUSING ON LOTS LESS THAN 100m²

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.10.1 – Design standards for houses on lots less than 100m ²	☐	☐	☒				

3.0 NEIGHBOURLINESS

3.1 SITE COVER

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.1.1 – Site cover in accordance with Table 3.1a <i>(For single house and grouped dwelling development, refer section 5, C5.1 until 10 April 2026)</i>	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type C rather than a specific deemed to comply figure noting that final calculations may slightly change. House Type C has generous external garden space that can be utilised in association with the alfresco. The alfresco and primary garden area will be accessed from a doorway to the internal living area. The alfresco area is surrounded by open space sufficient for provision of planting. In addition, the typical House Type C design will have a large front setback. The proposed single storey-built form will be well-articulated to balance the built form with open areas and achieve suitable setbacks to other homes and to the street.	

3.2 BUILDING HEIGHT

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.2.1 – Building height in accordance with Table 3.2a	☒	☐	☐	Maximum of two (2) storeys, 7m wall height, 8m concealed or skillion, 10m pitched or gable.	House Type C is single storey, maximum wall height of 2.6m, roof pitch height of 4.4m.		

3.3 STREET SETBACKS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.3.1 – Setback of buildings in accordance with Table 3.3a	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type C rather than a specific deemed to comply figure noting that final calculations may slightly change. House Type C proposes a generous setback with a landscaped frontage, along with a porch providing articulation and identifying the entrance from the	

						street. This creates visual interest and reduces building bulk to the internal street network. The planting within the street setback will enhance the streetscape. The street setback proposed will ensure adequate privacy to the dwelling, and will reflect a consistent street setback pattern over the village.	
C3.3.2 – Porch, verandah, balcony projections into the street setback area	☐	☐	☒				
C3.3.3 – Setback from corner truncations	☐	☐	☒				
C3.3.4 – Garages setback from primary street in accordance with Table 3.3b	☐	☐	☒				
C3.3.5 – Setback of carports from a primary street	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type C rather than a specific deemed to comply figure noting that final calculations may slightly change. The proposed carport for House Type C is a single car width, flat roofed structure, open on the side with a roller door for security. The carport is of a contemporary design, will not affect sightlines or surveillance to and from the dwelling, and will not impede pedestrian movements.	
C3.3.6 – Setback of garages and carports from a secondary street, right-of way and communal street in accordance with Table 3.3a	☐	☐	☒				

3.4 LOT BOUNDARY SETBACKS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.4.1 – Buildings set back from lot boundaries in accordance with Table 3.4a	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type C rather than a specific deemed to comply figure noting that final calculations may slightly change. It is noted that the deemed to comply setback requirement is 1m for a wall height of 3.5m or less. Whilst we expect that a 1m setback will be achieved in most cases, notwithstanding, the lot boundary setbacks will be consistent over the village, and not adversely impact adjoining homes with respect to building bulk, solar access or visual privacy.	
C3.4.2 – Maximum length for two storey walls	☐	☐	☒				
C3.4.3 – Setback of carports, patios, verandahs or equivalent structure	☒	☐	☐	Maximum carport length of 10m, 3m wall height, ridge height of 4.2m, and pillar width of 450mm.	House Type C proposes a carport 6.2m long (to the edge of the pillar), 2.6m wall height, 2.7m ridge height with pillars less than 450mm.		

C3.4.4 – Maximum height and length of boundary walls in accordance with Table 3.4b	☒	☐	☐		Refer comments regarding outbuilding for C2.6.1.		
C3.4.5 – Boundary wall abutting an existing or simultaneously constructed wall	☒	☐	☐	Boundary walls simultaneously constructed to match dimensions.	Refer comments for House Type A.		
C3.4.6 – Grouped dwellings on the same lot set back as if there is a boundary between them	☐	☐	☒				
C3.4.7 – Multiple dwelling buildings on the same lot set back as though there is a lot boundary	☐	☐	☒				

3.5 SITE WORKS AND RETAINING WALLS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.5.1 – Retaining walls, fill and excavation in the street setback area max 0.5m, except where necessary to provide for pedestrian universal access and/or vehicle access, drainage works, or natural light to a dwelling	☒	☒	☐	Maximum fill/excavation of 0.5m.	No fill or excavation of greater than 0.5m proposed for any lot with House Type C.	We don’t anticipate any fill or excavation to exceed 0.5m within the front setback area given the moderate slope over the land. However, in an exceptional circumstance where fill or excavation was required for an unforeseen reason, it would only be required for the purpose of creating a consistent level between lots, and not cause any adverse amenity impacts on the streetscape or adjoining property.	
C3.5.2 - Retaining walls and fill behind the street setback in accordance Table 3.5a	☒	☒	☐	Fill and retaining of no more than 1m to any lot boundary behind street setback.	No fill or retaining of more than 1m proposed behind the street setback line for any lot with House Type C.	We don’t anticipate any fill 0.5m behind the front setback area given the moderate slope over the land. However, in an exceptional circumstance where fill was required for an unforeseen reason, it would only be required for the purpose of creating a consistent level between lots, and not cause any adverse amenity impacts on the streetscape or adjoining property.	
C3.5.3 – Excavation behind the street setback line and up to the lot boundary	☐	☐	☒				

3.6 STREETScape

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.6.1 – Single houses and grouped dwellings address the street	☒	☐	☐	Primary entrance and major opening to street.	For House Type C, the primary entry is readily identifiable from the street, and a major opening from the living room addresses the street.		
C3.6.2 – Multiple dwelling upper level balconies address the street	☐	☐	☒				
C3.6.3 – Front door protection from the weather	☒	☐	☐	Front door to be protected by 1.2m covering.	For House Type C, a covering of 1.2m is provided.		
C3.6.4 – Ground floor multiple dwellings access to the street	☐	☐	☒				
C3.6.5 – Maximum garage door width	☐	☐	☒				
C3.6.6 – Maximum carport width	☒	☐	☐	Maximum 60% of lot frontage.	The carport proposed for House Type C is not expected to make up 60% of any lot frontage.		
C3.6.7 – Fence or wall within the primary street setback area requirements	☒	☐	☐	Maximum solid fence height of 1.2m.	Maximum height of proposed Colorbond (dividing) fence in street setback area is 1.2m.		
C3.6.8 – Pillars as part of street fence/wall	☐	☐	☒				
C3.6.9 – Secondary street fencing for corner sites	☒	☐	☐	Maximum fence height of 1.2m (visually permeable up to 1.8m) for at least 50% of street boundary.	Secondary street fencing will be Colorbond up to 1.2m in height. Privacy screening will be provided to a height of 1.8m to major openings		

					and outdoor living areas only.		
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3.7 ACCESS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.7.1 – Vehicle access hierarchy	☒	☐	☐	Access from a primary street.	Access to all home sites to be from internal street network.		
C3.7.2 – One vehicle access per lot	☒	☐	☐	One vehicle access per lot.	For House Type C, a single vehicle access is proposed.		
C3.7.3 – Driveway dimension requirements	☒	☐	☐	Between 3m-6m wide, 0.3m from side lot boundary, 6m from a street corner, at right angles and adequately paved/drained.	The proposed driveway to House Type C will satisfy the deemed to comply standard at detailed design stage.		
C3.7.4 – Driveways that allow vehicles to exit in forward gear	☐	☐	☒				
C3.7.5 – Driveway allow passing (when 30m+)	☐	☐	☒				
C3.7.6 – Driveways onto primary distributor or integrator arterial roads	☐	☐	☒				
C3.7.7 - Sightlines	☒	☐	☐	No wall or fence greater than 0.75m within 1.5m of driveway at street boundary.	Compliant sightlines provided for House Type C.		
C3.7.8 – Pedestrian access (grouped and multiple dwellings)	☒	☐	☐	Legible entry path from the street.	A clearly defined entry point will be provided from the street to the front door.		
C3.7.9 – Delineated or separate pedestrian access (10+ grouped and multiple dwellings)	☐	☐	☒				
C3.7.10 – Pedestrian access legs	☐	☐	☒				
C3.7.11 – Communal street or battleaxe leg requirements	☐	☐	☒				
C3.7.12 – Lighting and landscaping of communal streets or battleaxe legs	☐	☐	☒				
C3.7.13 – Notwithstanding C3.7.11, communal streets to 20 or more lots requirements	☐	☐	☒				

3.8 RETAINING EXISTING DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.8.1 – Requirements where a dwelling is retained	☐	☐	☒				

3.9 SOLAR ACCESS FOR ADJOINING SITES

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.9.1 – Maximum overshadowing in accordance with Table 3.9a	☒	☐	☐	Maximum 35%.	Development of House Type C will not create overshadowing of greater than 35% on any lot.		
C3.9.2 – Maximum overshadowing where R40 or greater and has a lot frontage of 7.5m or less	☐	☐	☒				
C3.9.3 – Maximum overshadowing requirements where the adjoining property shares a northern lot boundary with more than one lot	☒	☐	☐	Maximum cumulative shadow of 35%.	Development of House Type C will not contribute to a cumulative overshadowing of greater than 35% on any lot.		

3.10 VISUAL PRIVACY

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.10.1 – Visual privacy requirements where adjoining a developed site	☒	☐	☐	Minimum screening of 1.6m above FFL.	All ground floor major openings and outdoor living will be screened by 1.8m high fencing (1.2m fence with 600mm screen above).		
C3.10.2 – Notwithstanding C3.10.1, Visual privacy design solutions	☐	☐	☒				
C3.10.3 – Offsetting of bedroom and study windows	☐	☐	☒				
C3.10.4 – Overlooking for grouped or multiple dwellings within a lot	☐	☐	☒				
C3.10.5 – Visual privacy where adjoining a vacant or unknown site	☐	☐	☒				
C3.10.6 – Notwithstanding C3.10.5, visual privacy design solutions where adjoining a vacant or unknown site	☐	☐	☒				

CONSULTATION

FURTHER COMMENTS

RECOMMENDATION

APPROVE ☐ REFUSE ☐

Residential Design Codes

Volume 1

2024

PART C

ASSESSMENT TEMPLATE

R-CODES VOLUME 1, PART C – ASSESSMENT TEMPLATE

April 2024

General	
Local government:	Shire of Murray
Assessing officer:	
Development description:	Lifestyle Village
Reference number:	ASP RAV GE – DWELLING D

Property Details	
Address:	Lot 889 Rodoreda Crescent, Ravenswood
Lot Area:	33.43ha
Title Information: (lot type and easements)	

Planning Framework	
Region Scheme Zoning:	Urban, Regional Open Space (PRS)
Local Planning Scheme zoning/R-code:	Special Development (LPS4)
Land Use permissibility:	
Special Control area:	
Structure Plan Area:	
Local Development Plan Area:	
Local Planning Policies:	
Development Contributions:	
Planning Control Area:	
Referrals required: (Main Roads, WAPC, Heritage etc)	

Site inspection	
Date of Site Inspection:	
Verge Infrastructure: (lighting, Power, water, side entry pit etc)	
Street Trees:	
Summary of site inspection findings:	
Photos:	

PART D - LAND

1.1 SITE AREA

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.1.1	Average & Minimum site area in accordance with Table D	☐	☐	☒				This assessment is undertaken on the basis of an R35 residential density.
C1.1.2	Minimum site area calculated as required for a single house or grouped dwelling	☐	☐	☒				
C1.1.3	Corner Truncation to a public street, up to a maximum of 20m2 to be added	☐	☐	☒				
	Battle-axe access leg no more than 20% of required site area in Table D	☐	☐	☒				
C1.1.4	Variation approved by the WAPC	☐	☐	☒				
	Existing lot with permanent legal access to a public road	☐	☐	☒				
C1.1.5	R25 & below only			☒				
C1.1.6 R30 - R40 only	Reduced by up to 35% for an accessible dwelling to gold level universal design or a small dwelling	☐	☐	☒				
	Site not less than100m2	☐	☐	☒				
	Where 4 or more dwellings or sites, reduction applied to a maximum 50%	☐	☐	☒				
C1.1.7 R50+	Reduced by up to 35% for an accessible dwelling to gold level universal design or a small dwelling	☐	☐	☒				
	Site not less than100m2	☐	☐	☒				
	Where 4 or more dwellings or sites, small dwelling reduction applied to a maximum 50%	☐	☐	☒				
C1.1.8	For multiple dwellings in areas coded R30 to R60; where a significant existing tree is retained, the average site area may be reduced by 10%. (This reduction is limited to dwellings not already subject to a reduced average site area under C1.1.6 or C1.1.7)	☐	☐	☒				

1.0 THE GARDEN

1.1 PRIVATE OPEN SPACE

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.1.1	Primary garden area in accordance with Table 1.1a	☒	☐	☐	Dependant on lot size.		Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type D rather than a specific deemed to comply figure noting that final calculations may slightly change. All proposed dwellings will be provided with generous landscaped primary garden areas directly associated with the alfresco. For House Type D, the alfresco adjoins the internal living area, accessed from the meals and family rooms through a doorway, promoting connectivity between indoor and outdoor spaces. The primary garden area which extends from the alfresco is practically situated for use in conjunction with the internal and external living space. The primary garden areas will deliver a high amenity environment for residents.	
C1.1.2	Splitting of PGA for grouped dwellings	☐	☐	☒				
C1.1.3	Private open space to multiple dwellings (balcony) in accordance with Table 1.1b	☐	☐	☒				
C1.1.4	Balconies to be unscreened for 25%	☐	☐	☒				

1.2 TREES AND LANDSCAPING

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
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C1.2.1 – 15% soft landscaping per site	☐	☒	☐	15% soft landscaping per site.		Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type D rather than a specific deemed to comply figure noting that final calculations may slightly change. We anticipate that a provision of 15% soft landscaping will be achieved for most lots. Notwithstanding, all proposed dwellings will be provided with generous landscaped primary garden areas and open space that will enable good opportunities for planting. These garden and open space areas with planting create shading, soften the built form, and enhance the amenity, comfort and visual appeal of the development.	
C1.2.2 – 30% soft landscaping of the primary street setback area	☐	☒	☐	30% landscaping of the street setback area.		Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type D rather than a specific deemed to comply figure noting that final calculations may slightly change. For House Type D, landscaping is proposed along the majority of the lot frontage and within the side setback areas. The landscaping proposed creates an attractive interface to the street, softening the built form, and contributing high amenity for residents.	
C1.2.3 – Communal street and communal open space is landscaped and provided with adequate lighting to footpaths and vehicle access areas	☐	☐	☒				
C1.2.4 – Minimum trees and deep soil area in accordance with Tables 1.2a & 1.2b.	☒	☐	☐	1 small tree required for compliant primary garden area.	Minimum tree planting requirements under C1.2.4 will be met for House Type D.		
C1.2.5 – Shade trees for uncovered at grade car-parking for grouped and multiple dwellings	☐	☐	☒				
C1.2.6 – reduced landscaping subject to retaining a significant existing tree	☐	☐	☒				
C1.2.7 – Where a significant existing tree is retained on site, tree protection zone is provided in accordance with AS4970	☐	☐	☒				
C1.2.8 – Landscaping plan (for multiple dwellings or 5+ dwellings) in accordance with Appendix 3	☒	☐	☐		A landscaping plan is provided with this development application.		

1.3 COMMUNAL OPEN SPACE – Multiple dwellings only

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.3.1 – Minimum communal open space requirements	☐	☐	☒				
C1.3.2 – Communal open space separated or screened sources of noise and odour	☐	☐	☒				
C1.3.3 – Design and orientation of communal open space to minimise impacts of noise, odour, lightspill and overlooking	☐	☐	☒				

1.4 WATER MANAGEMENT AND CONSERVATION

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.4.1 – Stormwater retained on site	☒	☐	☐				
C1.4.2 – Notwithstanding C1.4.1, stormwater directed to a district or local stormwater drainage system where required by the decision-maker	☒	☐	☐				

2.0 THE BUILDING

2.1 SIZE AND LAYOUT OF DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.1.1 – Designated primary living space, for multiple dwellings the primary living space with a minimum dimension of 3.8m	☒	☐	☐	Each dwelling to have a primary living space.	A primary living space is provided for House Type D.		
C2.1.2 – Primary living space to have direct and physical access to primary garden area/private open space (single houses and grouped dwellings)	☒	☐	☐	Primary living space to have direct access to primary garden area.	The proposed primary living space is directly connected to the alfresco outdoor living/dining space through large opening doors. The alfresco forms part of the landscaped primary garden area.		
C2.1.3 – Primary living space to have direct access to private open space (multiple dwellings)	☐	☐	☒				
C2.1.4 – Max depth of single aspect primary living space (multiple dwellings only)	☐	☐	☒				
C2.1.5 – Bedrooms to have a minimum internal floor area of 9m² and a minimum dimension of 2.7m (multiple dwellings only)	☐	☐	☒				
C2.1.6 – Minimum ceiling height (multiple dwellings)	☐	☐	☒				
C2.1.7 –Minimum internal dwelling floor area (multiple dwellings)	☐	☐	☒				
C2.1.8 – Dwelling mix (10+ multiple dwellings)	☐	☐	☒				
C2.1.9 – Storage requirements in Table 2.1b	☒	☐	☐	Minimum storage area requirement of 4m² total area, minimum dimension of 1.5m and height of 2.1m.	Proposed storage area provided with total area of 4m², minimum dimension of 1.5m. The store room will achieve the minimum height of 2.1m.		
C2.1.10 – Reduced storage area dimension	☐	☐	☒				
C2.1.11 – Major openings setback a minimum of 3m where facing directly onto car parking and corridors (multiple dwellings)	☐	☐	☒				
C2.1.12 – Separation of noise sources (multiple dwellings)	☐	☐	☒				

2.2 SOLAR ACCESS AND NATURAL VENTILATION

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.2.1 – Openable external window requirements for habitable rooms	☒	☐	☐	External window visible from all parts of the room, aggregate 10% of floor area, minimum 50% transparent glazing.	All habitable rooms are proposed with at least one external window that meets the deemed to comply standard.		
C2.2.2 – Courtyard requirements (when proposed as the only source of daylight to a habitable room)	☐	☐	☒				
C2.2.3 – Openable window requirements for bathrooms on external walls (excluding boundary walls)	☒	☐	☐	Bathrooms located on external walls with minimum of one openable window.	Openable windows provided to the ensuite, laundry and WC of House Type D.		
C2.2.4 – Orientation of major openings to primary living spaces (single houses and grouped dwellings)	☐	☒	☐	A major opening to the primary living area to be oriented between north west and east.		Whilst we anticipate that for House Type D, most lots will be possible to achieve the deemed to comply standard, a design principle assessment is provided notwithstanding to demonstrate the adequacy of sunlight access. The primary meals/family and kitchen space for House Type D has multiple major openings along the rear elevation	

						overlooking the primary garden, and is dual aspect. Therefore, the proposed primary living area will have access to substantial sunlight throughout the day.	
C2.2.5 – Percentage of dwellings achieving solar access to major openings to primary living spaces (multiple dwellings)	☐	☐	☒				

2.3 PARKING

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.3.1 – Occupant parking in accordance with Table 2.3a	☒	☐	☐	Minimum of one (1), maximum of two (2) parking bays.	A total of one (1) formal covered parking bay is provided for House Type D.		
C2.3.2 – Motorcycle/scooter parking (multiple dwellings)	☐	☐	☒				
C2.3.3 – Design of car spaces and manoeuvring areas as per AS2890.1	☒	☐	☐	Car parking spaces/manoeuvring areas in accordance with AS 2890.1.	Car parking spaces and manoeuvring areas are in accordance with AS 2890.1.		
C2.3.4 – Visitor parking in accordance with Table 2.3a	☐	☒	☐	Minimum of 71 bays.	A total of 34 visitor parking bays are proposed.	It is noted that House Type D provides a compliant number of car parking bays. However, over the balance of the village, a surplus of on-site parking is provided. Given that Lifestyle Village residents typically don't own more than one car, in most instances visitors will utilise the spare parking bays provided on-site, rather than the communal visitor parking. The provision of communal visitor parking is therefore considered adequate to service the typical demand for a lifestyle village. That aside, it would be undesirable to replace landscaped areas with hardstand to provide unnecessary additional visitor parking.	
C2.3.5 – Design and location of visitor parking	☒	☐	☐	Visitor bays to be clearly marked, on common property, and connected to building entries.	The proposed communal visitor parking bays will be suitably located nearby the primary the primary entry to the village and adjacent the communal facilities including the administration. The visitor bays will be clearly marked and within common areas.		
C2.3.6 – Bicycle parking in accordance with Table 2.3b	☐	☐	☒				

2.4 WASTE MANAGEMENT

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.4.1 – Space for bin storage	☒	☐	☐	Dedicated bin storage area required.	A screened bin storage area is proposed behind the carport for House Type D.		
C2.4.2 – Waste management plan (multiple dwellings or 5+ grouped dwellings)	☒	☐	☐	Waste Management Plan required.	A Waste Management Plan is prepared with this development application.		
C2.4.3 – Screening of waste storage	☒	☐	☐	Waste bins to be screened.	The proposed bin storage area for House Type D will be located behind a fixed screen to ensure waste bins are not visible.		

C2.4.4 – Communal waste storage area requirements	☒	☐	☐	Communal waste storage to be screened or separated from major openings, primary garden areas and communal open space.	The proposed communal recycling waste storage area will be screened and separated from major openings, primary garden areas and communal open space.		
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2.5 UTILITIES

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.5.1 – Service utilities	☒	☐	☐	Service utilities to be accessible, not impact vehicle sightlines, and integrated/screened.	All services will be designed to meet the deemed to comply standard.		
C2.5.2 – Functional utilities	☐	☐	☐	Functional utilities be behind the street setback, integrated and screened, and not impact habitable rooms and private open spaces.	All services will be designed to meet the deemed to comply standard.		
C2.5.3 – Solar collectors (where provided)	☐	☐	☒				

2.6 OUTBUILDINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.6.1 – Requirements for outbuildings	☒	☐	☐	Maximum 60m ² , not located within street setback, maximum 3m wall height, maximum 4.2m ridge height, complies with lot boundary setback standards, complies with site cover, doesn't reduce primary garden area, doesn't reduce soft landscaping, doesn't reduce minimum tree requirement or deep soil.	The proposed store room for House Type D is external and separate to the dwelling and therefore is assessed as an outbuilding. The proposed outbuilding is to an area of 4m², less than 3m in height, and satisfies the lot boundary setback requirements for a boundary wall under Clause C3.4.4.		
C2.6.2 – Additional outbuilding standards where designed to be compatible with the colour and materials of the dwelling	☐	☐	☒				

2.7 UNIVERSAL DESIGN

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.7.1 – 20% of dwellings to achieve silver level universal design (10 + grouped or multiple dwellings)	☐	☐	☒				
C2.7.2 – Gold level universal design requirements where seeking to apply site area variation in Part D, C1.1.6 or C1.1.7	☐	☐	☒				

2.8 ANCILLARY DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.8.1 – Ancillary dwelling requirements	☐	☐	☒				

2.9 SMALL DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.9.1 – Small dwelling requirements	☐	☐	☒				

2.10 HOUSING ON LOTS LESS THAN 100m²

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.10.1 – Design standards for houses on lots less than 100m ²	☐	☐	☒				

3.0 NEIGHBOURLINESS

3.1 SITE COVER

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.1.1 – Site cover in accordance with Table 3.1a <i>(For single house and grouped dwelling development, refer section 5, C5.1 until 10 April 2026)</i>	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type D rather than a specific deemed to comply figure noting that final calculations may slightly change. House Type D has generous external garden space that can be utilised in association with the alfresco. The alfresco and primary garden area will be accessed from a doorway to the internal living area. The alfresco area is surrounded by open space sufficient for provision of planting. The proposed single storey-built form will be well-articulated to balance the built form with open areas and achieve suitable setbacks to other homes and to the street.	

3.2 BUILDING HEIGHT

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.2.1 – Building height in accordance with Table 3.2a	☒	☐	☐	Maximum of two (2) storeys, 7m wall height, 8m concealed or skillion, 10m pitched or gable.	House Type D is single storey, maximum wall height of 2.8m, roof pitch height of 4.8m.		

3.3 STREET SETBACKS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.3.1 – Setback of buildings in accordance with Table 3.3a	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type D rather than a specific deemed to comply figure noting that final calculations may slightly change. House Type D proposes landscaping for the majority of the lot frontage, with a porch providing articulation and identifying the entrance from the street. This creates visual interest and reduces building bulk to the internal street network. The planting within the street setback will enhance the streetscape. The street setback proposed will	

						ensure adequate privacy to the dwelling, and will reflect a consistent street setback pattern over the village.	
C3.3.2 – Porch, verandah, balcony projections into the street setback area	☐	☐	☒				
C3.3.3 – Setback from corner truncations	☐	☐	☒				
C3.3.4 – Garages setback from primary street in accordance with Table 3.3b	☐	☐	☒				
C3.3.5 – Setback of carports from a primary street	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type D rather than a specific deemed to comply figure noting that final calculations may slightly change. The proposed carport for House Type D is a single car width, flat roofed structure, open on the side with a roller door for security. The carport is of a contemporary design, will not affect sightlines or surveillance to and from the dwelling, and will not impede pedestrian movements.	
C3.3.6 – Setback of garages and carports from a secondary street, right-of way and communal street in accordance with Table 3.3a	☐	☐	☒				

3.4 LOT BOUNDARY SETBACKS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.4.1 – Buildings set back from lot boundaries in accordance with Table 3.4a	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type D rather than a specific deemed to comply figure noting that final calculations may slightly change. It is noted that the deemed to comply setback requirement is 1m for a wall height of 3.5m or less. Whilst we expect that a 1m setback will be achieved in most cases, notwithstanding, the lot boundary setbacks will be consistent over the village, and not adversely impact adjoining homes with respect to building bulk, solar access or visual privacy.	
C3.4.2 – Maximum length for two storey walls	☐	☐	☒				
C3.4.3 – Setback of carports, patios, verandahs or equivalent structure	☒	☐	☐	Maximum carport length of 10m, 3m wall height, ridge height of 4.2m, and pillar width of 450mm.	House Type D proposes a carport 6m long (to the edge of the pillar), 2.6m wall height, 2.7m ridge height with pillars less than 450mm.		
C3.4.4 – Maximum height and length of boundary walls in accordance with Table 3.4b	☒	☐	☐		Refer comments regarding outbuilding for C2.6.1.		
C3.4.5 – Boundary wall abutting an existing or simultaneously constructed wall	☒	☐	☐	Boundary walls simultaneously constructed to match dimensions.	Refer comments for House Type A.		
C3.4.6 – Grouped dwellings on the same lot set back as if there is a boundary between them	☐	☐	☒				
C3.4.7 – Multiple dwelling buildings on the same lot set back as though there is a lot boundary	☐	☐	☒				

3.5 SITE WORKS AND RETAINING WALLS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.5.1 – Retaining walls, fill and excavation in the street setback area max 0.5m, except where necessary to provide for pedestrian universal access and/or vehicle access, drainage works, or natural light to a dwelling	☒	☒	☐	Maximum fill/excavation of 0.5m.	No fill or excavation of greater than 0.5m proposed for any lot with House Type D.	We don't anticipate any fill or excavation to exceed 0.5m within the front setback area given the moderate slope over the land. However, in an exceptional circumstance where fill or excavation was required for an unforeseen reason, it would only be required for the purpose of creating a consistent level between lots, and not cause any adverse amenity impacts on the streetscape or adjoining property.	
C3.5.2 - Retaining walls and fill behind the street setback in accordance Table 3.5a	☒	☒	☐	Fill and retaining of no more than 1m to any lot boundary behind street setback.	No fill or retaining of more than 1m proposed behind the street setback line for any lot with House Type D.	We don't anticipate any fill 0.5m behind the front setback area given the moderate slope over the land. However, in an exceptional circumstance where fill was required for an unforeseen reason, it would only be required for the purpose of creating a consistent level between lots, and not cause any adverse amenity impacts on the streetscape or adjoining property.	
C3.5.3 – Excavation behind the street setback line and up to the lot boundary	☐	☐	☒				

3.6 STREETScape

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.6.1 – Single houses and grouped dwellings address the street	☒	☐	☐	Primary entrance and major opening to street.	For House Type D, the primary entry is readily identifiable from the street, and a major opening from the living room addresses the street.		
C3.6.2 – Multiple dwelling upper level balconies address the street	☐	☐	☒				
C3.6.3 – Front door protection from the weather	☒	☐	☐	Front door to be protected by 1.2m covering.	For House Type D, a covering of 1.2m is provided.		
C3.6.4 – Ground floor multiple dwellings access to the street	☐	☐	☒				
C3.6.5 – Maximum garage door width	☐	☐	☒				
C3.6.6 – Maximum carport width	☒	☐	☐	Maximum 60% of lot frontage.	The carport proposed for House Type D is not expected to make up 60% of any lot frontage.		
C3.6.7 – Fence or wall within the primary street setback area requirements	☒	☐	☐	Maximum solid fence height of 1.2m.	Maximum height of proposed Colorbond (dividing) fence in street setback area is 1.2m.		
C3.6.8 – Pillars as part of street fence/wall	☐	☐	☒				
C3.6.9 – Secondary street fencing for corner sites	☒	☐	☐	Maximum fence height of 1.2m (visually permeable up to 1.8m) for at least 50% of street boundary.	Secondary street fencing will be Colorbond up to 1.2m in height. Privacy screening will be provided to a height of 1.8m to major openings and outdoor living areas only.		

3.7 ACCESS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
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C3.7.1 – Vehicle access hierarchy	☒	☐	☐	Access from a primary street.	Access to all home sites to be from internal street network.		
C3.7.2 – One vehicle access per lot	☒	☐	☐	One vehicle access per lot.	For House Type D, a single vehicle access is proposed.		
C3.7.3 – Driveway dimension requirements	☒	☐	☐	Between 3m-6m wide, 0.3m from side lot boundary, 6m from a street corner, at right angles and adequately paved/drained.	The proposed driveway to House Type D will satisfy the deemed to comply standard at detailed design stage.		
C3.7.4 – Driveways that allow vehicles to exit in forward gear	☐	☐	☒				
C3.7.5 – Driveway allow passing (when 30m+)	☐	☐	☒				
C3.7.6 – Driveways onto primary distributor or integrator arterial roads	☐	☐	☒				
C3.7.7 - Sightlines	☒	☐	☐	No wall or fence greater than 0.75m within 1.5m of driveway at street boundary.	Compliant sightlines provided for House Type D.		
C3.7.8 – Pedestrian access (grouped and multiple dwellings)	☒	☐	☐	Legible entry path from the street.	A clearly defined entry point will be provided from the street to the front door.		
C3.7.9 – Delineated or separate pedestrian access (10+ grouped and multiple dwellings)	☐	☐	☒				
C3.7.10 – Pedestrian access legs	☐	☐	☒				
C3.7.11 – Communal street or battleaxe leg requirements	☐	☐	☒				
C3.7.12 – Lighting and landscaping of communal streets or battleaxe legs	☐	☐	☒				
C3.7.13 – Notwithstanding C3.7.11, communal streets to 20 or more lots requirements	☐	☐	☒				

3.8 RETAINING EXISTING DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.8.1 – Requirements where a dwelling is retained	☐	☐	☒				

3.9 SOLAR ACCESS FOR ADJOINING SITES

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.9.1 – Maximum overshadowing in accordance with Table 3.9a	☒	☐	☐	Maximum 35%.	Development of House Type D will not create overshadowing of greater than 35% on any lot.		
C3.9.2 – Maximum overshadowing where R40 or greater and has a lot frontage of 7.5m or less	☐	☐	☒				
C3.9.3 – Maximum overshadowing requirements where the adjoining property shares a northern lot boundary with more than one lot	☒	☐	☐	Maximum cumulative shadow of 35%.	Development of House Type D will not contribute to a cumulative overshadowing of greater than 35% on any lot.		

3.10 VISUAL PRIVACY

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.10.1 – Visual privacy requirements where adjoining a developed site	☒	☐	☐	Minimum screening of 1.6m above FFL.	All ground floor major openings and outdoor living will be screened by 1.8m high fencing (1.2m fence with 600mm screen above).		
C3.10.2 – Notwithstanding C3.10.1, Visual privacy design solutions	☐	☐	☒				
C3.10.3 – Offsetting of bedroom and study windows	☐	☐	☒				
C3.10.4 – Overlooking for grouped or multiple dwellings within a lot	☐	☐	☒				
C3.10.5 – Visual privacy where adjoining a vacant or unknown site	☐	☐	☒				
C3.10.6 – Notwithstanding C3.10.5, visual privacy design solutions where adjoining a vacant or unknown site	☐	☐	☒				

CONSULTATION

FURTHER COMMENTS

RECOMMENDATION

APPROVE ☐ REFUSE ☐

Residential Design Codes

Volume 1

2024

PART C

ASSESSMENT TEMPLATE

R-CODES VOLUME 1, PART C – ASSESSMENT TEMPLATE

April 2024

General	
Local government:	Shire of Murray
Assessing officer:	
Development description:	Lifestyle Village
Reference number:	ASP RAV GE – DWELLING E

Property Details	
Address:	Lot 889 Rodoreda Crescent, Ravenswood
Lot Area:	33.43ha
Title Information: (lot type and easements)	

Planning Framework	
Region Scheme Zoning:	Urban, Regional Open Space (PRS)
Local Planning Scheme zoning/R-code:	Special Development (LPS4)
Land Use permissibility:	
Special Control area:	
Structure Plan Area:	
Local Development Plan Area:	
Local Planning Policies:	
Development Contributions:	
Planning Control Area:	
Referrals required: (Main Roads, WAPC, Heritage etc)	

Site inspection	
Date of Site Inspection:	
Verge Infrastructure: (lighting, Power, water, side entry pit etc)	
Street Trees:	
Summary of site inspection findings:	
Photos:	

PART D - LAND

1.1 SITE AREA

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.1.1	Average & Minimum site area in accordance with Table D	☐	☐	☒				This assessment is undertaken on the basis of an R35 residential density.
C1.1.2	Minimum site area calculated as required for a single house or grouped dwelling	☐	☐	☒				
C1.1.3	Corner Truncation to a public street, up to a maximum of 20m2 to be added	☐	☐	☒				
	Battle-axe access leg no more than 20% of required site area in Table D	☐	☐	☒				
C1.1.4	Variation approved by the WAPC	☐	☐	☒				
	Existing lot with permanent legal access to a public road	☐	☐	☒				
C1.1.5	R25 & below only			☒				
C1.1.6 R30 - R40 only	Reduced by up to 35% for an accessible dwelling to gold level universal design or a small dwelling	☐	☐	☒				
	Site not less than100m2	☐	☐	☒				
	Where 4 or more dwellings or sites, reduction applied to a maximum 50%	☐	☐	☒				
C1.1.7 R50+	Reduced by up to 35% for an accessible dwelling to gold level universal design or a small dwelling	☐	☐	☒				
	Site not less than100m2	☐	☐	☒				
	Where 4 or more dwellings or sites, small dwelling reduction applied to a maximum 50%	☐	☐	☒				
C1.1.8	For multiple dwellings in areas coded R30 to R60; where a significant existing tree is retained, the average site area may be reduced by 10%. (This reduction is limited to dwellings not already subject to a reduced average site area under C1.1.6 or C1.1.7)	☐	☐	☒				

1.0 THE GARDEN

1.1 PRIVATE OPEN SPACE

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.1.1	Primary garden area in accordance with Table 1.1a	☒	☐	☐	Dependant on lot size.		Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type E rather than a specific deemed to comply figure noting that final calculations may slightly change. All proposed dwellings will be provided with generous landscaped primary garden areas directly associated with the alfresco. For House Type E, the alfresco adjoins the internal living area, accessed from the meals and family rooms through a doorway, promoting connectivity between indoor and outdoor spaces. The primary garden area which extends from the alfresco is practically situated for use in conjunction with the internal and external living space. The primary garden areas will deliver a high amenity environment for residents.	
C1.1.2	Splitting of PGA for grouped dwellings	☐	☐	☒				
C1.1.3	Private open space to multiple dwellings (balcony) in accordance with Table 1.1b	☐	☐	☒				
C1.1.4	Balconies to be unscreened for 25%	☐	☐	☒				

1.2 TREES AND LANDSCAPING

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
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C1.2.1 – 15% soft landscaping per site	☐	☒	☐	15% soft landscaping per site.		Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type E rather than a specific deemed to comply figure noting that final calculations may slightly change. We anticipate that a provision of 15% soft landscaping will be achieved for most lots. Notwithstanding, all proposed dwellings will be provided with generous landscaped primary garden areas and open space that will enable good opportunities for planting. These garden and open space areas with planting create shading, soften the built form, and enhance the amenity, comfort and visual appeal of the development.	
C1.2.2 – 30% soft landscaping of the primary street setback area	☐	☒	☐	30% landscaping of the street setback area.		Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type E rather than a specific deemed to comply figure noting that final calculations may slightly change. For House Type E, landscaping is proposed along the majority of the lot frontage and within the side setback areas. The landscaping proposed creates an attractive interface to the street, softening the built form, and contributing high amenity for residents.	
C1.2.3 – Communal street and communal open space is landscaped and provided with adequate lighting to footpaths and vehicle access areas	☐	☐	☒				
C1.2.4 – Minimum trees and deep soil area in accordance with Tables 1.2a & 1.2b.	☒	☐	☐	1 small tree required for compliant primary garden area.	Minimum tree planting requirements under C1.2.4 will be met for House Type E.		
C1.2.5 – Shade trees for uncovered at grade car-parking for grouped and multiple dwellings	☐	☐	☒				
C1.2.6 – reduced landscaping subject to retaining a significant existing tree	☐	☐	☒				
C1.2.7 – Where a significant existing tree is retained on site, tree protection zone is provided in accordance with AS4970	☐	☐	☒				
C1.2.8 – Landscaping plan (for multiple dwellings or 5+ dwellings) in accordance with Appendix 3	☒	☐	☐		A landscaping plan is provided with this development application.		

1.3 COMMUNAL OPEN SPACE – Multiple dwellings only

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.3.1 – Minimum communal open space requirements	☐	☐	☒				
C1.3.2 – Communal open space separated or screened sources of noise and odour	☐	☐	☒				
C1.3.3 – Design and orientation of communal open space to minimise impacts of noise, odour, lightspill and overlooking	☐	☐	☒				

1.4 WATER MANAGEMENT AND CONSERVATION

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.4.1 – Stormwater retained on site	☒	☐	☐				
C1.4.2 – Notwithstanding C1.4.1, stormwater directed to a district or local stormwater drainage system where required by the decision-maker	☒	☐	☐				

2.0 THE BUILDING

2.1 SIZE AND LAYOUT OF DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.1.1 – Designated primary living space, for multiple dwellings the primary living space with a minimum dimension of 3.8m	☒	☐	☐	Each dwelling to have a primary living space.	A primary living space is provided for House Type E.		
C2.1.2 – Primary living space to have direct and physical access to primary garden area/private open space (single houses and grouped dwellings)	☒	☐	☐	Primary living space to have direct access to primary garden area.	The proposed primary living space is directly connected to the alfresco outdoor living/dining space through large opening doors. The alfresco forms part of the landscaped primary garden area.		
C2.1.3 – Primary living space to have direct access to private open space (multiple dwellings)	☐	☐	☒				
C2.1.4 – Max depth of single aspect primary living space (multiple dwellings only)	☐	☐	☒				
C2.1.5 – Bedrooms to have a minimum internal floor area of 9m² and a minimum dimension of 2.7m (multiple dwellings only)	☐	☐	☒				
C2.1.6 – Minimum ceiling height (multiple dwellings)	☐	☐	☒				
C2.1.7 –Minimum internal dwelling floor area (multiple dwellings)	☐	☐	☒				
C2.1.8 – Dwelling mix (10+ multiple dwellings)	☐	☐	☒				
C2.1.9 – Storage requirements in Table 2.1b	☒	☐	☐	Minimum storage area requirement of 4m² total area, minimum dimension of 1.5m and height of 2.1m.	Proposed storage area provided with total area of 4m², minimum dimension of 2m. The store room will achieve the minimum height of 2.1m.		
C2.1.10 – Reduced storage area dimension	☐	☐	☒				
C2.1.11 – Major openings setback a minimum of 3m where facing directly onto car parking and corridors (multiple dwellings)	☐	☐	☒				
C2.1.12 – Separation of noise sources (multiple dwellings)	☐	☐	☒				

2.2 SOLAR ACCESS AND NATURAL VENTILATION

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.2.1 – Openable external window requirements for habitable rooms	☒	☐	☐	External window visible from all parts of the room, aggregate 10% of floor area, minimum 50% transparent glazing.	All habitable rooms are proposed with at least one external window that meets the deemed to comply standard.		
C2.2.2 – Courtyard requirements (when proposed as the only source of daylight to a habitable room)	☐	☐	☒				
C2.2.3 – Openable window requirements for bathrooms on external walls (excluding boundary walls)	☒	☐	☐	Bathrooms located on external walls with minimum of one openable window.	Openable windows provided to the bathroom and ensuite of House Type E.		
C2.2.4 – Orientation of major openings to primary living spaces (single houses and grouped dwellings)	☐	☒	☐	A major opening to the primary living area to be oriented between north west and east.		Whilst we anticipate that for House Type E, most lots will be possible to achieve the deemed to comply standard, a design principle assessment is provided notwithstanding to demonstrate the adequacy of sunlight access. The primary meals/family and kitchen space for House Type E has multiple major openings along the rear elevation	

						overlooking the primary garden, and is triple aspect. Therefore, the proposed primary living area will have access to substantial sunlight throughout the day.	
C2.2.5 – Percentage of dwellings achieving solar access to major openings to primary living spaces (multiple dwellings)	☐	☐	☒				

2.3 PARKING

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.3.1 – Occupant parking in accordance with Table 2.3a	☒	☐	☐	Minimum of one (1), maximum of two (2) parking bays.	A total of two (2) formal covered parking bays are provided for House Type E.		
C2.3.2 – Motorcycle/scooter parking (multiple dwellings)	☐	☐	☒				
C2.3.3 – Design of car spaces and manoeuvring areas as per AS2890.1	☒	☐	☐	Car parking spaces/manoeuvring areas in accordance with AS 2890.1.	Car parking spaces and manoeuvring areas are in accordance with AS 2890.1.		
C2.3.4 – Visitor parking in accordance with Table 2.3a	☐	☒	☐	Minimum of 71 bays.	A total of 34 visitor parking bays are proposed.	It is noted that House Type E provides a compliant number of car parking bays. However, over the balance of the village, a surplus of on-site parking is provided. Given that Lifestyle Village residents typically don't own more than one car, in most instances visitors will utilise the spare parking bays provided on-site, rather than the communal visitor parking. The provision of communal visitor parking is therefore considered adequate to service the typical demand for a lifestyle village. That aside, it would be undesirable to replace landscaped areas with hardstand to provide unnecessary additional visitor parking.	
C2.3.5 – Design and location of visitor parking	☒	☐	☐	Visitor bays to be clearly marked, on common property, and connected to building entries.	The proposed communal visitor parking bays will be suitably located nearby the primary the primary entry to the village and adjacent the communal facilities including the administration. The visitor bays will be clearly marked and within common areas.		
C2.3.6 – Bicycle parking in accordance with Table 2.3b	☐	☐	☒				

2.4 WASTE MANAGEMENT

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.4.1 – Space for bin storage	☒	☐	☐	Dedicated bin storage area required.	A screened bin storage area is proposed behind the carport for House Type E.		
C2.4.2 – Waste management plan (multiple dwellings or 5+ grouped dwellings)	☒	☐	☐	Waste Management Plan required.	A Waste Management Plan is prepared with this development application.		
C2.4.3 – Screening of waste storage	☒	☐	☐	Waste bins to be screened.	The proposed bin storage area for House Type E will be located behind a fixed screen to ensure waste bins are not visible.		

C2.4.4 – Communal waste storage area requirements	☒	☐	☐	Communal waste storage to be screened or separated from major openings, primary garden areas and communal open space.	The proposed communal recycling waste storage area will be screened and separated from major openings, primary garden areas and communal open space.		
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2.5 UTILITIES

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.5.1 – Service utilities	☒	☐	☐	Service utilities to be accessible, not impact vehicle sightlines, and integrated/screened.	All services will be designed to meet the deemed to comply standard.		
C2.5.2 – Functional utilities	☐	☐	☐	Functional utilities be behind the street setback, integrated and screened, and not impact habitable rooms and private open spaces.	All services will be designed to meet the deemed to comply standard.		
C2.5.3 – Solar collectors (where provided)	☐	☐	☒				

2.6 OUTBUILDINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.6.1 – Requirements for outbuildings	☒	☐	☐	Maximum 60m ² , not located within street setback, maximum 3m wall height, maximum 4.2m ridge height, complies with lot boundary setback standards, complies with site cover, doesn't reduce primary garden area, doesn't reduce soft landscaping, doesn't reduce minimum tree requirement or deep soil.	The proposed store room for House Type E is external and separate to the dwelling and therefore is assessed as an outbuilding. The proposed outbuilding is to an area of 4m², less than 3m in height, and satisfies the lot boundary setback requirements for a boundary wall under Clause C3.4.4.		
C2.6.2 – Additional outbuilding standards where designed to be compatible with the colour and materials of the dwelling	☐	☐	☒				

2.7 UNIVERSAL DESIGN

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.7.1 – 20% of dwellings to achieve silver level universal design (10 + grouped or multiple dwellings)	☐	☐	☒				
C2.7.2 – Gold level universal design requirements where seeking to apply site area variation in Part D, C1.1.6 or C1.1.7	☐	☐	☒				

2.8 ANCILLARY DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.8.1 – Ancillary dwelling requirements	☐	☐	☒				

2.9 SMALL DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.9.1 – Small dwelling requirements	☐	☐	☒				

2.10 HOUSING ON LOTS LESS THAN 100m²

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.10.1 – Design standards for houses on lots less than 100m ²	☐	☐	☒				

3.0 NEIGHBOURLINESS

3.1 SITE COVER

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.1.1 – Site cover in accordance with Table 3.1a <i>(For single house and grouped dwelling development, refer section 5, C5.1 until 10 April 2026)</i>	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type E rather than a specific deemed to comply figure noting that final calculations may slightly change. House Type E has generous external garden space that can be utilised in association with the alfresco. The alfresco and primary garden area will be accessed from a doorway to the internal living area. The alfresco area is surrounded by open space sufficient for provision of planting. The proposed single storey-built form will be well-articulated to balance the built form with open areas and achieve suitable setbacks to other homes and to the street.	

3.2 BUILDING HEIGHT

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.2.1 – Building height in accordance with Table 3.2a	☒	☐	☐	Maximum of two (2) storeys, 7m wall height, 8m concealed or skillion, 10m pitched or gable.	House Type E is single storey, maximum wall height of 2.7m, roof pitch height of 4.2m.		

3.3 STREET SETBACKS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.3.1 – Setback of buildings in accordance with Table 3.3a	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type E rather than a specific deemed to comply figure noting that final calculations may slightly change. House Type E proposes landscaping for the majority of the lot frontage, with a porch providing articulation and identifying the entrance from the street. This creates visual interest and reduces building bulk to the internal street network. The planting within the street setback will enhance the streetscape. The street setback proposed will	

						ensure adequate privacy to the dwelling, and will reflect a consistent street setback pattern over the village.	
C3.3.2 – Porch, verandah, balcony projections into the street setback area	☐	☐	☒				
C3.3.3 – Setback from corner truncations	☐	☐	☒				
C3.3.4 – Garages setback from primary street in accordance with Table 3.3b	☐	☐	☒				
C3.3.5 – Setback of carports from a primary street	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type E rather than a specific deemed to comply figure noting that final calculations may slightly change. The proposed carport for House Type E is a flat roofed structure, open on the side with a roller door for security. The carport is of a contemporary design, will not affect sightlines or surveillance to and from the dwelling, and will not impede pedestrian movements.	
C3.3.6 – Setback of garages and carports from a secondary street, right-of way and communal street in accordance with Table 3.3a	☐	☐	☒				

3.4 LOT BOUNDARY SETBACKS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.4.1 – Buildings set back from lot boundaries in accordance with Table 3.4a	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type E rather than a specific deemed to comply figure noting that final calculations may slightly change. It is noted that the deemed to comply setback requirement is 1m for a wall height of 3.5m or less. Whilst we expect that a 1m setback will be achieved in most cases, notwithstanding, the lot boundary setbacks will be consistent over the village, and not adversely impact adjoining homes with respect to building bulk, solar access or visual privacy.	
C3.4.2 – Maximum length for two storey walls	☐	☐	☒				
C3.4.3 – Setback of carports, patios, verandahs or equivalent structure	☒	☐	☐	Maximum carport length of 10m, 3m wall height, ridge height of 4.2m, and pillar width of 450mm.	House Type E proposes a carport 6m long (to the edge of the pillar), 2.6m wall height, 2.7m ridge height with pillars less than 450mm.		
C3.4.4 – Maximum height and length of boundary walls in accordance with Table 3.4b	☒	☐	☐		Refer comments regarding outbuilding for C2.6.1.		
C3.4.5 – Boundary wall abutting an existing or simultaneously constructed wall	☒	☐	☐	Boundary walls simultaneously constructed to match dimensions.	Refer comments for House Type A.		
C3.4.6 – Grouped dwellings on the same lot set back as if there is a boundary between them	☐	☐	☒				
C3.4.7 – Multiple dwelling buildings on the same lot set back as though there is a lot boundary	☐	☐	☒				

3.5 SITE WORKS AND RETAINING WALLS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.5.1 – Retaining walls, fill and excavation in the street setback area max 0.5m, except where necessary to provide for pedestrian universal access and/or vehicle access, drainage works, or natural light to a dwelling	☒	☒	☐	Maximum fill/excavation of 0.5m.	No fill or excavation of greater than 0.5m proposed for any lot with House Type E.	We don't anticipate any fill or excavation to exceed 0.5m within the front setback area given the moderate slope over the land. However, in an exceptional circumstance where fill or excavation was required for an unforeseen reason, it would only be required for the purpose of creating a consistent level between lots, and not cause any adverse amenity impacts on the streetscape or adjoining property.	
C3.5.2 - Retaining walls and fill behind the street setback in accordance Table 3.5a	☒	☒	☐	Fill and retaining of no more than 1m to any lot boundary behind street setback.	No fill or retaining of more than 1m proposed behind the street setback line for any lot with House Type E.	We don't anticipate any fill 0.5m behind the front setback area given the moderate slope over the land. However, in an exceptional circumstance where fill was required for an unforeseen reason, it would only be required for the purpose of creating a consistent level between lots, and not cause any adverse amenity impacts on the streetscape or adjoining property.	
C3.5.3 – Excavation behind the street setback line and up to the lot boundary	☐	☐	☒				

3.6 STREETScape

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.6.1 – Single houses and grouped dwellings address the street	☒	☐	☐	Primary entrance and major opening to street.	For House Type E, the primary entry is readily identifiable from the street, and a major opening from the living room addresses the street.		
C3.6.2 – Multiple dwelling upper level balconies address the street	☐	☐	☒				
C3.6.3 – Front door protection from the weather	☒	☐	☐	Front door to be protected by 1.2m covering.	For House Type E, a covering of 1.2m is provided.		
C3.6.4 – Ground floor multiple dwellings access to the street	☐	☐	☒				
C3.6.5 – Maximum garage door width	☐	☐	☒				
C3.6.6 – Maximum carport width	☒	☐	☐	Maximum 60% of lot frontage.	The carport proposed for House Type E is not expected to make up 60% of any lot frontage.		
C3.6.7 – Fence or wall within the primary street setback area requirements	☒	☐	☐	Maximum solid fence height of 1.2m.	Maximum height of proposed Colorbond (dividing) fence in street setback area is 1.2m.		
C3.6.8 – Pillars as part of street fence/wall	☐	☐	☒				
C3.6.9 – Secondary street fencing for corner sites	☒	☐	☐	Maximum fence height of 1.2m (visually permeable up to 1.8m) for at least 50% of street boundary.	Secondary street fencing will be Colorbond up to 1.2m in height. Privacy screening will be provided to a height of 1.8m to major openings and outdoor living areas only.		

3.7 ACCESS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
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C3.7.1 – Vehicle access hierarchy	☒	☐	☐	Access from a primary street.	Access to all home sites to be from internal street network.		
C3.7.2 – One vehicle access per lot	☒	☐	☐	One vehicle access per lot.	For House Type E, a single vehicle access is proposed.		
C3.7.3 – Driveway dimension requirements	☒	☐	☐	Between 3m-6m wide, 0.3m from side lot boundary, 6m from a street corner, at right angles and adequately paved/drained.	The proposed driveway to House Type E will satisfy the deemed to comply standard at detailed design stage.		
C3.7.4 – Driveways that allow vehicles to exit in forward gear	☐	☐	☒				
C3.7.5 – Driveway allow passing (when 30m+)	☐	☐	☒				
C3.7.6 – Driveways onto primary distributor or integrator arterial roads	☐	☐	☒				
C3.7.7 - Sightlines	☒	☐	☐	No wall or fence greater than 0.75m within 1.5m of driveway at street boundary.	Compliant sightlines provided for House Type E.		
C3.7.8 – Pedestrian access (grouped and multiple dwellings)	☒	☐	☐	Legible entry path from the street.	A clearly defined entry point will be provided from the street to the front door.		
C3.7.9 – Delineated or separate pedestrian access (10+ grouped and multiple dwellings)	☐	☐	☒				
C3.7.10 – Pedestrian access legs	☐	☐	☒				
C3.7.11 – Communal street or battleaxe leg requirements	☐	☐	☒				
C3.7.12 – Lighting and landscaping of communal streets or battleaxe legs	☐	☐	☒				
C3.7.13 – Notwithstanding C3.7.11, communal streets to 20 or more lots requirements	☐	☐	☒				

3.8 RETAINING EXISTING DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.8.1 – Requirements where a dwelling is retained	☐	☐	☒				

3.9 SOLAR ACCESS FOR ADJOINING SITES

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.9.1 – Maximum overshadowing in accordance with Table 3.9a	☒	☐	☐	Maximum 35%.	Development of House Type E will not create overshadowing of greater than 35% on any lot.		
C3.9.2 – Maximum overshadowing where R40 or greater and has a lot frontage of 7.5m or less	☐	☐	☒				
C3.9.3 – Maximum overshadowing requirements where the adjoining property shares a northern lot boundary with more than one lot	☒	☐	☐	Maximum cumulative shadow of 35%.	Development of House Type E will not contribute to a cumulative overshadowing of greater than 35% on any lot.		

3.10 VISUAL PRIVACY

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.10.1 – Visual privacy requirements where adjoining a developed site	☒	☐	☐	Minimum screening of 1.6m above FFL.	All ground floor major openings and outdoor living will be screened by 1.8m high fencing (1.2m fence with 600mm screen above).		
C3.10.2 – Notwithstanding C3.10.1, Visual privacy design solutions	☐	☐	☒				
C3.10.3 – Offsetting of bedroom and study windows	☐	☐	☒				
C3.10.4 – Overlooking for grouped or multiple dwellings within a lot	☐	☐	☒				
C3.10.5 – Visual privacy where adjoining a vacant or unknown site	☐	☐	☒				
C3.10.6 – Notwithstanding C3.10.5, visual privacy design solutions where adjoining a vacant or unknown site	☐	☐	☒				

CONSULTATION

FURTHER COMMENTS

RECOMMENDATION

APPROVE ☐ REFUSE ☐

Residential Design Codes

Volume 1

2024

PART C

ASSESSMENT TEMPLATE

R-CODES VOLUME 1, PART C – ASSESSMENT TEMPLATE

April 2024

General	
Local government:	Shire of Murray
Assessing officer:	
Development description:	Lifestyle Village
Reference number:	ASP RAV GE – DWELLING F

Property Details	
Address:	Lot 889 Rodoreda Crescent, Ravenswood
Lot Area:	33.43ha
Title Information: (lot type and easements)	

Planning Framework	
Region Scheme Zoning:	Urban, Regional Open Space (PRS)
Local Planning Scheme zoning/R-code:	Special Development (LPS4)
Land Use permissibility:	
Special Control area:	
Structure Plan Area:	
Local Development Plan Area:	
Local Planning Policies:	
Development Contributions:	
Planning Control Area:	
Referrals required: (Main Roads, WAPC, Heritage etc)	

Site inspection	
Date of Site Inspection:	
Verge Infrastructure: (lighting, Power, water, side entry pit etc)	
Street Trees:	
Summary of site inspection findings:	
Photos:	

PART D - LAND

1.1 SITE AREA

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.1.1	Average & Minimum site area in accordance with Table D	☐	☐	☒				This assessment is undertaken on the basis of an R35 residential density.
C1.1.2	Minimum site area calculated as required for a single house or grouped dwelling	☐	☐	☒				
C1.1.3	Corner Truncation to a public street, up to a maximum of 20m2 to be added	☐	☐	☒				
	Battle-axe access leg no more than 20% of required site area in Table D	☐	☐	☒				
C1.1.4	Variation approved by the WAPC	☐	☐	☒				
	Existing lot with permanent legal access to a public road	☐	☐	☒				
C1.1.5	R25 & below only			☒				
C1.1.6 R30 - R40 only	Reduced by up to 35% for an accessible dwelling to gold level universal design or a small dwelling	☐	☐	☒				
	Site not less than100m2	☐	☐	☒				
	Where 4 or more dwellings or sites, reduction applied to a maximum 50%	☐	☐	☒				
C1.1.7 R50+	Reduced by up to 35% for an accessible dwelling to gold level universal design or a small dwelling	☐	☐	☒				
	Site not less than100m2	☐	☐	☒				
	Where 4 or more dwellings or sites, small dwelling reduction applied to a maximum 50%	☐	☐	☒				
C1.1.8	For multiple dwellings in areas coded R30 to R60; where a significant existing tree is retained, the average site area may be reduced by 10%. (This reduction is limited to dwellings not already subject to a reduced average site area under C1.1.6 or C1.1.7)	☐	☐	☒				

1.0 THE GARDEN

1.1 PRIVATE OPEN SPACE

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.1.1	Primary garden area in accordance with Table 1.1a	☒	☐	☐	Dependant on lot size.		Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type F rather than a specific deemed to comply figure noting that final calculations may slightly change. All proposed dwellings will be provided with generous landscaped primary garden areas directly associated with the alfresco. For House Type F, the alfresco adjoins the internal living area, accessed from the meals and family rooms through a doorway, promoting connectivity between indoor and outdoor spaces. The primary garden area which extends from the alfresco is practically situated for use in conjunction with the internal and external living space. The primary garden areas will deliver a high amenity environment for residents.	
C1.1.2	Splitting of PGA for grouped dwellings	☐	☐	☒				
C1.1.3	Private open space to multiple dwellings (balcony) in accordance with Table 1.1b	☐	☐	☒				
C1.1.4	Balconies to be unscreened for 25%	☐	☐	☒				

1.2 TREES AND LANDSCAPING

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
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C1.2.1 – 15% soft landscaping per site	☐	☒	☐	15% soft landscaping per site.		Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type F rather than a specific deemed to comply figure noting that final calculations may slightly change. We anticipate that a provision of 15% soft landscaping will be achieved for most lots. Notwithstanding, all proposed dwellings will be provided with generous landscaped primary garden areas and open space that will enable good opportunities for planting. These garden and open space areas with planting create shading, soften the built form, and enhance the amenity, comfort and visual appeal of the development.	
C1.2.2 – 30% soft landscaping of the primary street setback area	☐	☒	☐	30% landscaping of the street setback area.		Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type F rather than a specific deemed to comply figure noting that final calculations may slightly change. For House Type F, landscaping is proposed along a portion of the lot frontage and within the side setback area. The landscaping proposed creates an attractive interface to the street, softening the built form, and contributing high amenity for residents.	
C1.2.3 – Communal street and communal open space is landscaped and provided with adequate lighting to footpaths and vehicle access areas	☐	☐	☒				
C1.2.4 – Minimum trees and deep soil area in accordance with Tables 1.2a & 1.2b.	☒	☐	☐	1 small tree required for compliant primary garden area.	Minimum tree planting requirements under C1.2.4 will be met for House Type F.		
C1.2.5 – Shade trees for uncovered at grade car-parking for grouped and multiple dwellings	☐	☐	☒				
C1.2.6 – reduced landscaping subject to retaining a significant existing tree	☐	☐	☒				
C1.2.7 – Where a significant existing tree is retained on site, tree protection zone is provided in accordance with AS4970	☐	☐	☒				
C1.2.8 – Landscaping plan (for multiple dwellings or 5+ dwellings) in accordance with Appendix 3	☒	☐	☐		A landscaping plan is provided with this development application.		

1.3 COMMUNAL OPEN SPACE – Multiple dwellings only

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.3.1 – Minimum communal open space requirements	☐	☐	☒				
C1.3.2 – Communal open space separated or screened sources of noise and odour	☐	☐	☒				
C1.3.3 – Design and orientation of communal open space to minimise impacts of noise, odour, lightspill and overlooking	☐	☐	☒				

1.4 WATER MANAGEMENT AND CONSERVATION

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.4.1 – Stormwater retained on site	☒	☐	☐				
C1.4.2 – Notwithstanding C1.4.1, stormwater directed to a district or local stormwater drainage system where required by the decision-maker	☒	☐	☐				

2.0 THE BUILDING

2.1 SIZE AND LAYOUT OF DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.1.1 – Designated primary living space, for multiple dwellings the primary living space with a minimum dimension of 3.8m	☒	☐	☐	Each dwelling to have a primary living space.	A primary living space is provided for House Type F.		
C2.1.2 – Primary living space to have direct and physical access to primary garden area/private open space (single houses and grouped dwellings)	☒	☐	☐	Primary living space to have direct access to primary garden area.	The proposed primary living space is directly connected to the alfresco outdoor living/dining space through large opening doors. The alfresco forms part of the landscaped primary garden area.		
C2.1.3 – Primary living space to have direct access to private open space (multiple dwellings)	☐	☐	☒				
C2.1.4 – Max depth of single aspect primary living space (multiple dwellings only)	☐	☐	☒				
C2.1.5 – Bedrooms to have a minimum internal floor area of 9m² and a minimum dimension of 2.7m (multiple dwellings only)	☐	☐	☒				
C2.1.6 – Minimum ceiling height (multiple dwellings)	☐	☐	☒				
C2.1.7 –Minimum internal dwelling floor area (multiple dwellings)	☐	☐	☒				
C2.1.8 – Dwelling mix (10+ multiple dwellings)	☐	☐	☒				
C2.1.9 – Storage requirements in Table 2.1b	☒	☐	☐	Minimum storage area requirement of 4m² total area, minimum dimension of 1.5m and height of 2.1m.	Proposed storage area provided with total area of 4m², minimum dimension of 1.5m. The store room will achieve the minimum height of 2.1m.		
C2.1.10 – Reduced storage area dimension	☐	☐	☒				
C2.1.11 – Major openings setback a minimum of 3m where facing directly onto car parking and corridors (multiple dwellings)	☐	☐	☒				
C2.1.12 – Separation of noise sources (multiple dwellings)	☐	☐	☒				

2.2 SOLAR ACCESS AND NATURAL VENTILATION

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.2.1 – Openable external window requirements for habitable rooms	☒	☐	☐	External window visible from all parts of the room, aggregate 10% of floor area, minimum 50% transparent glazing.	All habitable rooms are proposed with at least one external window that meets the deemed to comply standard.		
C2.2.2 – Courtyard requirements (when proposed as the only source of daylight to a habitable room)	☐	☐	☒				
C2.2.3 – Openable window requirements for bathrooms on external walls (excluding boundary walls)	☒	☐	☐	Bathrooms located on external walls with minimum of one openable window.	Openable windows provided to the bathroom and ensuite of House Type F.		
C2.2.4 – Orientation of major openings to primary living spaces (single houses and grouped dwellings)	☐	☒	☐	A major opening to the primary living area to be oriented between north west and east.		Whilst we anticipate that for House Type F, most lots will be possible to achieve the deemed to comply standard, a design principle assessment is provided notwithstanding to demonstrate the adequacy of sunlight access. The primary meals/family and kitchen space for House Type F has multiple major openings along the rear elevation	

						overlooking the primary garden, and is dual aspect. Therefore, the proposed primary living area will have access to substantial sunlight throughout the day.	
C2.2.5 – Percentage of dwellings achieving solar access to major openings to primary living spaces (multiple dwellings)	☐	☐	☒				

2.3 PARKING

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.3.1 – Occupant parking in accordance with Table 2.3a	☒	☐	☐	Minimum of one (1), maximum of two (2) parking bays.	A total of two (2) formal covered parking bays are provided for House Type F.		
C2.3.2 – Motorcycle/scooter parking (multiple dwellings)	☐	☐	☒				
C2.3.3 – Design of car spaces and manoeuvring areas as per AS2890.1	☒	☐	☐	Car parking spaces/manoeuvring areas in accordance with AS 2890.1.	Car parking spaces and manoeuvring areas are in accordance with AS 2890.1.		
C2.3.4 – Visitor parking in accordance with Table 2.3a	☐	☒	☐	Minimum of 71 bays.	A total of 34 visitor parking bays are proposed.	It is noted that House Type F provides a compliant number of car parking bays. However, over the balance of the village, a surplus of on-site parking is provided. Given that Lifestyle Village residents typically don't own more than one car, in most instances visitors will utilise the spare parking bays provided on-site, rather than the communal visitor parking. The provision of communal visitor parking is therefore considered adequate to service the typical demand for a lifestyle village. That aside, it would be undesirable to replace landscaped areas with hardstand to provide unnecessary additional visitor parking.	
C2.3.5 – Design and location of visitor parking	☒	☐	☐	Visitor bays to be clearly marked, on common property, and connected to building entries.	The proposed communal visitor parking bays will be suitably located nearby the primary the primary entry to the village and adjacent the communal facilities including the administration. The visitor bays will be clearly marked and within common areas.		
C2.3.6 – Bicycle parking in accordance with Table 2.3b	☐	☐	☒				

2.4 WASTE MANAGEMENT

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.4.1 – Space for bin storage	☒	☐	☐	Dedicated bin storage area required.	A screened bin storage area is proposed behind the carport for House Type F.		
C2.4.2 – Waste management plan (multiple dwellings or 5+ grouped dwellings)	☒	☐	☐	Waste Management Plan required.	A Waste Management Plan is prepared with this development application.		
C2.4.3 – Screening of waste storage	☒	☐	☐	Waste bins to be screened.	The proposed bin storage area for House Type F will be located behind a fixed screen to ensure waste bins are not visible.		

C2.4.4 – Communal waste storage area requirements	☒	☐	☐	Communal waste storage to be screened or separated from major openings, primary garden areas and communal open space.	The proposed communal recycling waste storage area will be screened and separated from major openings, primary garden areas and communal open space.		
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2.5 UTILITIES

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.5.1 – Service utilities	☒	☐	☐	Service utilities to be accessible, not impact vehicle sightlines, and integrated/screened.	All services will be designed to meet the deemed to comply standard.		
C2.5.2 – Functional utilities	☐	☐	☐	Functional utilities be behind the street setback, integrated and screened, and not impact habitable rooms and private open spaces.	All services will be designed to meet the deemed to comply standard.		
C2.5.3 – Solar collectors (where provided)	☐	☐	☒				

2.6 OUTBUILDINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.6.1 – Requirements for outbuildings	☒	☐	☐	Maximum 60m ² , not located within street setback, maximum 3m wall height, maximum 4.2m ridge height, complies with lot boundary setback standards, complies with site cover, doesn't reduce primary garden area, doesn't reduce soft landscaping, doesn't reduce minimum tree requirement or deep soil.	The proposed store room for House Type F is external and separate to the dwelling and therefore is assessed as an outbuilding. The proposed outbuilding is to an area of 4m², less than 3m in height, and satisfies the lot boundary setback requirements for a boundary wall under Clause C3.4.4.		
C2.6.2 – Additional outbuilding standards where designed to be compatible with the colour and materials of the dwelling	☐	☐	☒				

2.7 UNIVERSAL DESIGN

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.7.1 – 20% of dwellings to achieve silver level universal design (10 + grouped or multiple dwellings)	☐	☐	☒				
C2.7.2 – Gold level universal design requirements where seeking to apply site area variation in Part D, C1.1.6 or C1.1.7	☐	☐	☒				

2.8 ANCILLARY DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.8.1 – Ancillary dwelling requirements	☐	☐	☒				

2.9 SMALL DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.9.1 – Small dwelling requirements	☐	☐	☒				

2.10 HOUSING ON LOTS LESS THAN 100m²

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.10.1 – Design standards for houses on lots less than 100m ²	☐	☐	☒				

3.0 NEIGHBOURLINESS

3.1 SITE COVER

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.1.1 – Site cover in accordance with Table 3.1a <i>(For single house and grouped dwelling development, refer section 5, C5.1 until 10 April 2026)</i>	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type F rather than a specific deemed to comply figure noting that final calculations may slightly change. House Type F has generous external garden space that can be utilised in association with the alfresco. The alfresco and primary garden area will be accessed from a doorway to the internal living area. The alfresco area is surrounded by open space sufficient for provision of planting. The proposed single storey-built form will be well-articulated to balance the built form with open areas and achieve suitable setbacks to other homes and to the street.	

3.2 BUILDING HEIGHT

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.2.1 – Building height in accordance with Table 3.2a	☒	☐	☐	Maximum of two (2) storeys, 7m wall height, 8m concealed or skillion, 10m pitched or gable.	House Type F is single storey, maximum wall height of 2.8m, roof pitch height of 4.9m.		

3.3 STREET SETBACKS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.3.1 – Setback of buildings in accordance with Table 3.3a	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type F rather than a specific deemed to comply figure noting that final calculations may slightly change. House Type F proposes landscaping for a portion of the lot frontage, with a porch providing articulation and identifying the entrance from the street. This creates visual interest and reduces building bulk to the internal street network. The planting within the street setback will enhance the streetscape. The street setback proposed will	

						ensure adequate privacy to the dwelling, and will reflect a consistent street setback pattern over the village.	
C3.3.2 – Porch, verandah, balcony projections into the street setback area	☐	☐	☒				
C3.3.3 – Setback from corner truncations	☐	☐	☒				
C3.3.4 – Garages setback from primary street in accordance with Table 3.3b	☐	☐	☒				
C3.3.5 – Setback of carports from a primary street	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type F rather than a specific deemed to comply figure noting that final calculations may slightly change. The proposed carport for House Type F is a flat roofed structure, open on the side with a roller door for security. The carport is of a contemporary design, will not affect sightlines or surveillance to and from the dwelling, and will not impede pedestrian movements.	
C3.3.6 – Setback of garages and carports from a secondary street, right-of way and communal street in accordance with Table 3.3a	☐	☐	☒				

3.4 LOT BOUNDARY SETBACKS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.4.1 – Buildings set back from lot boundaries in accordance with Table 3.4a	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type F rather than a specific deemed to comply figure noting that final calculations may slightly change. It is noted that the deemed to comply setback requirement is 1m for a wall height of 3.5m or less. Whilst we expect that a 1m setback will be achieved in most cases, notwithstanding, the lot boundary setbacks will be consistent over the village, and not adversely impact adjoining homes with respect to building bulk, solar access or visual privacy.	
C3.4.2 – Maximum length for two storey walls	☐	☐	☒				
C3.4.3 – Setback of carports, patios, verandahs or equivalent structure	☒	☐	☐	Maximum carport length of 10m, 3m wall height, ridge height of 4.2m, and pillar width of 450mm.	House Type F proposes a carport 6.1m long (to the edge of the pillar), 2.9m wall height, 2.9m ridge height with pillars less than 450mm.		
C3.4.4 – Maximum height and length of boundary walls in accordance with Table 3.4b	☒	☐	☐		Refer comments regarding outbuilding for C2.6.1.		
C3.4.5 – Boundary wall abutting an existing or simultaneously constructed wall	☒	☐	☐	Boundary walls simultaneously constructed to match dimensions.	Refer comments for House Type A.		
C3.4.6 – Grouped dwellings on the same lot set back as if there is a boundary between them	☐	☐	☒				
C3.4.7 – Multiple dwelling buildings on the same lot set back as though there is a lot boundary	☐	☐	☒				

3.5 SITE WORKS AND RETAINING WALLS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.5.1 – Retaining walls, fill and excavation in the street setback area max 0.5m, except where necessary to provide for pedestrian universal access and/or vehicle access, drainage works, or natural light to a dwelling	☒	☒	☐	Maximum fill/excavation of 0.5m.	No fill or excavation of greater than 0.5m proposed for any lot with House Type F.	We don't anticipate any fill or excavation to exceed 0.5m within the front setback area given the moderate slope over the land. However, in an exceptional circumstance where fill or excavation was required for an unforeseen reason, it would only be required for the purpose of creating a consistent level between lots, and not cause any adverse amenity impacts on the streetscape or adjoining property.	
C3.5.2 - Retaining walls and fill behind the street setback in accordance Table 3.5a	☒	☒	☐	Fill and retaining of no more than 1m to any lot boundary behind street setback.	No fill or retaining of more than 1m proposed behind the street setback line for any lot with House Type F.	We don't anticipate any fill 0.5m behind the front setback area given the moderate slope over the land. However, in an exceptional circumstance where fill was required for an unforeseen reason, it would only be required for the purpose of creating a consistent level between lots, and not cause any adverse amenity impacts on the streetscape or adjoining property.	
C3.5.3 – Excavation behind the street setback line and up to the lot boundary	☐	☐	☒				

3.6 STREETScape

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.6.1 – Single houses and grouped dwellings address the street	☒	☐	☐	Primary entrance and major opening to street.	For House Type F, the primary entry is readily identifiable from the street, and a major opening from the living room addresses the street.		
C3.6.2 – Multiple dwelling upper level balconies address the street	☐	☐	☒				
C3.6.3 – Front door protection from the weather	☒	☐	☐	Front door to be protected by 1.2m covering.	For House Type F, a covering of 1.2m is provided.		
C3.6.4 – Ground floor multiple dwellings access to the street	☐	☐	☒				
C3.6.5 – Maximum garage door width	☐	☐	☒				
C3.6.6 – Maximum carport width	☒	☐	☐	Maximum 60% of lot frontage.	The carport proposed for House Type F is not expected to make up 60% of any lot frontage.		
C3.6.7 – Fence or wall within the primary street setback area requirements	☒	☐	☐	Maximum solid fence height of 1.2m.	Maximum height of proposed Colorbond (dividing) fence in street setback area is 1.2m.		
C3.6.8 – Pillars as part of street fence/wall	☐	☐	☒				
C3.6.9 – Secondary street fencing for corner sites	☒	☐	☐	Maximum fence height of 1.2m (visually permeable up to 1.8m) for at least 50% of street boundary.	Secondary street fencing will be Colorbond up to 1.2m in height. Privacy screening will be provided to a height of 1.8m to major openings and outdoor living areas only.		

3.7 ACCESS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
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C3.7.1 – Vehicle access hierarchy	☒	☐	☐	Access from a primary street.	Access to all home sites to be from internal street network.		
C3.7.2 – One vehicle access per lot	☒	☐	☐	One vehicle access per lot.	For House Type F, a single vehicle access is proposed.		
C3.7.3 – Driveway dimension requirements	☒	☐	☐	Between 3m-6m wide, 0.3m from side lot boundary, 6m from a street corner, at right angles and adequately paved/drained.	The proposed driveway to House Type F will satisfy the deemed to comply standard at detailed design stage.		
C3.7.4 – Driveways that allow vehicles to exit in forward gear	☐	☐	☒				
C3.7.5 – Driveway allow passing (when 30m+)	☐	☐	☒				
C3.7.6 – Driveways onto primary distributor or integrator arterial roads	☐	☐	☒				
C3.7.7 - Sightlines	☒	☐	☐	No wall or fence greater than 0.75m within 1.5m of driveway at street boundary.	Compliant sightlines provided for House Type F.		
C3.7.8 – Pedestrian access (grouped and multiple dwellings)	☒	☐	☐	Legible entry path from the street.	A clearly defined entry point will be provided from the street to the front door.		
C3.7.9 – Delineated or separate pedestrian access (10+ grouped and multiple dwellings)	☐	☐	☒				
C3.7.10 – Pedestrian access legs	☐	☐	☒				
C3.7.11 – Communal street or battleaxe leg requirements	☐	☐	☒				
C3.7.12 – Lighting and landscaping of communal streets or battleaxe legs	☐	☐	☒				
C3.7.13 – Notwithstanding C3.7.11, communal streets to 20 or more lots requirements	☐	☐	☒				

3.8 RETAINING EXISTING DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.8.1 – Requirements where a dwelling is retained	☐	☐	☒				

3.9 SOLAR ACCESS FOR ADJOINING SITES

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.9.1 – Maximum overshadowing in accordance with Table 3.9a	☒	☐	☐	Maximum 35%.	Development of House Type F will not create overshadowing of greater than 35% on any lot.		
C3.9.2 – Maximum overshadowing where R40 or greater and has a lot frontage of 7.5m or less	☐	☐	☒				
C3.9.3 – Maximum overshadowing requirements where the adjoining property shares a northern lot boundary with more than one lot	☒	☐	☐	Maximum cumulative shadow of 35%.	Development of House Type F will not contribute to a cumulative overshadowing of greater than 35% on any lot.		

3.10 VISUAL PRIVACY

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.10.1 – Visual privacy requirements where adjoining a developed site	☒	☐	☐	Minimum screening of 1.6m above FFL.	All ground floor major openings and outdoor living will be screened by 1.8m high fencing (1.2m fence with 600mm screen above).		
C3.10.2 – Notwithstanding C3.10.1, Visual privacy design solutions	☐	☐	☒				
C3.10.3 – Offsetting of bedroom and study windows	☐	☐	☒				
C3.10.4 – Overlooking for grouped or multiple dwellings within a lot	☐	☐	☒				
C3.10.5 – Visual privacy where adjoining a vacant or unknown site	☐	☐	☒				
C3.10.6 – Notwithstanding C3.10.5, visual privacy design solutions where adjoining a vacant or unknown site	☐	☐	☒				

CONSULTATION

FURTHER COMMENTS

RECOMMENDATION

APPROVE ☐ REFUSE ☐

Residential Design Codes

Volume 1

2024

PART C

ASSESSMENT TEMPLATE

R-CODES VOLUME 1, PART C – ASSESSMENT TEMPLATE

April 2024

General	
Local government:	Shire of Murray
Assessing officer:	
Development description:	Lifestyle Village
Reference number:	ASP RAV GE – DWELLING G

Property Details	
Address:	Lot 889 Rodoreda Crescent, Ravenswood
Lot Area:	33.43ha
Title Information: (lot type and easements)	

Planning Framework	
Region Scheme Zoning:	Urban, Regional Open Space (PRS)
Local Planning Scheme zoning/R-code:	Special Development (LPS4)
Land Use permissibility:	
Special Control area:	
Structure Plan Area:	
Local Development Plan Area:	
Local Planning Policies:	
Development Contributions:	
Planning Control Area:	
Referrals required: (Main Roads, WAPC, Heritage etc)	

Site inspection	
Date of Site Inspection:	
Verge Infrastructure: (lighting, Power, water, side entry pit etc)	
Street Trees:	
Summary of site inspection findings:	
Photos:	

PART D - LAND

1.1 SITE AREA

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.1.1	Average & Minimum site area in accordance with Table D	☐	☐	☒				This assessment is undertaken on the basis of an R35 residential density.
C1.1.2	Minimum site area calculated as required for a single house or grouped dwelling	☐	☐	☒				
C1.1.3	Corner Truncation to a public street, up to a maximum of 20m2 to be added	☐	☐	☒				
	Battle-axe access leg no more than 20% of required site area in Table D	☐	☐	☒				
C1.1.4	Variation approved by the WAPC	☐	☐	☒				
	Existing lot with permanent legal access to a public road	☐	☐	☒				
C1.1.5	R25 & below only			☒				
C1.1.6 R30 - R40 only	Reduced by up to 35% for an accessible dwelling to gold level universal design or a small dwelling	☐	☐	☒				
	Site not less than100m2	☐	☐	☒				
	Where 4 or more dwellings or sites, reduction applied to a maximum 50%	☐	☐	☒				
C1.1.7 R50+	Reduced by up to 35% for an accessible dwelling to gold level universal design or a small dwelling	☐	☐	☒				
	Site not less than100m2	☐	☐	☒				
	Where 4 or more dwellings or sites, small dwelling reduction applied to a maximum 50%	☐	☐	☒				
C1.1.8	For multiple dwellings in areas coded R30 to R60; where a significant existing tree is retained, the average site area may be reduced by 10%. (This reduction is limited to dwellings not already subject to a reduced average site area under C1.1.6 or C1.1.7)	☐	☐	☒				

1.0 THE GARDEN

1.1 PRIVATE OPEN SPACE

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.1.1	Primary garden area in accordance with Table 1.1a	☒	☐	☐	Dependant on lot size.		Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type G rather than a specific deemed to comply figure noting that final calculations may slightly change. All proposed dwellings will be provided with generous landscaped primary garden areas directly associated with the alfresco. For House Type G, the alfresco adjoins the internal living area, accessed from the living room through a doorway, promoting connectivity between indoor and outdoor spaces. The primary garden area which extends from the alfresco is practically situated for use in conjunction with the internal and external living space. The primary garden areas will deliver a high amenity environment for residents.	
C1.1.2	Splitting of PGA for grouped dwellings	☐	☐	☒				
C1.1.3	Private open space to multiple dwellings (balcony) in accordance with Table 1.1b	☐	☐	☒				
C1.1.4	Balconies to be unscreened for 25%	☐	☐	☒				

1.2 TREES AND LANDSCAPING

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
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C1.2.1 – 15% soft landscaping per site	☐	☒	☐	15% soft landscaping per site.		Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type G rather than a specific deemed to comply figure noting that final calculations may slightly change. We anticipate that a provision of 15% soft landscaping will be achieved for most lots. Notwithstanding, all proposed dwellings will be provided with generous landscaped primary garden areas and open space that will enable good opportunities for planting. These garden and open space areas with planting create shading, soften the built form, and enhance the amenity, comfort and visual appeal of the development.	
C1.2.2 – 30% soft landscaping of the primary street setback area	☐	☒	☐	30% landscaping of the street setback area.		Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type G rather than a specific deemed to comply figure noting that final calculations may slightly change. For House Type G, landscaping is proposed along the majority of the lot frontage and within the side setback area. The landscaping proposed creates an attractive interface to the street, softening the built form, and contributing high amenity for residents.	
C1.2.3 – Communal street and communal open space is landscaped and provided with adequate lighting to footpaths and vehicle access areas	☐	☐	☒				
C1.2.4 – Minimum trees and deep soil area in accordance with Tables 1.2a & 1.2b.	☒	☐	☐	1 small tree required for compliant primary garden area.	Minimum tree planting requirements under C1.2.4 will be met for House Type G.		
C1.2.5 – Shade trees for uncovered at grade car-parking for grouped and multiple dwellings	☐	☐	☒				
C1.2.6 – reduced landscaping subject to retaining a significant existing tree	☐	☐	☒				
C1.2.7 – Where a significant existing tree is retained on site, tree protection zone is provided in accordance with AS4970	☐	☐	☒				
C1.2.8 – Landscaping plan (for multiple dwellings or 5+ dwellings) in accordance with Appendix 3	☒	☐	☐		A landscaping plan is provided with this development application.		

1.3 COMMUNAL OPEN SPACE – Multiple dwellings only

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.3.1 – Minimum communal open space requirements	☐	☐	☒				
C1.3.2 – Communal open space separated or screened sources of noise and odour	☐	☐	☒				
C1.3.3 – Design and orientation of communal open space to minimise impacts of noise, odour, lightspill and overlooking	☐	☐	☒				

1.4 WATER MANAGEMENT AND CONSERVATION

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.4.1 – Stormwater retained on site	☒	☐	☐				
C1.4.2 – Notwithstanding C1.4.1, stormwater directed to a district or local stormwater drainage system where required by the decision-maker	☒	☐	☐				

2.0 THE BUILDING

2.1 SIZE AND LAYOUT OF DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.1.1 – Designated primary living space, for multiple dwellings the primary living space with a minimum dimension of 3.8m	☒	☐	☐	Each dwelling to have a primary living space.	A primary living space is provided for House Type G.		
C2.1.2 – Primary living space to have direct and physical access to primary garden area/private open space (single houses and grouped dwellings)	☒	☐	☐	Primary living space to have direct access to primary garden area.	The proposed primary living space is directly connected to the alfresco outdoor living/dining space through large opening doors. The alfresco forms part of the landscaped primary garden area.		
C2.1.3 – Primary living space to have direct access to private open space (multiple dwellings)	☐	☐	☒				
C2.1.4 – Max depth of single aspect primary living space (multiple dwellings only)	☐	☐	☒				
C2.1.5 – Bedrooms to have a minimum internal floor area of 9m² and a minimum dimension of 2.7m (multiple dwellings only)	☐	☐	☒				
C2.1.6 – Minimum ceiling height (multiple dwellings)	☐	☐	☒				
C2.1.7 –Minimum internal dwelling floor area (multiple dwellings)	☐	☐	☒				
C2.1.8 – Dwelling mix (10+ multiple dwellings)	☐	☐	☒				
C2.1.9 – Storage requirements in Table 2.1b	☒	☐	☐	Minimum storage area requirement of 4m² total area, minimum dimension of 1.5m and height of 2.1m.	Proposed storage area provided with total area of 4m², minimum dimension of 2m. The store room will achieve the minimum height of 2.1m.		
C2.1.10 – Reduced storage area dimension	☐	☐	☒				
C2.1.11 – Major openings setback a minimum of 3m where facing directly onto car parking and corridors (multiple dwellings)	☐	☐	☒				
C2.1.12 – Separation of noise sources (multiple dwellings)	☐	☐	☒				

2.2 SOLAR ACCESS AND NATURAL VENTILATION

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.2.1 – Openable external window requirements for habitable rooms	☒	☐	☐	External window visible from all parts of the room, aggregate 10% of floor area, minimum 50% transparent glazing.	All habitable rooms are proposed with at least one external window that meets the deemed to comply standard.		
C2.2.2 – Courtyard requirements (when proposed as the only source of daylight to a habitable room)	☐	☐	☒				
C2.2.3 – Openable window requirements for bathrooms on external walls (excluding boundary walls)	☒	☐	☐	Bathrooms located on external walls with minimum of one openable window.	Openable windows provided to the bathroom and ensuite of House Type G.		
C2.2.4 – Orientation of major openings to primary living spaces (single houses and grouped dwellings)	☐	☒	☐	A major opening to the primary living area to be oriented between north west and east.		Whilst we anticipate that for House Type G, most lots will be possible to achieve the deemed to comply standard, a design principle assessment is provided notwithstanding to demonstrate the adequacy of sunlight access. The primary living room for House Type G has multiple major openings along the rear elevation overlooking the primary garden, and is dual	

						aspect. Therefore, the proposed primary living area will have access to substantial sunlight throughout the day.	
C2.2.5 – Percentage of dwellings achieving solar access to major openings to primary living spaces (multiple dwellings)	☐	☐	☒				

2.3 PARKING

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.3.1 – Occupant parking in accordance with Table 2.3a	☒	☐	☐	Minimum of one (1), maximum of two (2) parking bays.	A total of one (1) formal covered parking bay is provided for House Type G.		
C2.3.2 – Motorcycle/scooter parking (multiple dwellings)	☐	☐	☒				
C2.3.3 – Design of car spaces and manoeuvring areas as per AS2890.1	☒	☐	☐	Car parking spaces/manoeuvring areas in accordance with AS 2890.1.	Car parking spaces and manoeuvring areas are in accordance with AS 2890.1.		
C2.3.4 – Visitor parking in accordance with Table 2.3a	☐	☒	☐	Minimum of 71 bays.	A total of 34 visitor parking bays are proposed.	It is noted that House Type G provides a compliant number of car parking bays. However, over the balance of the village, a surplus of on-site parking is provided. Given that Lifestyle Village residents typically don't own more than one car, in most instances visitors will utilise the spare parking bays provided on-site, rather than the communal visitor parking. The provision of communal visitor parking is therefore considered adequate to service the typical demand for a lifestyle village. That aside, it would be undesirable to replace landscaped areas with hardstand to provide unnecessary additional visitor parking.	
C2.3.5 – Design and location of visitor parking	☒	☐	☐	Visitor bays to be clearly marked, on common property, and connected to building entries.	The proposed communal visitor parking bays will be suitably located nearby the primary the primary entry to the village and adjacent the communal facilities including the administration. The visitor bays will be clearly marked and within common areas.		
C2.3.6 – Bicycle parking in accordance with Table 2.3b	☐	☐	☒				

2.4 WASTE MANAGEMENT

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.4.1 – Space for bin storage	☒	☐	☐	Dedicated bin storage area required.	A screened bin storage area is proposed behind the carport for House Type G.		
C2.4.2 – Waste management plan (multiple dwellings or 5+ grouped dwellings)	☒	☐	☐	Waste Management Plan required.	A Waste Management Plan is prepared with this development application.		
C2.4.3 – Screening of waste storage	☒	☐	☐	Waste bins to be screened.	The proposed bin storage area for House Type G will be located behind a fixed screen to ensure waste bins are not visible.		
C2.4.4 – Communal waste storage area requirements	☒	☐	☐	Communal waste storage to be screened	The proposed communal recycling waste storage area will		

				or separated from major openings, primary garden areas and communal open space.	be screened and separated from major openings, primary garden areas and communal open space.		
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2.5 UTILITIES

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.5.1 – Service utilities	☒	☐	☐	Service utilities to be accessible, not impact vehicle sightlines, and integrated/screened.	All services will be designed to meet the deemed to comply standard.		
C2.5.2 – Functional utilities	☐	☐	☐	Functional utilities be behind the street setback, integrated and screened, and not impact habitable rooms and private open spaces.	All services will be designed to meet the deemed to comply standard.		
C2.5.3 – Solar collectors (where provided)	☐	☐	☒				

2.6 OUTBUILDINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.6.1 – Requirements for outbuildings	☒	☐	☐	Maximum 60m ² , not located within street setback, maximum 3m wall height, maximum 4.2m ridge height, complies with lot boundary setback standards, complies with site cover, doesn't reduce primary garden area, doesn't reduce soft landscaping, doesn't reduce minimum tree requirement or deep soil.	The proposed store room for House Type G is external and separate to the dwelling and therefore is assessed as an outbuilding. The proposed outbuilding is to an area of 4m², less than 3m in height, and satisfies the lot boundary setback requirements for a boundary wall under Clause C3.4.4.		
C2.6.2 – Additional outbuilding standards where designed to be compatible with the colour and materials of the dwelling	☐	☐	☒				

2.7 UNIVERSAL DESIGN

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.7.1 – 20% of dwellings to achieve silver level universal design (10 + grouped or multiple dwellings)	☐	☐	☒				
C2.7.2 – Gold level universal design requirements where seeking to apply site area variation in Part D, C1.1.6 or C1.1.7	☐	☐	☒				

2.8 ANCILLARY DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.8.1 – Ancillary dwelling requirements	☐	☐	☒				

2.9 SMALL DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.9.1 – Small dwelling requirements	☐	☐	☒				

2.10 HOUSING ON LOTS LESS THAN 100m²

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.10.1 – Design standards for houses on lots less than 100m ²	☐	☐	☒				

3.0 NEIGHBOURLINESS

3.1 SITE COVER

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.1.1 – Site cover in accordance with Table 3.1a <i>(For single house and grouped dwelling development, refer section 5, C5.1 until 10 April 2026)</i>	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type G rather than a specific deemed to comply figure noting that final calculations may slightly change. House Type G has generous external garden space that can be utilised in association with the alfresco. The alfresco and primary garden area will be accessed from a doorway to the internal living area. The alfresco area is surrounded by open space sufficient for provision of planting. The proposed single storey-built form will be well-articulated to balance the built form with open areas and achieve suitable setbacks to other homes and to the street.	

3.2 BUILDING HEIGHT

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.2.1 – Building height in accordance with Table 3.2a	☒	☐	☐	Maximum of two (2) storeys, 7m wall height, 8m concealed or skillion, 10m pitched or gable.	House Type G is single storey, maximum wall height of 2.8m, roof pitch height of 4m.		

3.3 STREET SETBACKS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.3.1 – Setback of buildings in accordance with Table 3.3a	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type G rather than a specific deemed to comply figure noting that final calculations may slightly change. House Type G proposes landscaping for the majority of the lot frontage, with a porch providing articulation and identifying the entrance from the street. This creates visual interest and reduces building bulk to the internal street network. The planting within the street setback will enhance the streetscape. The street setback proposed will ensure adequate privacy to the dwelling,	

						and will reflect a consistent street setback pattern over the village.	
C3.3.2 – Porch, verandah, balcony projections into the street setback area	☐	☐	☒				
C3.3.3 – Setback from corner truncations	☐	☐	☒				
C3.3.4 – Garages setback from primary street in accordance with Table 3.3b	☐	☐	☒				
C3.3.5 – Setback of carports from a primary street	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type G rather than a specific deemed to comply figure noting that final calculations may slightly change. The proposed carport for House Type G is a flat roofed structure, open on the side with a roller door for security. The carport is of a contemporary design, will not affect sightlines or surveillance to and from the dwelling, and will not impede pedestrian movements.	
C3.3.6 – Setback of garages and carports from a secondary street, right-of way and communal street in accordance with Table 3.3a	☐	☐	☒				

3.4 LOT BOUNDARY SETBACKS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.4.1 – Buildings set back from lot boundaries in accordance with Table 3.4a	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type G rather than a specific deemed to comply figure noting that final calculations may slightly change. It is noted that the deemed to comply setback requirement is 1m for a wall height of 3.5m or less. Whilst we expect that a 1m setback will be achieved in most cases, notwithstanding, the lot boundary setbacks will be consistent over the village, and not adversely impact adjoining homes with respect to building bulk, solar access or visual privacy.	
C3.4.2 – Maximum length for two storey walls	☐	☐	☒				
C3.4.3 – Setback of carports, patios, verandahs or equivalent structure	☒	☐	☐	Maximum carport length of 10m, 3m wall height, ridge height of 4.2m, and pillar width of 450mm.	House Type G proposes a carport 5.4m long (to the edge of the pillar), 2.3m wall height, 2.6m ridge height with pillars less than 450mm.		
C3.4.4 – Maximum height and length of boundary walls in accordance with Table 3.4b	☒	☐	☐		Refer comments regarding outbuilding for C2.6.1.		
C3.4.5 – Boundary wall abutting an existing or simultaneously constructed wall	☒	☐	☐	Boundary walls simultaneously constructed to match dimensions.	Refer comments for House Type A.		
C3.4.6 – Grouped dwellings on the same lot set back as if there is a boundary between them	☐	☐	☒				
C3.4.7 – Multiple dwelling buildings on the same lot set back as though there is a lot boundary	☐	☐	☒				

3.5 SITE WORKS AND RETAINING WALLS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.5.1 – Retaining walls, fill and excavation in the street setback area max 0.5m, except where necessary to provide for pedestrian universal access and/or vehicle access, drainage works, or natural light to a dwelling	☒	☒	☐	Maximum fill/excavation of 0.5m.	No fill or excavation of greater than 0.5m proposed for any lot with House Type G.	We don't anticipate any fill or excavation to exceed 0.5m within the front setback area given the moderate slope over the land. However, in an exceptional circumstance where fill or excavation was required for an unforeseen reason, it would only be required for the purpose of creating a consistent level between lots, and not cause any adverse amenity impacts on the streetscape or adjoining property.	
C3.5.2 - Retaining walls and fill behind the street setback in accordance Table 3.5a	☒	☒	☐	Fill and retaining of no more than 1m to any lot boundary behind street setback.	No fill or retaining of more than 1m proposed behind the street setback line for any lot with House Type G.	We don't anticipate any fill 0.5m behind the front setback area given the moderate slope over the land. However, in an exceptional circumstance where fill was required for an unforeseen reason, it would only be required for the purpose of creating a consistent level between lots, and not cause any adverse amenity impacts on the streetscape or adjoining property.	
C3.5.3 – Excavation behind the street setback line and up to the lot boundary	☐	☐	☒				

3.6 STREETScape

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.6.1 – Single houses and grouped dwellings address the street	☒	☐	☐	Primary entrance and major opening to street.	For House Type G, the primary entry is readily identifiable from the street, and a major opening from the living room addresses the street.		
C3.6.2 – Multiple dwelling upper level balconies address the street	☐	☐	☒				
C3.6.3 – Front door protection from the weather	☐	☒	☐	Front door to be protected by 1.2m covering.	For House Type G, a covering of 1m is provided.	The proposed porch to a dimension of 1m will provide adequate weather protection at the entrance to the dwelling.	
C3.6.4 – Ground floor multiple dwellings access to the street	☐	☐	☒				
C3.6.5 – Maximum garage door width	☐	☐	☒				
C3.6.6 – Maximum carport width	☒	☐	☐	Maximum 60% of lot frontage.	The carport proposed for House Type G is not expected to make up 60% of any lot frontage.		
C3.6.7 – Fence or wall within the primary street setback area requirements	☒	☐	☐	Maximum solid fence height of 1.2m.	Maximum height of proposed Colorbond (dividing) fence in street setback area is 1.2m.		
C3.6.8 – Pillars as part of street fence/wall	☐	☐	☒				
C3.6.9 – Secondary street fencing for corner sites	☒	☐	☐	Maximum fence height of 1.2m (visually permeable up to 1.8m) for at least 50% of street boundary.	Secondary street fencing will be Colorbond up to 1.2m in height. Privacy screening will be provided to a height of 1.8m to major openings and outdoor living areas only.		

3.7 ACCESS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
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C3.7.1 – Vehicle access hierarchy	☒	☐	☐	Access from a primary street.	Access to all home sites to be from internal street network.		
C3.7.2 – One vehicle access per lot	☒	☐	☐	One vehicle access per lot.	For House Type G, a single vehicle access is proposed.		
C3.7.3 – Driveway dimension requirements	☒	☐	☐	Between 3m-6m wide, 0.3m from side lot boundary, 6m from a street corner, at right angles and adequately paved/drained.	The proposed driveway to House Type G will satisfy the deemed to comply standard at detailed design stage.		
C3.7.4 – Driveways that allow vehicles to exit in forward gear	☐	☐	☒				
C3.7.5 – Driveway allow passing (when 30m+)	☐	☐	☒				
C3.7.6 – Driveways onto primary distributor or integrator arterial roads	☐	☐	☒				
C3.7.7 - Sightlines	☒	☐	☐	No wall or fence greater than 0.75m within 1.5m of driveway at street boundary.	Compliant sightlines provided for House Type G.		
C3.7.8 – Pedestrian access (grouped and multiple dwellings)	☒	☐	☐	Legible entry path from the street.	A clearly defined entry point will be provided from the street to the front door.		
C3.7.9 – Delineated or separate pedestrian access (10+ grouped and multiple dwellings)	☐	☐	☒				
C3.7.10 – Pedestrian access legs	☐	☐	☒				
C3.7.11 – Communal street or battleaxe leg requirements	☐	☐	☒				
C3.7.12 – Lighting and landscaping of communal streets or battleaxe legs	☐	☐	☒				
C3.7.13 – Notwithstanding C3.7.11, communal streets to 20 or more lots requirements	☐	☐	☒				

3.8 RETAINING EXISTING DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.8.1 – Requirements where a dwelling is retained	☐	☐	☒				

3.9 SOLAR ACCESS FOR ADJOINING SITES

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.9.1 – Maximum overshadowing in accordance with Table 3.9a	☒	☐	☐	Maximum 35%.	Development of House Type G will not create overshadowing of greater than 35% on any lot.		
C3.9.2 – Maximum overshadowing where R40 or greater and has a lot frontage of 7.5m or less	☐	☐	☒				
C3.9.3 – Maximum overshadowing requirements where the adjoining property shares a northern lot boundary with more than one lot	☒	☐	☐	Maximum cumulative shadow of 35%.	Development of House Type G will not contribute to a cumulative overshadowing of greater than 35% on any lot.		

3.10 VISUAL PRIVACY

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.10.1 – Visual privacy requirements where adjoining a developed site	☒	☐	☐	Minimum screening of 1.6m above FFL.	All ground floor major openings and outdoor living will be screened by 1.8m high fencing (1.2m fence with 600mm screen above).		
C3.10.2 – Notwithstanding C3.10.1, Visual privacy design solutions	☐	☐	☒				
C3.10.3 – Offsetting of bedroom and study windows	☐	☐	☒				
C3.10.4 – Overlooking for grouped or multiple dwellings within a lot	☐	☐	☒				
C3.10.5 – Visual privacy where adjoining a vacant or unknown site	☐	☐	☒				
C3.10.6 – Notwithstanding C3.10.5, visual privacy design solutions where adjoining a vacant or unknown site	☐	☐	☒				

CONSULTATION

FURTHER COMMENTS

RECOMMENDATION

APPROVE ☐ REFUSE ☐

Residential Design Codes

Volume 1

2024

PART C

ASSESSMENT TEMPLATE

R-CODES VOLUME 1, PART C – ASSESSMENT TEMPLATE

April 2024

General	
Local government:	Shire of Murray
Assessing officer:	
Development description:	Lifestyle Village
Reference number:	ASP RAV GE – DWELLING H

Property Details	
Address:	Lot 889 Rodoreda Crescent, Ravenswood
Lot Area:	33.43ha
Title Information: (lot type and easements)	

Planning Framework	
Region Scheme Zoning:	Urban, Regional Open Space (PRS)
Local Planning Scheme zoning/R-code:	Special Development (LPS4)
Land Use permissibility:	
Special Control area:	
Structure Plan Area:	
Local Development Plan Area:	
Local Planning Policies:	
Development Contributions:	
Planning Control Area:	
Referrals required: (Main Roads, WAPC, Heritage etc)	

Site inspection	
Date of Site Inspection:	
Verge Infrastructure: (lighting, Power, water, side entry pit etc)	
Street Trees:	
Summary of site inspection findings:	
Photos:	

PART D - LAND

1.1 SITE AREA

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.1.1	Average & Minimum site area in accordance with Table D	☐	☐	☒				This assessment is undertaken on the basis of an R35 residential density.
C1.1.2	Minimum site area calculated as required for a single house or grouped dwelling	☐	☐	☒				
C1.1.3	Corner Truncation to a public street, up to a maximum of 20m2 to be added	☐	☐	☒				
	Battle-axe access leg no more than 20% of required site area in Table D	☐	☐	☒				
C1.1.4	Variation approved by the WAPC	☐	☐	☒				
	Existing lot with permanent legal access to a public road	☐	☐	☒				
C1.1.5	R25 & below only			☒				
C1.1.6 R30 - R40 only	Reduced by up to 35% for an accessible dwelling to gold level universal design or a small dwelling	☐	☐	☒				
	Site not less than100m2	☐	☐	☒				
	Where 4 or more dwellings or sites, reduction applied to a maximum 50%	☐	☐	☒				
C1.1.7 R50+	Reduced by up to 35% for an accessible dwelling to gold level universal design or a small dwelling	☐	☐	☒				
	Site not less than100m2	☐	☐	☒				
	Where 4 or more dwellings or sites, small dwelling reduction applied to a maximum 50%	☐	☐	☒				
C1.1.8	For multiple dwellings in areas coded R30 to R60; where a significant existing tree is retained, the average site area may be reduced by 10%. (This reduction is limited to dwellings not already subject to a reduced average site area under C1.1.6 or C1.1.7)	☐	☐	☒				

1.0 THE GARDEN

1.1 PRIVATE OPEN SPACE

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.1.1	Primary garden area in accordance with Table 1.1a	☒	☐	☐	Dependant on lot size.		Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type H rather than a specific deemed to comply figure noting that final calculations may slightly change. All proposed dwellings will be provided with generous landscaped primary garden areas directly associated with the alfresco. For House Type H, the alfresco adjoins the internal living area, accessed from the living/dining room through a doorway, promoting connectivity between indoor and outdoor spaces. The primary garden area which extends from the alfresco is practically situated for use in conjunction with the internal and external living space. The primary garden areas will deliver a high amenity environment for residents.	
C1.1.2	Splitting of PGA for grouped dwellings	☐	☐	☒				
C1.1.3	Private open space to multiple dwellings (balcony) in accordance with Table 1.1b	☐	☐	☒				
C1.1.4	Balconies to be unscreened for 25%	☐	☐	☒				

1.2 TREES AND LANDSCAPING

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
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C1.2.1 – 15% soft landscaping per site	☐	☒	☐	15% soft landscaping per site.		Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type H rather than a specific deemed to comply figure noting that final calculations may slightly change. We anticipate that a provision of 15% soft landscaping will be achieved for most lots. Notwithstanding, all proposed dwellings will be provided with generous landscaped primary garden areas and open space that will enable good opportunities for planting. These garden and open space areas with planting create shading, soften the built form, and enhance the amenity, comfort and visual appeal of the development.	
C1.2.2 – 30% soft landscaping of the primary street setback area	☐	☒	☐	30% landscaping of the street setback area.		Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type H rather than a specific deemed to comply figure noting that final calculations may slightly change. For House Type H, landscaping is proposed along the majority of the lot frontage and within the side setback area. The landscaping proposed creates an attractive interface to the street, softening the built form, and contributing high amenity for residents.	
C1.2.3 – Communal street and communal open space is landscaped and provided with adequate lighting to footpaths and vehicle access areas	☐	☐	☒				
C1.2.4 – Minimum trees and deep soil area in accordance with Tables 1.2a & 1.2b.	☒	☐	☐	1 small tree required for compliant primary garden area.	Minimum tree planting requirements under C1.2.4 will be met for House Type H.		
C1.2.5 – Shade trees for uncovered at grade car-parking for grouped and multiple dwellings	☐	☐	☒				
C1.2.6 – reduced landscaping subject to retaining a significant existing tree	☐	☐	☒				
C1.2.7 – Where a significant existing tree is retained on site, tree protection zone is provided in accordance with AS4970	☐	☐	☒				
C1.2.8 – Landscaping plan (for multiple dwellings or 5+ dwellings) in accordance with Appendix 3	☒	☐	☐		A landscaping plan is provided with this development application.		

1.3 COMMUNAL OPEN SPACE – Multiple dwellings only

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.3.1 – Minimum communal open space requirements	☐	☐	☒				
C1.3.2 – Communal open space separated or screened sources of noise and odour	☐	☐	☒				
C1.3.3 – Design and orientation of communal open space to minimise impacts of noise, odour, lightspill and overlooking	☐	☐	☒				

1.4 WATER MANAGEMENT AND CONSERVATION

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.4.1 – Stormwater retained on site	☒	☐	☐				
C1.4.2 – Notwithstanding C1.4.1, stormwater directed to a district or local stormwater drainage system where required by the decision-maker	☒	☐	☐				

2.0 THE BUILDING

2.1 SIZE AND LAYOUT OF DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.1.1 – Designated primary living space, for multiple dwellings the primary living space with a minimum dimension of 3.8m	☒	☐	☐	Each dwelling to have a primary living space.	A primary living space is provided for House Type H.		
C2.1.2 – Primary living space to have direct and physical access to primary garden area/private open space (single houses and grouped dwellings)	☒	☐	☐	Primary living space to have direct access to primary garden area.	The proposed primary living space is directly connected to the alfresco outdoor living/dining space through large opening doors. The alfresco forms part of the landscaped primary garden area.		
C2.1.3 – Primary living space to have direct access to private open space (multiple dwellings)	☐	☐	☒				
C2.1.4 – Max depth of single aspect primary living space (multiple dwellings only)	☐	☐	☒				
C2.1.5 – Bedrooms to have a minimum internal floor area of 9m² and a minimum dimension of 2.7m (multiple dwellings only)	☐	☐	☒				
C2.1.6 – Minimum ceiling height (multiple dwellings)	☐	☐	☒				
C2.1.7 –Minimum internal dwelling floor area (multiple dwellings)	☐	☐	☒				
C2.1.8 – Dwelling mix (10+ multiple dwellings)	☐	☐	☒				
C2.1.9 – Storage requirements in Table 2.1b	☒	☐	☐	Minimum storage area requirement of 4m² total area, minimum dimension of 1.5m and height of 2.1m.	Proposed storage area provided with total area of 4m², minimum dimension of 2m. The store room will achieve the minimum height of 2.1m.		
C2.1.10 – Reduced storage area dimension	☐	☐	☒				
C2.1.11 – Major openings setback a minimum of 3m where facing directly onto car parking and corridors (multiple dwellings)	☐	☐	☒				
C2.1.12 – Separation of noise sources (multiple dwellings)	☐	☐	☒				

2.2 SOLAR ACCESS AND NATURAL VENTILATION

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.2.1 – Openable external window requirements for habitable rooms	☒	☐	☐	External window visible from all parts of the room, aggregate 10% of floor area, minimum 50% transparent glazing.	All habitable rooms are proposed with at least one external window that meets the deemed to comply standard.		
C2.2.2 – Courtyard requirements (when proposed as the only source of daylight to a habitable room)	☐	☐	☒				
C2.2.3 – Openable window requirements for bathrooms on external walls (excluding boundary walls)	☒	☐	☐	Bathrooms located on external walls with minimum of one openable window.	Openable windows provided to the bathroom of House Type H.		
C2.2.4 – Orientation of major openings to primary living spaces (single houses and grouped dwellings)	☐	☒	☐	A major opening to the primary living area to be oriented between north west and east.		Whilst we anticipate that for House Type H, most lots will be possible to achieve the deemed to comply standard, a design principle assessment is provided notwithstanding to demonstrate the adequacy of sunlight access. The primary living room for House Type H is dual aspect with large major openings on either side of the room. Therefore, the proposed primary living	

						area will have access to substantial sunlight throughout the day.	
C2.2.5 – Percentage of dwellings achieving solar access to major openings to primary living spaces (multiple dwellings)	☐	☐	☒				

2.3 PARKING

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.3.1 – Occupant parking in accordance with Table 2.3a	☒	☐	☐	Minimum of one (1), maximum of two (2) parking bays.	A total of one (1) formal covered parking bay is provided for House Type H.		
C2.3.2 – Motorcycle/scooter parking (multiple dwellings)	☐	☐	☒				
C2.3.3 – Design of car spaces and manoeuvring areas as per AS2890.1	☒	☐	☐	Car parking spaces/manoeuvring areas in accordance with AS 2890.1.	Car parking spaces and manoeuvring areas are in accordance with AS 2890.1.		
C2.3.4 – Visitor parking in accordance with Table 2.3a	☐	☒	☐	Minimum of 71 bays.	A total of 34 visitor parking bays are proposed.	It is noted that House Type H provides a compliant number of car parking bays. However, over the balance of the village, a surplus of on-site parking is provided. Given that Lifestyle Village residents typically don't own more than one car, in most instances visitors will utilise the spare parking bays provided on-site, rather than the communal visitor parking. The provision of communal visitor parking is therefore considered adequate to service the typical demand for a lifestyle village. That aside, it would be undesirable to replace landscaped areas with hardstand to provide unnecessary additional visitor parking.	
C2.3.5 – Design and location of visitor parking	☒	☐	☐	Visitor bays to be clearly marked, on common property, and connected to building entries.	The proposed communal visitor parking bays will be suitably located nearby the primary the primary entry to the village and adjacent the communal facilities including the administration. The visitor bays will be clearly marked and within common areas.		
C2.3.6 – Bicycle parking in accordance with Table 2.3b	☐	☐	☒				

2.4 WASTE MANAGEMENT

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.4.1 – Space for bin storage	☒	☐	☐	Dedicated bin storage area required.	A screened bin storage area is proposed behind the carport for House Type H.		
C2.4.2 – Waste management plan (multiple dwellings or 5+ grouped dwellings)	☒	☐	☐	Waste Management Plan required.	A Waste Management Plan is prepared with this development application.		
C2.4.3 – Screening of waste storage	☒	☐	☐	Waste bins to be screened.	The proposed bin storage area for House Type H will be located behind a fixed screen to ensure waste bins are not visible.		
C2.4.4 – Communal waste storage area requirements	☒	☐	☐	Communal waste storage to be screened or separated from major	The proposed communal recycling waste storage area will be screened and separated from major		

				openings, primary garden areas and communal open space.	openings, primary garden areas and communal open space.		
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2.5 UTILITIES

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.5.1 – Service utilities	☒	☐	☐	Service utilities to be accessible, not impact vehicle sightlines, and integrated/screened.	All services will be designed to meet the deemed to comply standard.		
C2.5.2 – Functional utilities	☐	☐	☐	Functional utilities be behind the street setback, integrated and screened, and not impact habitable rooms and private open spaces.	All services will be designed to meet the deemed to comply standard.		
C2.5.3 – Solar collectors (where provided)	☐	☐	☒				

2.6 OUTBUILDINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.6.1 – Requirements for outbuildings	☒	☐	☐	Maximum 60m ² , not located within street setback, maximum 3m wall height, maximum 4.2m ridge height, complies with lot boundary setback standards, complies with site cover, doesn't reduce primary garden area, doesn't reduce soft landscaping, doesn't reduce minimum tree requirement or deep soil.	The proposed store room for House Type H is external and separate to the dwelling and therefore is assessed as an outbuilding. The proposed outbuilding is to an area of 4m², less than 3m in height, and satisfies the lot boundary setback requirements for a boundary wall under Clause C3.4.4.		
C2.6.2 – Additional outbuilding standards where designed to be compatible with the colour and materials of the dwelling	☐	☐	☒				

2.7 UNIVERSAL DESIGN

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.7.1 – 20% of dwellings to achieve silver level universal design (10 + grouped or multiple dwellings)	☐	☐	☒				
C2.7.2 – Gold level universal design requirements where seeking to apply site area variation in Part D, C1.1.6 or C1.1.7	☐	☐	☒				

2.8 ANCILLARY DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.8.1 – Ancillary dwelling requirements	☐	☐	☒				

2.9 SMALL DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.9.1 – Small dwelling requirements	☐	☐	☒				

2.10 HOUSING ON LOTS LESS THAN 100m²

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.10.1 – Design standards for houses on lots less than 100m ²	☐	☐	☒				

3.0 NEIGHBOURLINESS

3.1 SITE COVER

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.1.1 – Site cover in accordance with Table 3.1a <i>(For single house and grouped dwelling development, refer section 5, C5.1 until 10 April 2026)</i>	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type H rather than a specific deemed to comply figure noting that final calculations may slightly change. House Type H has generous external garden space that can be utilised in association with the alfresco. The alfresco and primary garden area will be accessed from a doorway to the internal living area. The alfresco area is surrounded by open space sufficient for provision of planting. The proposed single storey-built form will be well-articulated to balance the built form with open areas and achieve suitable setbacks to other homes and to the street.	

3.2 BUILDING HEIGHT

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.2.1 – Building height in accordance with Table 3.2a	☒	☐	☐	Maximum of two (2) storeys, 7m wall height, 8m concealed or skillion, 10m pitched or gable.	House Type H is single storey, maximum wall height of 2.7m, roof pitch height of 4m.		

3.3 STREET SETBACKS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.3.1 – Setback of buildings in accordance with Table 3.3a	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type H rather than a specific deemed to comply figure noting that final calculations may slightly change. House Type H proposes landscaping for the majority of the lot frontage, with a porch providing articulation and identifying the entrance from the street. This creates visual interest and reduces building bulk to the internal street network. The planting within the street setback will enhance the streetscape. The street setback proposed will ensure adequate privacy to the dwelling, and will reflect a consistent street	

						setback pattern over the village.	
C3.3.2 – Porch, verandah, balcony projections into the street setback area	☐	☐	☒				
C3.3.3 – Setback from corner truncations	☐	☐	☒				
C3.3.4 – Garages setback from primary street in accordance with Table 3.3b	☐	☐	☒				
C3.3.5 – Setback of carports from a primary street	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type H rather than a specific deemed to comply figure noting that final calculations may slightly change. The proposed carport for House Type H is a single car width, flat roofed open structure. The carport is of a contemporary design, will not affect sightlines or surveillance to and from the dwelling, and will not impede pedestrian movements.	
C3.3.6 – Setback of garages and carports from a secondary street, right-of way and communal street in accordance with Table 3.3a	☐	☐	☒				

3.4 LOT BOUNDARY SETBACKS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.4.1 – Buildings set back from lot boundaries in accordance with Table 3.4a	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type H rather than a specific deemed to comply figure noting that final calculations may slightly change. It is noted that the deemed to comply setback requirement is 1m for a wall height of 3.5m or less. Whilst we expect that a 1m setback will be achieved in most cases, notwithstanding, the lot boundary setbacks will be consistent over the village, and not adversely impact adjoining homes with respect to building bulk, solar access or visual privacy.	
C3.4.2 – Maximum length for two storey walls	☐	☐	☒				
C3.4.3 – Setback of carports, patios, verandahs or equivalent structure	☒	☐	☐	Maximum carport length of 10m, 3m wall height, ridge height of 4.2m, and pillar width of 450mm.	House Type H proposes a carport 5.4m long (to the edge of the pillar), 2.3m wall height, 2.6m ridge height with pillars less than 450mm.		
C3.4.4 – Maximum height and length of boundary walls in accordance with Table 3.4b	☒	☐	☐		Refer comments regarding outbuilding for C2.6.1.		
C3.4.5 – Boundary wall abutting an existing or simultaneously constructed wall	☒	☐	☐	Boundary walls simultaneously constructed to match dimensions.	Refer comments for House Type A.		
C3.4.6 – Grouped dwellings on the same lot set back as if there is a boundary between them	☐	☐	☒				
C3.4.7 – Multiple dwelling buildings on the same lot set back as though there is a lot boundary	☐	☐	☒				

3.5 SITE WORKS AND RETAINING WALLS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.5.1 – Retaining walls, fill and excavation in the street setback area max 0.5m, except where necessary to provide for pedestrian universal access and/or vehicle access, drainage works, or natural light to a dwelling	☒	☒	☐	Maximum fill/excavation of 0.5m.	No fill or excavation of greater than 0.5m proposed for any lot with House Type H.	We don't anticipate any fill or excavation to exceed 0.5m within the front setback area given the moderate slope over the land. However, in an exceptional circumstance where fill or excavation was required for an unforeseen reason, it would only be required for the purpose of creating a consistent level between lots, and not cause any adverse amenity impacts on the streetscape or adjoining property.	
C3.5.2 - Retaining walls and fill behind the street setback in accordance Table 3.5a	☒	☒	☐	Fill and retaining of no more than 1m to any lot boundary behind street setback.	No fill or retaining of more than 1m proposed behind the street setback line for any lot with House Type H.	We don't anticipate any fill 0.5m behind the front setback area given the moderate slope over the land. However, in an exceptional circumstance where fill was required for an unforeseen reason, it would only be required for the purpose of creating a consistent level between lots, and not cause any adverse amenity impacts on the streetscape or adjoining property.	
C3.5.3 – Excavation behind the street setback line and up to the lot boundary	☐	☐	☒				

3.6 STREETScape

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.6.1 – Single houses and grouped dwellings address the street	☒	☐	☐	Primary entrance and major opening to street.	For House Type H, the primary entry is readily identifiable from the street, and a major opening from the living room addresses the street.		
C3.6.2 – Multiple dwelling upper level balconies address the street	☐	☐	☒				
C3.6.3 – Front door protection from the weather	☒	☐	☐	Front door to be protected by 1.2m covering.	For House Type H, a covering of 1.2m is provided.		
C3.6.4 – Ground floor multiple dwellings access to the street	☐	☐	☒				
C3.6.5 – Maximum garage door width	☐	☐	☒				
C3.6.6 – Maximum carport width	☒	☐	☐	Maximum 60% of lot frontage.	The carport proposed for House Type H is not expected to make up 60% of any lot frontage.		
C3.6.7 – Fence or wall within the primary street setback area requirements	☒	☐	☐	Maximum solid fence height of 1.2m.	Maximum height of proposed Colorbond (dividing) fence in street setback area is 1.2m.		
C3.6.8 – Pillars as part of street fence/wall	☐	☐	☒				
C3.6.9 – Secondary street fencing for corner sites	☒	☐	☐	Maximum fence height of 1.2m (visually permeable up to 1.8m) for at least 50% of street boundary.	Secondary street fencing will be Colorbond up to 1.2m in height. Privacy screening will be provided to a height of 1.8m to major openings and outdoor living areas only.		

3.7 ACCESS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.7.1 – Vehicle access hierarchy	☒	☐	☐	Access from a primary street.	Access to all home sites to be from internal street network.		

C3.7.2 – One vehicle access per lot	☒	☐	☐	One vehicle access per lot.	For House Type H, a single vehicle access is proposed.		
C3.7.3 – Driveway dimension requirements	☒	☐	☐	Between 3m-6m wide, 0.3m from side lot boundary, 6m from a street corner, at right angles and adequately paved/drained.	The proposed driveway to House Type H will satisfy the deemed to comply standard at detailed design stage.		
C3.7.4 – Driveways that allow vehicles to exit in forward gear	☐	☐	☒				
C3.7.5 – Driveway allow passing (when 30m+)	☐	☐	☒				
C3.7.6 – Driveways onto primary distributor or integrator arterial roads	☐	☐	☒				
C3.7.7 - Sightlines	☒	☐	☐	No wall or fence greater than 0.75m within 1.5m of driveway at street boundary.	Compliant sightlines provided for House Type H.		
C3.7.8 – Pedestrian access (grouped and multiple dwellings)	☒	☐	☐	Legible entry path from the street.	A clearly defined entry point will be provided from the street to the front door.		
C3.7.9 – Delineated or separate pedestrian access (10+ grouped and multiple dwellings)	☐	☐	☒				
C3.7.10 – Pedestrian access legs	☐	☐	☒				
C3.7.11 – Communal street or battleaxe leg requirements	☐	☐	☒				
C3.7.12 – Lighting and landscaping of communal streets or battleaxe legs	☐	☐	☒				
C3.7.13 – Notwithstanding C3.7.11, communal streets to 20 or more lots requirements	☐	☐	☒				

3.8 RETAINING EXISTING DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.8.1 – Requirements where a dwelling is retained	☐	☐	☒				

3.9 SOLAR ACCESS FOR ADJOINING SITES

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.9.1 – Maximum overshadowing in accordance with Table 3.9a	☒	☐	☐	Maximum 35%.	Development of House Type H will not create overshadowing of greater than 35% on any lot.		
C3.9.2 – Maximum overshadowing where R40 or greater and has a lot frontage of 7.5m or less	☐	☐	☒				
C3.9.3 – Maximum overshadowing requirements where the adjoining property shares a northern lot boundary with more than one lot	☒	☐	☐	Maximum cumulative shadow of 35%.	Development of House Type H will not contribute to a cumulative overshadowing of greater than 35% on any lot.		

3.10 VISUAL PRIVACY

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.10.1 – Visual privacy requirements where adjoining a developed site	☒	☐	☐	Minimum screening of 1.6m above FFL.	All ground floor major openings and outdoor living will be screened by 1.8m high fencing (1.2m fence with 600mm screen above).		
C3.10.2 – Notwithstanding C3.10.1, Visual privacy design solutions	☐	☐	☒				
C3.10.3 – Offsetting of bedroom and study windows	☐	☐	☒				
C3.10.4 – Overlooking for grouped or multiple dwellings within a lot	☐	☐	☒				
C3.10.5 – Visual privacy where adjoining a vacant or unknown site	☐	☐	☒				
C3.10.6 – Notwithstanding C3.10.5, visual privacy design solutions where adjoining a vacant or unknown site	☐	☐	☒				

CONSULTATION

FURTHER COMMENTS

RECOMMENDATION

APPROVE ☐ REFUSE ☐

Residential Design Codes

Volume 1

2024

PART C

ASSESSMENT TEMPLATE

R-CODES VOLUME 1, PART C – ASSESSMENT TEMPLATE

April 2024

General	
Local government:	Shire of Murray
Assessing officer:	
Development description:	Lifestyle Village
Reference number:	ASP RAV GE – DWELLING I

Property Details	
Address:	Lot 889 Rodoreda Crescent, Ravenswood
Lot Area:	33.43ha
Title Information: (lot type and easements)	

Planning Framework	
Region Scheme Zoning:	Urban, Regional Open Space (PRS)
Local Planning Scheme zoning/R-code:	Special Development (LPS4)
Land Use permissibility:	
Special Control area:	
Structure Plan Area:	
Local Development Plan Area:	
Local Planning Policies:	
Development Contributions:	
Planning Control Area:	
Referrals required: (Main Roads, WAPC, Heritage etc)	

Site inspection	
Date of Site Inspection:	
Verge Infrastructure: (lighting, Power, water, side entry pit etc)	
Street Trees:	
Summary of site inspection findings:	
Photos:	

PART D - LAND

1.1 SITE AREA

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.1.1	Average & Minimum site area in accordance with Table D	☐	☐	☒				This assessment is undertaken on the basis of an R35 residential density.
C1.1.2	Minimum site area calculated as required for a single house or grouped dwelling	☐	☐	☒				
C1.1.3	Corner Truncation to a public street, up to a maximum of 20m2 to be added	☐	☐	☒				
	Battle-axe access leg no more than 20% of required site area in Table D	☐	☐	☒				
C1.1.4	Variation approved by the WAPC	☐	☐	☒				
	Existing lot with permanent legal access to a public road	☐	☐	☒				
C1.1.5	R25 & below only			☒				
C1.1.6 R30 - R40 only	Reduced by up to 35% for an accessible dwelling to gold level universal design or a small dwelling	☐	☐	☒				
	Site not less than100m2	☐	☐	☒				
	Where 4 or more dwellings or sites, reduction applied to a maximum 50%	☐	☐	☒				
C1.1.7 R50+	Reduced by up to 35% for an accessible dwelling to gold level universal design or a small dwelling	☐	☐	☒				
	Site not less than100m2	☐	☐	☒				
	Where 4 or more dwellings or sites, small dwelling reduction applied to a maximum 50%	☐	☐	☒				
C1.1.8	For multiple dwellings in areas coded R30 to R60; where a significant existing tree is retained, the average site area may be reduced by 10%. (This reduction is limited to dwellings not already subject to a reduced average site area under C1.1.6 or C1.1.7)	☐	☐	☒				

1.0 THE GARDEN

1.1 PRIVATE OPEN SPACE

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.1.1	Primary garden area in accordance with Table 1.1a	☒	☐	☐	Dependant on lot size.		Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type I rather than a specific deemed to comply figure noting that final calculations may slightly change. All proposed dwellings will be provided with generous landscaped primary garden areas directly associated with the alfresco. For House Type I, the alfresco adjoins the internal living area, accessed from the living/dining room through a doorway, promoting connectivity between indoor and outdoor spaces. The primary garden area which extends from the alfresco is practically situated for use in conjunction with the internal and external living space. A large front garden area is also proposed for the typical House Type I. The primary garden areas will deliver a high amenity environment for residents.	
C1.1.2	Splitting of PGA for grouped dwellings	☐	☐	☒				
C1.1.3	Private open space to multiple dwellings (balcony) in accordance with Table 1.1b	☐	☐	☒				
C1.1.4	Balconies to be unscreened for 25%	☐	☐	☒				

1.2 TREES AND LANDSCAPING

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.2.1 – 15% soft landscaping per site	☐	☒	☐	15% soft landscaping per site.		Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type I rather than a specific deemed to comply figure noting that final calculations may slightly change. We anticipate that a provision of 15% soft landscaping will be achieved for most lots. Notwithstanding, all proposed dwellings will be provided with generous landscaped primary garden areas and open space that will enable good opportunities for planting. These garden and open space areas with planting create shading, soften the built form, and enhance the amenity, comfort and visual appeal of the development.	
C1.2.2 – 30% soft landscaping of the primary street setback area	☐	☒	☐	30% landscaping of the street setback area.		Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type I rather than a specific deemed to comply figure noting that final calculations may slightly change. For House Type I, landscaping is proposed along the majority of the lot frontage and within the side setback areas, noting a generous setback to the street for the typical House Type I design. The landscaping proposed creates an attractive interface to the street, softening the built form, and contributing high amenity for residents.	
C1.2.3 – Communal street and communal open space is landscaped and provided with adequate lighting to footpaths and vehicle access areas	☐	☐	☒				
C1.2.4 – Minimum trees and deep soil area in accordance with Tables 1.2a & 1.2b.	☒	☐	☐	1 small tree required for compliant primary garden area.	Minimum tree planting requirements under C1.2.4 will be met for House Type I.		
C1.2.5 – Shade trees for uncovered at grade car-parking for grouped and multiple dwellings	☐	☐	☒				
C1.2.6 – reduced landscaping subject to retaining a significant existing tree	☐	☐	☒				
C1.2.7 – Where a significant existing tree is retained on site, tree protection zone is provided in accordance with AS4970	☐	☐	☒				
C1.2.8 – Landscaping plan (for multiple dwellings or 5+ dwellings) in accordance with Appendix 3	☒	☐	☐		A landscaping plan is provided with this development application.		

1.3 COMMUNAL OPEN SPACE – Multiple dwellings only

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.3.1 – Minimum communal open space requirements	☐	☐	☒				
C1.3.2 – Communal open space separated or screened sources of noise and odour	☐	☐	☒				

C1.3.3 – Design and orientation of communal open space to minimise impacts of noise, odour, lightspill and overlooking	☐	☐	☒				
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1.4 WATER MANAGEMENT AND CONSERVATION

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.4.1 – Stormwater retained on site	☒	☐	☐				
C1.4.2 – Notwithstanding C1.4.1, stormwater directed to a district or local stormwater drainage system where required by the decision-maker	☒	☐	☐				

2.0 THE BUILDING

2.1 SIZE AND LAYOUT OF DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.1.1 – Designated primary living space, for multiple dwellings the primary living space with a minimum dimension of 3.8m	☒	☐	☐	Each dwelling to have a primary living space.	A primary living space is provided for House Type I.		
C2.1.2 – Primary living space to have direct and physical access to primary garden area/private open space (single houses and grouped dwellings)	☒	☐	☐	Primary living space to have direct access to primary garden area.	The proposed primary living space is directly connected to the alfresco outdoor living/dining space through large opening doors. The alfresco forms part of the landscaped primary garden area.		
C2.1.3 – Primary living space to have direct access to private open space (multiple dwellings)	☐	☐	☒				
C2.1.4 – Max depth of single aspect primary living space (multiple dwellings only)	☐	☐	☒				
C2.1.5 – Bedrooms to have a minimum internal floor area of 9m² and a minimum dimension of 2.7m (multiple dwellings only)	☐	☐	☒				
C2.1.6 – Minimum ceiling height (multiple dwellings)	☐	☐	☒				
C2.1.7 –Minimum internal dwelling floor area (multiple dwellings)	☐	☐	☒				
C2.1.8 – Dwelling mix (10+ multiple dwellings)	☐	☐	☒				
C2.1.9 – Storage requirements in Table 2.1b	☒	☐	☐	Minimum storage area requirement of 4m² total area, minimum dimension of 1.5m and height of 2.1m.	Proposed storage area provided with total area of 4m², minimum dimension of 2m. The store room will achieve the minimum height of 2.1m.		
C2.1.10 – Reduced storage area dimension	☐	☐	☒				
C2.1.11 – Major openings setback a minimum of 3m where facing directly onto car parking and corridors (multiple dwellings)	☐	☐	☒				
C2.1.12 – Separation of noise sources (multiple dwellings)	☐	☐	☒				

2.2 SOLAR ACCESS AND NATURAL VENTILATION

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.2.1 – Openable external window requirements for habitable rooms	☒	☐	☐	External window visible from all parts of the room, aggregate 10% of floor area, minimum 50% transparent glazing.	All habitable rooms are proposed with at least one external window that meets the deemed to comply standard.		
C2.2.2 – Courtyard requirements (when proposed as the only source of daylight to a habitable room)	☐	☐	☒				
C2.2.3 – Openable window requirements for bathrooms on external walls (excluding boundary walls)	☒	☐	☐	Bathrooms located on external walls with minimum of one openable window.	Openable windows provided to the bathroom of House Type I.		
C2.2.4 – Orientation of major openings to primary living spaces (single houses and grouped dwellings)	☐	☒	☐	A major opening to the primary living area to be oriented between north west and east.		Whilst we anticipate that for House Type I, most lots will be possible to achieve the deemed to comply standard, a design principle assessment is provided notwithstanding to demonstrate the adequacy of sunlight access. The primary living room for House Type I	

						is dual aspect with large major openings on either side of the room which overlook the primary garden space. Therefore, the proposed primary living area will have access to substantial sunlight throughout the day.	
C2.2.5 – Percentage of dwellings achieving solar access to major openings to primary living spaces (multiple dwellings)	☐	☐	☒				

2.3 PARKING

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.3.1 – Occupant parking in accordance with Table 2.3a	☒	☐	☐	Minimum of one (1), maximum of two (2) parking bays.	A total of one (1) formal covered parking bay is provided for House Type I.		
C2.3.2 – Motorcycle/scooter parking (multiple dwellings)	☐	☐	☒				
C2.3.3 – Design of car spaces and manoeuvring areas as per AS2890.1	☒	☐	☐	Car parking spaces/manoeuvring areas in accordance with AS 2890.1.	Car parking spaces and manoeuvring areas are in accordance with AS 2890.1.		
C2.3.4 – Visitor parking in accordance with Table 2.3a	☐	☒	☐	Minimum of 71 bays.	A total of 34 visitor parking bays are proposed.	It is noted that House Type I provides a compliant number of car parking bays. However, over the balance of the village, a surplus of on-site parking is provided. Given that Lifestyle Village residents typically don't own more than one car, in most instances visitors will utilise the spare parking bays provided on-site, rather than the communal visitor parking. The provision of communal visitor parking is therefore considered adequate to service the typical demand for a lifestyle village. That aside, it would be undesirable to replace landscaped areas with hardstand to provide unnecessary additional visitor parking.	
C2.3.5 – Design and location of visitor parking	☒	☐	☐	Visitor bays to be clearly marked, on common property, and connected to building entries.	The proposed communal visitor parking bays will be suitably located nearby the primary the primary entry to the village and adjacent the communal facilities including the administration. The visitor bays will be clearly marked and within common areas.		
C2.3.6 – Bicycle parking in accordance with Table 2.3b	☐	☐	☒				

2.4 WASTE MANAGEMENT

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.4.1 – Space for bin storage	☒	☐	☐	Dedicated bin storage area required.	A screened bin storage area is proposed behind the carport for House Type I.		
C2.4.2 – Waste management plan (multiple dwellings or 5+ grouped dwellings)	☒	☐	☐	Waste Management Plan required.	A Waste Management Plan is prepared with this development application.		
C2.4.3 – Screening of waste storage	☒	☐	☐	Waste bins to be screened.	The proposed bin storage area for House Type I will be located behind a fixed screen		

					to ensure waste bins are not visible.		
C2.4.4 – Communal waste storage area requirements	☒	☐	☐	Communal waste storage to be screened or separated from major openings, primary garden areas and communal open space.	The proposed communal recycling waste storage area will be screened and separated from major openings, primary garden areas and communal open space.		

2.5 UTILITIES

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.5.1 – Service utilities	☒	☐	☐	Service utilities to be accessible, not impact vehicle sightlines, and integrated/screened.	All services will be designed to meet the deemed to comply standard.		
C2.5.2 – Functional utilities	☐	☐	☐	Functional utilities be behind the street setback, integrated and screened, and not impact habitable rooms and private open spaces.	All services will be designed to meet the deemed to comply standard.		
C2.5.3 – Solar collectors (where provided)	☐	☐	☒				

2.6 OUTBUILDINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.6.1 – Requirements for outbuildings	☒	☐	☐	Maximum 60m ² , not located within street setback, maximum 3m wall height, maximum 4.2m ridge height, complies with lot boundary setback standards, complies with site cover, doesn't reduce primary garden area, doesn't reduce soft landscaping, doesn't reduce minimum tree requirement or deep soil.	The proposed store room for House Type I is external and separate to the dwelling and therefore is assessed as an outbuilding. The proposed outbuilding is to an area of 4m², less than 3m in height, and satisfies the lot boundary setback requirements for a boundary wall under Clause C3.4.4.		
C2.6.2 – Additional outbuilding standards where designed to be compatible with the colour and materials of the dwelling	☐	☐	☒				

2.7 UNIVERSAL DESIGN

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.7.1 – 20% of dwellings to achieve silver level universal design (10 + grouped or multiple dwellings)	☐	☐	☒				
C2.7.2 – Gold level universal design requirements where seeking to apply site area variation in Part D, C1.1.6 or C1.1.7	☐	☐	☒				

2.8 ANCILLARY DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.8.1 – Ancillary dwelling requirements	☐	☐	☒				

2.9 SMALL DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.9.1 – Small dwelling requirements	☐	☐	☒				

2.10 HOUSING ON LOTS LESS THAN 100m²

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)

C2.10.1 – Design standards for houses on lots less than 100m ²	☐	☐	☒				
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3.0 NEIGHBOURLINESS

3.1 SITE COVER

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.1.1 – Site cover in accordance with Table 3.1a (For single house and grouped dwelling development, refer section 5, C5.1 until 10 April 2026)	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type I rather than a specific deemed to comply figure noting that final calculations may slightly change. House Type I has generous external garden space that can be utilised in association with the alfresco. The alfresco and primary garden area will be accessed from a doorway to the internal living area. The alfresco area is surrounded by open space sufficient for provision of planting. In addition, the typical House Type I design will have a large front setback. The proposed single storey-built form will be well-articulated to balance the built form with open areas and achieve suitable setbacks to other homes and to the street.	

3.2 BUILDING HEIGHT

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.2.1 – Building height in accordance with Table 3.2a	☒	☐	☐	Maximum of two (2) storeys, 7m wall height, 8m concealed or skillion, 10m pitched or gable.	House Type I is single storey, maximum wall height of 2.5m, roof pitch height of 3.9m.		

3.3 STREET SETBACKS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.3.1 – Setback of buildings in accordance with Table 3.3a	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type I rather than a specific deemed to comply figure noting that final calculations may slightly change. House Type I proposes landscaping for the majority of the generous lot frontage, with a porch providing articulation and identifying the entrance from the street. This creates visual interest and reduces building bulk to the internal	

						street network. The planting within the street setback will enhance the streetscape. The street setback proposed will ensure adequate privacy to the dwelling, and will reflect a consistent street setback pattern over the village.	
C3.3.2 – Porch, verandah, balcony projections into the street setback area	☐	☐	☒				
C3.3.3 – Setback from corner truncations	☐	☐	☒				
C3.3.4 – Garages setback from primary street in accordance with Table 3.3b	☐	☐	☒				
C3.3.5 – Setback of carports from a primary street	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type I rather than a specific deemed to comply figure noting that final calculations may slightly change. The proposed carport for House Type I is a single car width, flat roofed open structure. The carport is of a contemporary design, will not affect sightlines or surveillance to and from the dwelling, and will not impede pedestrian movements.	
C3.3.6 – Setback of garages and carports from a secondary street, right-of way and communal street in accordance with Table 3.3a	☐	☐	☒				

3.4 LOT BOUNDARY SETBACKS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.4.1 – Buildings set back from lot boundaries in accordance with Table 3.4a	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type I rather than a specific deemed to comply figure noting that final calculations may slightly change. It is noted that the deemed to comply setback requirement is 1m for a wall height of 3.5m or less. Whilst we expect that a 1m setback will be achieved in most cases, notwithstanding, the lot boundary setbacks will be consistent over the village, and not adversely impact adjoining homes with respect to building bulk, solar access or visual privacy.	
C3.4.2 – Maximum length for two storey walls	☐	☐	☒				
C3.4.3 – Setback of carports, patios, verandahs or equivalent structure	☒	☐	☐	Maximum carport length of 10m, 3m wall height, ridge height of 4.2m, and pillar width of 450mm.	House Type I proposes a carport 5.4m long (to the edge of the pillar), 2.2m wall height, 2.5m ridge height with pillars less than 450mm.		
C3.4.4 – Maximum height and length of boundary walls in accordance with Table 3.4b	☒	☐	☐		Refer comments regarding outbuilding for C2.6.1.		
C3.4.5 – Boundary wall abutting an existing or simultaneously constructed wall	☒	☐	☐	Boundary walls simultaneously constructed to match dimensions.	Refer comments for House Type A.		

C3.4.6 – Grouped dwellings on the same lot set back as if there is a boundary between them	☐	☐	☒				
C3.4.7 – Multiple dwelling buildings on the same lot set back as though there is a lot boundary	☐	☐	☒				

3.5 SITE WORKS AND RETAINING WALLS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.5.1 – Retaining walls, fill and excavation in the street setback area max 0.5m, except where necessary to provide for pedestrian universal access and/or vehicle access, drainage works, or natural light to a dwelling	☒	☒	☐	Maximum fill/excavation of 0.5m.	No fill or excavation of greater than 0.5m proposed for any lot with House Type I.	We don't anticipate any fill or excavation to exceed 0.5m within the front setback area given the moderate slope over the land. However, in an exceptional circumstance where fill or excavation was required for an unforeseen reason, it would only be required for the purpose of creating a consistent level between lots, and not cause any adverse amenity impacts on the streetscape or adjoining property.	
C3.5.2 - Retaining walls and fill behind the street setback in accordance Table 3.5a	☒	☒	☐	Fill and retaining of no more than 1m to any lot boundary behind street setback.	No fill or retaining of more than 1m proposed behind the street setback line for any lot with House Type I.	We don't anticipate any fill 0.5m behind the front setback area given the moderate slope over the land. However, in an exceptional circumstance where fill was required for an unforeseen reason, it would only be required for the purpose of creating a consistent level between lots, and not cause any adverse amenity impacts on the streetscape or adjoining property.	
C3.5.3 – Excavation behind the street setback line and up to the lot boundary	☐	☐	☒				

3.6 STREETScape

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.6.1 – Single houses and grouped dwellings address the street	☒	☐	☐	Primary entrance and major opening to street.	For House Type I, the primary entry is readily identifiable from the street via an internal walkway, and a major opening from the living room addresses the street.		
C3.6.2 – Multiple dwelling upper level balconies address the street	☐	☐	☒				
C3.6.3 – Front door protection from the weather	☒	☐	☐	Front door to be protected by 1.2m covering.	For House Type I, a covering of 1.2m is provided.		
C3.6.4 – Ground floor multiple dwellings access to the street	☐	☐	☒				
C3.6.5 – Maximum garage door width	☐	☐	☒				
C3.6.6 – Maximum carport width	☒	☐	☐	Maximum 60% of lot frontage.	The carport proposed for House Type I is not expected to make up 60% of any lot frontage.		
C3.6.7 – Fence or wall within the primary street setback area requirements	☒	☐	☐	Maximum solid fence height of 1.2m.	Maximum height of proposed Colorbond (dividing) fence in street setback area is 1.2m.		
C3.6.8 – Pillars as part of street fence/wall	☐	☐	☒				
C3.6.9 – Secondary street fencing for corner sites	☒	☐	☐	Maximum fence height of 1.2m (visually permeable up to 1.8m) for at least 50% of street boundary.	Secondary street fencing will be Colorbond up to 1.2m in height. Privacy screening will be provided to a height of 1.8m to major openings and outdoor living areas only.		

3.7 ACCESS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.7.1 – Vehicle access hierarchy	☒	☐	☐	Access from a primary street.	Access to all home sites to be from internal street network.		
C3.7.2 – One vehicle access per lot	☒	☐	☐	One vehicle access per lot.	For House Type I, a single vehicle access is proposed.		
C3.7.3 – Driveway dimension requirements	☒	☐	☐	Between 3m-6m wide, 0.3m from side lot boundary, 6m from a street corner, at right angles and adequately paved/drained.	The proposed driveway to House Type I will satisfy the deemed to comply standard at detailed design stage.		
C3.7.4 – Driveways that allow vehicles to exit in forward gear	☐	☐	☒				
C3.7.5 – Driveway allow passing (when 30m+)	☐	☐	☒				
C3.7.6 – Driveways onto primary distributor or integrator arterial roads	☐	☐	☒				
C3.7.7 - Sightlines	☒	☐	☐	No wall or fence greater than 0.75m within 1.5m of driveway at street boundary.	Compliant sightlines provided for House Type I.		
C3.7.8 – Pedestrian access (grouped and multiple dwellings)	☒	☐	☐	Legible entry path from the street.	A clearly defined entry point will be provided from the street to the front door.		
C3.7.9 – Delineated or separate pedestrian access (10+ grouped and multiple dwellings)	☐	☐	☒				
C3.7.10 – Pedestrian access legs	☐	☐	☒				
C3.7.11 – Communal street or battleaxe leg requirements	☐	☐	☒				
C3.7.12 – Lighting and landscaping of communal streets or battleaxe legs	☐	☐	☒				
C3.7.13 – Notwithstanding C3.7.11, communal streets to 20 or more lots requirements	☐	☐	☒				

3.8 RETAINING EXISTING DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.8.1 – Requirements where a dwelling is retained	☐	☐	☒				

3.9 SOLAR ACCESS FOR ADJOINING SITES

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.9.1 – Maximum overshadowing in accordance with Table 3.9a	☒	☐	☐	Maximum 35%.	Development of House Type I will not create overshadowing of greater than 35% on any lot.		
C3.9.2 – Maximum overshadowing where R40 or greater and has a lot frontage of 7.5m or less	☐	☐	☒				
C3.9.3 – Maximum overshadowing requirements where the adjoining property shares a northern lot boundary with more than one lot	☒	☐	☐	Maximum cumulative shadow of 35%.	Development of House Type I will not contribute to a cumulative overshadowing of greater than 35% on any lot.		

3.10 VISUAL PRIVACY

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.10.1 – Visual privacy requirements where adjoining a developed site	☒	☐	☐	Minimum screening of 1.6m above FFL.	All ground floor major openings and outdoor living will be screened by 1.8m high fencing (1.2m fence with 600mm screen above).		
C3.10.2 – Notwithstanding C3.10.1, Visual privacy design solutions	☐	☐	☒				
C3.10.3 – Offsetting of bedroom and study windows	☐	☐	☒				
C3.10.4 – Overlooking for grouped or multiple dwellings within a lot	☐	☐	☒				
C3.10.5 – Visual privacy where adjoining a vacant or unknown site	☐	☐	☒				
C3.10.6 – Notwithstanding C3.10.5, visual privacy design solutions where adjoining a vacant or unknown site	☐	☐	☒				

CONSULTATION

FURTHER COMMENTS

RECOMMENDATION

APPROVE ☐ REFUSE ☐

Residential Design Codes

Volume 1

2024

PART C

ASSESSMENT TEMPLATE

R-CODES VOLUME 1, PART C – ASSESSMENT TEMPLATE

April 2024

General	
Local government:	Shire of Murray
Assessing officer:	
Development description:	Lifestyle Village
Reference number:	ASP RAV GE – DWELLING J

Property Details	
Address:	Lot 889 Rodoreda Crescent, Ravenswood
Lot Area:	33.43ha
Title Information: (lot type and easements)	

Planning Framework	
Region Scheme Zoning:	Urban, Regional Open Space (PRS)
Local Planning Scheme zoning/R-code:	Special Development (LPS4)
Land Use permissibility:	
Special Control area:	
Structure Plan Area:	
Local Development Plan Area:	
Local Planning Policies:	
Development Contributions:	
Planning Control Area:	
Referrals required: (Main Roads, WAPC, Heritage etc)	

Site inspection	
Date of Site Inspection:	
Verge Infrastructure: (lighting, Power, water, side entry pit etc)	
Street Trees:	
Summary of site inspection findings:	
Photos:	

PART D - LAND

1.1 SITE AREA

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.1.1	Average & Minimum site area in accordance with Table D	☐	☐	☒				This assessment is undertaken on the basis of an R35 residential density.
C1.1.2	Minimum site area calculated as required for a single house or grouped dwelling	☐	☐	☒				
C1.1.3	Corner Truncation to a public street, up to a maximum of 20m2 to be added	☐	☐	☒				
	Battle-axe access leg no more than 20% of required site area in Table D	☐	☐	☒				
C1.1.4	Variation approved by the WAPC	☐	☐	☒				
	Existing lot with permanent legal access to a public road	☐	☐	☒				
C1.1.5	R25 & below only			☒				
C1.1.6 R30 - R40 only	Reduced by up to 35% for an accessible dwelling to gold level universal design or a small dwelling	☐	☐	☒				
	Site not less than100m2	☐	☐	☒				
	Where 4 or more dwellings or sites, reduction applied to a maximum 50%	☐	☐	☒				
C1.1.7 R50+	Reduced by up to 35% for an accessible dwelling to gold level universal design or a small dwelling	☐	☐	☒				
	Site not less than100m2	☐	☐	☒				
	Where 4 or more dwellings or sites, small dwelling reduction applied to a maximum 50%	☐	☐	☒				
C1.1.8	For multiple dwellings in areas coded R30 to R60; where a significant existing tree is retained, the average site area may be reduced by 10%. (This reduction is limited to dwellings not already subject to a reduced average site area under C1.1.6 or C1.1.7)	☐	☐	☒				

1.0 THE GARDEN

1.1 PRIVATE OPEN SPACE

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.1.1	Primary garden area in accordance with Table 1.1a	☒	☐	☐	Dependant on lot size.		Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type J rather than a specific deemed to comply figure noting that final calculations may slightly change. All proposed dwellings will be provided with generous landscaped primary garden areas directly accessible from the alfresco. For House Type J, which is a duplex design, the alfresco adjoins the internal living area, accessed from the living/dining room through a doorway, promoting connectivity between indoor and outdoor spaces. The primary garden area which extends from the alfresco is practically situated for use in conjunction with the internal and external living space. The primary garden areas will deliver a high amenity environment for residents.	
C1.1.2	Splitting of PGA for grouped dwellings	☐	☐	☒				
C1.1.3	Private open space to multiple dwellings (balcony) in accordance with Table 1.1b	☐	☐	☒				
C1.1.4	Balconies to be unscreened for 25%	☐	☐	☒				

1.2 TREES AND LANDSCAPING

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.2.1 – 15% soft landscaping per site	☐	☒	☐	15% soft landscaping per site.		Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type J rather than a specific deemed to comply figure noting that final calculations may slightly change. We anticipate that a provision of 15% soft landscaping will be achieved for most lots. Notwithstanding, all proposed dwellings will be provided with generous landscaped primary garden areas and open space that will enable good opportunities for planting. These garden and open space areas with planting create shading, soften the built form, and enhance the amenity, comfort and visual appeal of the development.	
C1.2.2 – 30% soft landscaping of the primary street setback area	☐	☒	☐	30% landscaping of the street setback area.		Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type J rather than a specific deemed to comply figure noting that final calculations may slightly change. For House Type J, which is a duplex design most likely for corner lots, landscaping is proposed along the majority of the lot frontage, noting minimal hardstand required for a single car bay. The landscaping proposed creates an attractive interface to the street, softening the built form, and contributing high amenity for residents.	
C1.2.3 – Communal street and communal open space is landscaped and provided with adequate lighting to footpaths and vehicle access areas	☐	☐	☒				
C1.2.4 – Minimum trees and deep soil area in accordance with Tables 1.2a & 1.2b.	☒	☐	☐	1 small tree required for compliant primary garden area.	Minimum tree planting requirements under C1.2.4 will be met for House Type J.		
C1.2.5 – Shade trees for uncovered at grade car-parking for grouped and multiple dwellings	☐	☐	☒				
C1.2.6 – reduced landscaping subject to retaining a significant existing tree	☐	☐	☒				
C1.2.7 – Where a significant existing tree is retained on site, tree protection zone is provided in accordance with AS4970	☐	☐	☒				
C1.2.8 – Landscaping plan (for multiple dwellings or 5+ dwellings) in accordance with Appendix 3	☒	☐	☐		A landscaping plan is provided with this development application.		

1.3 COMMUNAL OPEN SPACE – Multiple dwellings only

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
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C1.3.1 – Minimum communal open space requirements	☐	☐	☒				
C1.3.2 – Communal open space separated or screened sources of noise and odour	☐	☐	☒				
C1.3.3 – Design and orientation of communal open space to minimise impacts of noise, odour, lightspill and overlooking	☐	☐	☒				

1.4 WATER MANAGEMENT AND CONSERVATION

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.4.1 – Stormwater retained on site	☒	☐	☐				
C1.4.2 – Notwithstanding C1.4.1, stormwater directed to a district or local stormwater drainage system where required by the decision-maker	☒	☐	☐				

2.0 THE BUILDING

2.1 SIZE AND LAYOUT OF DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.1.1 – Designated primary living space, for multiple dwellings the primary living space with a minimum dimension of 3.8m	☒	☐	☐	Each dwelling to have a primary living space.	A primary living space is provided for House Type J.		
C2.1.2 – Primary living space to have direct and physical access to primary garden area/private open space (single houses and grouped dwellings)	☒	☐	☐	Primary living space to have direct access to primary garden area.	The proposed primary living space is directly connected to the alfresco outdoor living/dining space through large opening doors. The alfresco forms part of the landscaped primary garden area.		
C2.1.3 – Primary living space to have direct access to private open space (multiple dwellings)	☐	☐	☒				
C2.1.4 – Max depth of single aspect primary living space (multiple dwellings only)	☐	☐	☒				
C2.1.5 – Bedrooms to have a minimum internal floor area of 9m² and a minimum dimension of 2.7m (multiple dwellings only)	☐	☐	☒				
C2.1.6 – Minimum ceiling height (multiple dwellings)	☐	☐	☒				
C2.1.7 –Minimum internal dwelling floor area (multiple dwellings)	☐	☐	☒				
C2.1.8 – Dwelling mix (10+ multiple dwellings)	☐	☐	☒				
C2.1.9 – Storage requirements in Table 2.1b	☒	☐	☐	Minimum storage area requirement of 4m² total area, minimum dimension of 1.5m and height of 2.1m.	Proposed storage area provided with total area of 4m², minimum dimension of 1.5m. The store room will achieve the minimum height of 2.1m.		
C2.1.10 – Reduced storage area dimension	☐	☐	☒				
C2.1.11 – Major openings setback a minimum of 3m where facing directly onto car parking and corridors (multiple dwellings)	☐	☐	☒				
C2.1.12 – Separation of noise sources (multiple dwellings)	☐	☐	☒				

2.2 SOLAR ACCESS AND NATURAL VENTILATION

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.2.1 – Openable external window requirements for habitable rooms	☒	☐	☐	External window visible from all parts of the room, aggregate 10% of floor area, minimum 50% transparent glazing.	All habitable rooms are proposed with at least one external window that meets the deemed to comply standard.		
C2.2.2 – Courtyard requirements (when proposed as the only source of daylight to a habitable room)	☐	☐	☒				
C2.2.3 – Openable window requirements for bathrooms on external walls (excluding boundary walls)	☒	☐	☐	Bathrooms located on external walls with minimum of one openable window.	Openable windows provided to the bathroom of House Type J.		
C2.2.4 – Orientation of major openings to primary living spaces (single houses and grouped dwellings)	☐	☒	☐	A major opening to the primary living area to be oriented between north west and east.		Whilst we anticipate that for House Type J, most lots will be possible to achieve the deemed to comply standard, a design principle assessment is provided notwithstanding to demonstrate the adequacy of sunlight access. The primary	

						living/dining space for House Type J has openings/major openings on three sides, opening out onto the alfresco. Therefore, the proposed primary living/dining area will have access to substantial sunlight throughout the day.	
C2.2.5 – Percentage of dwellings achieving solar access to major openings to primary living spaces (multiple dwellings)	☐	☐	☒				

2.3 PARKING

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.3.1 – Occupant parking in accordance with Table 2.3a	☒	☐	☐	Minimum of one (1), maximum of two (2) parking bays.	A total of one (1) parking bays is provided for House Type A, which is a single bedroom duplex design.		
C2.3.2 – Motorcycle/scooter parking (multiple dwellings)	☐	☐	☒				
C2.3.3 – Design of car spaces and manoeuvring areas as per AS2890.1	☒	☐	☐	Car parking spaces/manoeuvring areas in accordance with AS 2890.1.	Car parking spaces and manoeuvring areas are in accordance with AS 2890.1.		
C2.3.4 – Visitor parking in accordance with Table 2.3a	☐	☒	☐	Minimum of 71 bays.	A total of 34 visitor parking bays are proposed.	It is noted that House Type J provides a compliant single car bay. However, over the balance of the village, a surplus of on-site parking is provided. Given that Lifestyle Village residents typically don't own more than one car, in most instances visitors will utilise the spare parking bays provided on-site, rather than the communal visitor parking. The provision of communal visitor parking is therefore considered adequate to service the typical demand for a lifestyle village. That aside, it would be undesirable to replace landscaped areas with hardstand to provide unnecessary additional visitor parking.	
C2.3.5 – Design and location of visitor parking	☒	☐	☐	Visitor bays to be clearly marked, on common property, and connected to building entries.	The proposed communal visitor parking bays will be suitably located nearby the primary the primary entry to the village and adjacent the communal facilities including the administration. The visitor bays will be clearly marked and within common areas.		
C2.3.6 – Bicycle parking in accordance with Table 2.3b	☐	☐	☒				

2.4 WASTE MANAGEMENT

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.4.1 – Space for bin storage	☒	☐	☐	Dedicated bin storage area required.	A screened bin storage area is proposed behind the line of the carport for House Type J.		
C2.4.2 – Waste management plan (multiple dwellings or 5+ grouped dwellings)	☒	☐	☐	Waste Management Plan required.	A Waste Management Plan is prepared with this development application.		

C2.4.3 – Screening of waste storage	☒	☐	☐	Waste bins to be screened.	The proposed bin storage area for House Type J will be located behind a fixed screen to ensure waste bins are not visible.		
C2.4.4 – Communal waste storage area requirements	☒	☐	☐	Communal waste storage to be screened or separated from major openings, primary garden areas and communal open space.	The proposed communal recycling waste storage area will be screened and separated from major openings, primary garden areas and communal open space.		

2.5 UTILITIES

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.5.1 – Service utilities	☒	☐	☐	Service utilities to be accessible, not impact vehicle sightlines, and integrated/screened.	All services will be designed to meet the deemed to comply standard.		
C2.5.2 – Functional utilities	☐	☐	☐	Functional utilities be behind the street setback, integrated and screened, and not impact habitable rooms and private open spaces.	All services will be designed to meet the deemed to comply standard.		
C2.5.3 – Solar collectors (where provided)	☐	☐	☒				

2.6 OUTBUILDINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.6.1 – Requirements for outbuildings	☒	☐	☐	Maximum 60m², not located within street setback, maximum 3m wall height, maximum 4.2m ridge height, complies with lot boundary setback standards, complies with site cover, doesn't reduce primary garden area, doesn't reduce soft landscaping, doesn't reduce minimum tree requirement or deep soil.	The proposed store room for House Type J is external and separate to the dwelling and therefore is assessed as an outbuilding. The proposed outbuilding is to an area of 4m², less than 3m in height, and satisfies the lot boundary setback requirements for a boundary wall under Clause C3.4.4.		
C2.6.2 – Additional outbuilding standards where designed to be compatible with the colour and materials of the dwelling	☐	☐	☒				

2.7 UNIVERSAL DESIGN

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.7.1 – 20% of dwellings to achieve silver level universal design (10 + grouped or multiple dwellings)	☐	☐	☒				
C2.7.2 – Gold level universal design requirements where seeking to apply site area variation in Part D, C1.1.6 or C1.1.7	☐	☐	☒				

2.8 ANCILLARY DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.8.1 – Ancillary dwelling requirements	☐	☐	☒				

2.9 SMALL DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.9.1 – Small dwelling requirements	☐	☐	☒				

2.10 HOUSING ON LOTS LESS THAN 100m²

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.10.1 – Design standards for houses on lots less than 100m ²	☐	☐	☒				

3.0 NEIGHBOURLINESS

3.1 SITE COVER

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.1.1 – Site cover in accordance with Table 3.1a <i>(For single house and grouped dwelling development, refer section 5, C5.1 until 10 April 2026)</i>	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type J rather than a specific deemed to comply figure noting that final calculations may slightly change. The House Type J duplex design has generous external garden space that can be utilised in association with the alfresco. The alfresco and primary garden area will be accessed from a doorway to the internal living area. The alfresco area is surrounded by open space sufficient for provision of planting. The proposed single storey-built form will be well-articulated to balance the built form with open areas and achieve suitable setbacks the street, and adjacent homes that are not of duplex design.	

3.2 BUILDING HEIGHT

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.2.1 – Building height in accordance with Table 3.2a	☒	☐	☐	Maximum of two (2) storeys, 7m wall height, 8m concealed or skillion, 10m pitched or gable.	House Type J is single storey, maximum wall height of 2.7m, roof pitch height of 4.1m.		

3.3 STREET SETBACKS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.3.1 – Setback of buildings in accordance with Table 3.3a	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type J rather than a specific deemed to comply figure noting that final calculations may slightly change. House Type J proposes a landscaped frontage with a verandah/alfresco presenting to the street. This creates visual interest and reduces building bulk to the	

						internal street network. The planting within the street setback will enhance the streetscape. The street setback proposed will ensure adequate privacy to the dwelling, and will reflect a consistent street setback pattern over the village.	
C3.3.2 – Porch, verandah, balcony projections into the street setback area	☐	☐	☒				
C3.3.3 – Setback from corner truncations	☐	☐	☒				
C3.3.4 – Garages setback from primary street in accordance with Table 3.3b	☐	☐	☒				
C3.3.5 – Setback of carports from a primary street	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type J rather than a specific deemed to comply figure noting that final calculations may slightly change. The proposed carport for House Type J is a modest, open, single car width structure with effectively a flat roof to accommodate parking for a single bedroom duplex. The carport is of a contemporary design, will not affect sightlines or surveillance to and from the dwelling, and will not impede pedestrian movements.	
C3.3.6 – Setback of garages and carports from a secondary street, right-of way and communal street in accordance with Table 3.3a	☐	☐	☒				

3.4 LOT BOUNDARY SETBACKS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.4.1 – Buildings set back from lot boundaries in accordance with Table 3.4a	☐	☒	☐			Given that minor revisions to final lot boundary alignments may occur at the detailed design stage, we provide a design principle assessment for House Type J rather than a specific deemed to comply figure noting that final calculations may slightly change. It is noted that the deemed to comply setback requirement is 1m for a wall height of 3.5m or less. Whilst we expect that a 1m setback will be achieved in most cases (other than the shared wall for the duplex designs), notwithstanding, the lot boundary setbacks will be consistent over the village, and not adversely impact adjoining homes with respect to building bulk, solar access or visual privacy.	
C3.4.2 – Maximum length for two storey walls	☐	☐	☒				
C3.4.3 – Setback of carports, patios, verandahs or equivalent structure	☒	☐	☐	Maximum carport length of 10m, 3m wall height, ridge height of 4.2m, and pillar width of 450mm.	House Type J proposes a carport 6m long (to the edge of the pillar), 2.4m wall height, 2.7m ridge height with pillars less than 450mm.		

C3.4.4 – Maximum height and length of boundary walls in accordance with Table 3.4b	☒	☐	☐		Refer comments regarding outbuilding for C2.6.1.		
C3.4.5 – Boundary wall abutting an existing or simultaneously constructed wall	☒	☐	☐	Boundary walls simultaneously constructed to match dimensions.	In the event of duplex development for House Type J, the simultaneously constructed walls will match dimensions.		
C3.4.6 – Grouped dwellings on the same lot set back as if there is a boundary between them	☐	☐	☒				
C3.4.7 – Multiple dwelling buildings on the same lot set back as though there is a lot boundary	☐	☐	☒				

3.5 SITE WORKS AND RETAINING WALLS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.5.1 – Retaining walls, fill and excavation in the street setback area max 0.5m, except where necessary to provide for pedestrian universal access and/or vehicle access, drainage works, or natural light to a dwelling	☒	☒	☐	Maximum fill/excavation of 0.5m.	No fill or excavation of greater than 0.5m proposed for any lot with House Type J.	We don't anticipate any fill or excavation to exceed 0.5m within the front setback area given the moderate slope over the land. However, in an exceptional circumstance where fill or excavation was required for an unforeseen reason, it would only be required for the purpose of creating a consistent level between lots, and not cause any adverse amenity impacts on the streetscape or adjoining property.	
C3.5.2 - Retaining walls and fill behind the street setback in accordance Table 3.5a	☒	☒	☐	Fill and retaining of no more than 1m to any lot boundary behind street setback.	No fill or retaining of more than 1m proposed behind the street setback line for any lot with House Type J.	We don't anticipate any fill 0.5m behind the front setback area given the moderate slope over the land. However, in an exceptional circumstance where fill was required for an unforeseen reason, it would only be required for the purpose of creating a consistent level between lots, and not cause any adverse amenity impacts on the streetscape or adjoining property.	
C3.5.3 – Excavation behind the street setback line and up to the lot boundary	☐	☐	☒				

3.6 STREETScape

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.6.1 – Single houses and grouped dwellings address the street	☒	☐	☐	Primary entrance and major opening to street.	For House Type J, the primary entry is readily identifiable from the street, and a major opening from the living room addresses the street.		
C3.6.2 – Multiple dwelling upper level balconies address the street	☐	☐	☒				
C3.6.3 – Front door protection from the weather	☒	☐	☐	Front door to be protected by 1.2m covering.	For House Type J, a covering of 1.2m is provided.		
C3.6.4 – Ground floor multiple dwellings access to the street	☐	☐	☒				
C3.6.5 – Maximum garage door width	☐	☐	☒				
C3.6.6 – Maximum carport width	☒	☐	☐	Maximum 60% of lot frontage.	The carport proposed for House Type A is not expected to make up 60% of any lot frontage.		
C3.6.7 – Fence or wall within the primary street setback area requirements	☒	☐	☐	Maximum solid fence height of 1.2m.	Maximum height of proposed Colorbond (dividing) fence in street setback area is 1.2m.		
C3.6.8 – Pillars as part of street fence/wall	☐	☐	☒				
C3.6.9 – Secondary street fencing for corner sites	☒	☐	☐	Maximum fence height of 1.2m (visually permeable up to 1.8m) for at least 50% of street boundary.	Secondary street fencing will be Colorbond up to 1.2m in height. Privacy screening will be provided to a height of		

					1.8m to major openings and outdoor living areas only.		
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3.7 ACCESS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.7.1 – Vehicle access hierarchy	☒	☐	☐	Access from a primary street.	Access to all home sites to be from internal street network.		
C3.7.2 – One vehicle access per lot	☒	☐	☐	One vehicle access per lot.	For House Type J, a single vehicle access is proposed.		
C3.7.3 – Driveway dimension requirements	☒	☐	☐	Between 3m-6m wide, 0.3m from side lot boundary, 6m from a street corner, at right angles and adequately paved/drained.	The proposed driveway to House Type J will satisfy the deemed to comply standard at detailed design stage.		
C3.7.4 – Driveways that allow vehicles to exit in forward gear	☐	☐	☒				
C3.7.5 – Driveway allow passing (when 30m+)	☐	☐	☒				
C3.7.6 – Driveways onto primary distributor or integrator arterial roads	☐	☐	☒				
C3.7.7 - Sightlines	☒	☐	☐	No wall or fence greater than 0.75m within 1.5m of driveway at street boundary.	Compliant sightlines provided for House Type J.		
C3.7.8 – Pedestrian access (grouped and multiple dwellings)	☒	☐	☐	Legible entry path from the street.	A clearly defined entry point will be provided from the street to the front door.		
C3.7.9 – Delineated or separate pedestrian access (10+ grouped and multiple dwellings)	☐	☐	☒				
C3.7.10 – Pedestrian access legs	☐	☐	☒				
C3.7.11 – Communal street or battleaxe leg requirements	☐	☐	☒				
C3.7.12 – Lighting and landscaping of communal streets or battleaxe legs	☐	☐	☒				
C3.7.13 – Notwithstanding C3.7.11, communal streets to 20 or more lots requirements	☐	☐	☒				

3.8 RETAINING EXISTING DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.8.1 – Requirements where a dwelling is retained	☐	☐	☒				

3.9 SOLAR ACCESS FOR ADJOINING SITES

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.9.1 – Maximum overshadowing in accordance with Table 3.9a	☒	☐	☐	Maximum 35%.	Development of House Type J will not create overshadowing of greater than 35% on any lot.		
C3.9.2 – Maximum overshadowing where R40 or greater and has a lot frontage of 7.5m or less	☐	☐	☒				
C3.9.3 – Maximum overshadowing requirements where the adjoining property shares a northern lot boundary with more than one lot	☒	☐	☐	Maximum cumulative shadow of 35%.	Development of House Type J will not contribute to a cumulative overshadowing of greater than 35% on any lot.		

3.10 VISUAL PRIVACY

DEEMED-TO-COMPLY	MEETS DEEMED-TO- COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.10.1 – Visual privacy requirements where adjoining a developed site	☒	☐	☐	Minimum screening of 1.6m above FFL.	All ground floor major openings and outdoor living will be screened by 1.8m high fencing (1.2m fence with 600mm screen above).		
C3.10.2 – Notwithstanding C3.10.1, Visual privacy design solutions	☐	☐	☒				
C3.10.3 – Offsetting of bedroom and study windows	☐	☐	☒				
C3.10.4 – Overlooking for grouped or multiple dwellings within a lot	☐	☐	☒				
C3.10.5 – Visual privacy where adjoining a vacant or unknown site	☐	☐	☒				
C3.10.6 – Notwithstanding C3.10.5, visual privacy design solutions where adjoining a vacant or unknown site	☐	☐	☒				

CONSULTATION

FURTHER COMMENTS

RECOMMENDATION

APPROVE ☐ REFUSE ☐