

DWELLING ADDRESS FOR PROJECT:

Lot(s): 513, 531 Marando Way, Clifton Gardens

RESIDENTIAL DEVELOPMENT CONTROL PLAN					
Clause	Control	Control Value	Actual Value	Complies	Justification / Notes
PRECINCT CONTROLS - PART 3. - PRECINCT NEW COLLINA					
	FSR (max)	50%	37%	Complies	
	Max height (m)	9	4.15	Complies	
	Parking (1; 1.5; 2)	2.3	4	Complies	
DWELLING CONTROLS - PART 4					
4.3 Streetscape Controls					
4.3 (a)	Dwellings on a corner block			Not Applicable	
4.3 (b)	Primary St facade features - first	Entry Feature/Porch		Complies	
	Primary St facade features - second	Archit. Element		Complies	
4.3 (c)	Consistent with adjoining scale and character			Complies	
4.3 (d)	Garage width of facade	50%	61%	<b>Concession Sort</b>	Want to provide double garage on narrower lot
4.3 (e)	Window to habitable room on facade			Complies	
4.3 (f)	Landscaping enhances appearance			Complies	
4.3 (g)	Driveways preserve significant trees			Complies	
4.4 Building Design					
4.4 (a)	Design regards character statement of precinct			Complies	
4.4 (b)	Front walls shorter than 5m unless a change			Complies	
4.4 (c)	Side walls visible on street shorter than 10m without change			Complies	
4.4 (d)	Windows & Doors on facade are balanced			Complies	
4.4 (e)	Materials selected are consistent with locality			Complies	
4.4 (f)	Designed to consider daylight and overshadowing			Complies	
4.4 (g)	Floor height in accordance with policy			Complies	
4.4 (h)	Minimum internal floor areas	115	147.53	Complies	
4.4 (i)	Bedrooms greater than 10m2			Complies	
4.4 (j)	Combined living & dining rooms	28	37.67	Complies	
4.5 Sustainability					
4.5 (a)	BASIX Certificate provided			Complies	
4.5 (b) i	Oriented to optimise northern aspect			Complies	
4.5 (b) ii	Optimise daylight to habitable areas			Complies	
4.5 (b) iii	Supplement daylight via skylights			Complies	
4.5 (b) iv	Locate living & POS spaces to North or East			Complies	
4.5 (b) v	Use shading devices			Complies	
4.5 (b) vi	Facilitate natural cross ventilation			Complies	
4.6 Height					
4.6 (a)	Maximum height	9	4.15	Complies	
4.6 (b)	Height should suit streetscape and consider neighbours			Complies	
4.6 (c)	Two storey dwellings to show Reduced Levels			Not Applicable	
4.6 (d)	Tree planting to be consistent with scale of dwelling			Complies	
4.7 Solar access and energy efficiency					
4.7 (a)	Solar access of 3 hrs between 9am and 5pm on 22 June			Complies	
4.7 (b)	Orientated North/South or East/West axis			Complies	
4.7 (c)	Window shading for summer heat			Complies	
4.7 (d)	Outdoor clothes drying has access to winter sunlight			Complies	
4.7 (e)	Shadow diagrams for 2 storey buildings			Not Applicable	

Stage 5 Concept Plan, Alternate 4 Bedroom Home

RESIDENTIAL DEVELOPMENT CONTROL PLAN					
Clause	Control	Control Value	Actual Value	Complies	Justification / Notes
4.8 Setbacks					
4.8.1 (a)	Front setback minimum	4.5	9.00	Complies	
4.8.1 (b)	Front setback average of neighbours			Complies	
4.8.1 (c)	Garage setback minimum	5.5	5.50	Complies	
4.8.1 (d)	Corner lot - Primary frontage	4.0	9.00	Not Applicable	
4.8.1 (e)	Corner lot - Secondary frontage	2.5		Not Applicable	
4.8.2 (a)	Articulation for Primary Street frontage	1.5	1.50	Complies	
	Articulation for Secondary Street frontage	0.75		Not Applicable	
4.8.2 (b)	Building Design element is external to primary liveable floor area			Complies	
4.8.2 (c)	Max size of articulation element to articulation zone	25%	22%	Complies	
4.8.2 (d)	Articulation element permitted behind building line			Complies	
4.8.3 (a)	Single storey side setback wall	0.9	0.95	Complies	
4.8.3 (b)	Two storey side setback wall	1.5		Not Applicable	
4.8.4 (a)	Ground Level rear setback - single level	3	9	Complies	
4.8.4 (b)	Ground Level rear setback - two storey	4	0	Not Applicable	
4.9 Visual and Accoustic Privacy					
4.9 (a)	Windows, decks not situated opposite primary room windows of adjoining dwel.w/o screening			Complies	
4.9 (b)	Habitable room windows of adjacent dwellings			Complies	
4.9 (c)	Noise generating areas - screened or located away from neighbours bedrooms			Complies	
4.9 (d)	Balconies on the first floor of side/rear, minimises overlooking			Not Applicable	
4.10 Private Open Space					
4.10 (a)	PPOS minimum width (m)	3	5.00	Complies	
	PPOS minimum area (m2)	15	18.6	Complies	
	50% of PPOS area access to sunlight on 22 June			Complies	
4.10 (b)	PPOS envelope provided where setback greater than 4m			Complies	
4.10 (c)	PPOS excludes driveways, turning areas, car spaces, etc			Complies	
4.11 Landscaped Area Controls					
4.11 (a)	Minimum landscaped area	100	167.44	Complies	
4.11 (b)	Landscaping include mature tree height greater than 5m			Complies	
4.11 (c)	Plant selections address DCP requirements			Complies	
4.12 Street Trees					
4.12 (a)	Road reserve trees planted in accordance with policy			Complies	
4.12 (b)	New dwelling to have trees every 10m on road reserve			Complies	
4.12 (c)	Trees to be advanced stock, min 75l container, on road reserve			Complies	
4.12 (d)	Trees to be established and maintained for 12 months			Complies	
4.12 (e)	Tree specie to be consistent with others in road reserve			Complies	
4.12 (f)	Street trees not to be planted in road reserve of R5 zoned lots			Not Applicable	
4.13 Vehicle Access and Parking					
4.13 (a)	Each dwelling to have 1 secure, undercover car space		2	Complies	
4.13 (b)	Parking meets precinct control	2.3	4	Complies	
4.13 (c)	Parking and driveway meets engineering standards			Complies	
4.13 (d)	Access achieves max no. turning movements			Complies	
4.13 (e)	Internal driveways are greater than 3.5m wide			Complies	
4.14 Site Facilities					
4.14 (a)	Waste & recycling bins locations			Complies	Located behind boundary, refer to notes
4.14 (b)	Clothes line location address security, convenience, adequately screened			Complies	Refer to Notes
4.14 (c)	Mail box is centrally located, close to primary street frontage and lockable			Complies	Refer to Notes



Project:

Project Address:  
Drawing Title:  
Drawing Number:  
Job Number:

Proposed Multiple Housing Development

Stage 5 Concept Plan, Alternate 4 Bedroom Home  
DCP Compliance Table  
A3171  
CG-S5-2021

Designed By:

Issue Date:  
Revision Number:

JZ Management Pty Ltd  
Guiseppe Lanza  
James Scremin

16-Mar-2021  
A



Clause	Control	Control Value	Actual Value	Complies	Justification / Notes
4.15 Rainwater Tanks					
4.15 (a)	Tank constructed in accordance with council policy			Complies	Refer to Notes
4.15 (b)	Overflow from tank connected to stormwater system			Complies	Refer to Notes
4.15 (c)	Tanks not sited in areas visible from the street			Complies	Refer to Notes
4.15 (d)	Backflow prevention device fitted if tank connected to council reticulated water sup			Complies	Refer to Notes
4.15 (e)	Tanks to be fitted with gutter flush or first flush system			Complies	Refer to Notes
4.15 (f)	Tanks not to obstruct access on side boundary			Complies	Refer to Notes
4.16 Fencing					
4.16 (a)	Front fence generally not higher than 1.2m, 0.9 if a solid fence			Not Applicable	
4.16 (b)	If front fence is higher than 1.2m, does it meet controls		0.00	Not Applicable	
4.16 (c)	Side and rear fences meet controls			Complies	
4.17 Outbuildings & Garages					
4.17 (a)	General - outbuilding not to be used as a dwelling			Not Applicable	
	General - highly visible outbuildings to be designed to integrate with dwelling			Not Applicable	
4.17 (b)	Garages setback minimum of 5.5m from main frontage	5.5	5.50	Complies	
	Garage doors to be a maximum of 6m wide	6	4.80	Complies	
4.17 (c)	Carport material to be sympathetic to street & dwelling character			Not Applicable	
	Carport setback behind building line & not dominate the primary elevation			Not Applicable	
4.17 (d)	Outbuilding setback 900mm from boundaries			Not Applicable	
	Outbuildings less than 100m2 or less than 10% of lot area, whichever greater			Not Applicable	
	Outbuildings less than 4.5m in height			Not Applicable	
	Outbuilding finishes, materials & colours compliment dwelling			Not Applicable	
	Outbuildings located behind building line and screened from view from street			Not Applicable	
	Detached garages on secondary frontages consistent with design themes of street			Not Applicable	
4.18 Stormwater					
4.18 (a)	Stormwater infrastructure designed in accordance with council engineering standards			Complies	
4.18 (b)	Onsite detention provided and captured in accordance with council policy			Complies	
4.18 (c)	Stormwater plans provided and in accordance with engineering standards and council			Complies	
4.18 (d)	Stormwater from dwellings to be properly managed			Complies	
4.19 Swimming Pools					
4.19 (a)	Pools and spas located in rear yard where possible and min of 900mm setback			Not Applicable	
4.19 (b)	Pools must not adversely affect existing stormater system			Not Applicable	
4.19 (c)	Pools to be located away from mature trees with root structures			Not Applicable	
4.19 (d)	Pool sited and design in accounts with policy if located near water or sewer infrastruc			Not Applicable	
4.19 (e)	Pool pump & equipment to be sound insulated to keep noise under LEeq of 5dB			Not Applicable	
4.20 Essential Services					
4.20 (a)	Dwellings provided with adequate energy supply that meets BASIX requirements			Complies	
4.20 (a) i	Requirements, setbacks and easments of relavent service provider considered			Complies	
4.20 (b)	Underground energy and telecommunications should be provided where possible			Complies	
4.20 (c)	Dwellings provided with adequate water and sewer services			Complies	
4.20 (c) I	If available, dwellings to be connected to councils reticulated water and sewer service			Complies	
4.20 (c) II	Lots that cannot connect to council sewer to have a lot area greater than 4000m2 anc			Not Applicable	
4.20 (c) II (i)	Wastewater disposal shown on plans with a min area of 200m2			Not Applicable	
4.20 (c) II (ii)	Land capability assessment prepared by Geotechnical engineer provided with applica			Not Applicable	

Clause	Control	Control Value	Actual Value	Complies	Justification / Notes
4.21 Bushfire Risk					
4.21 (a)	Bushfire risk assessment report submitted with application			Not Applicable	
4.21 (b)	Bushfire protection measures are placed within development site			Not Applicable	
4.21 (c)	Construction certificate applications assess by council. Schedule of compliance required			Not Applicable	
4.22 Frost Control Fans					
4.22 (a)	Residential development complies with council frost control fan policy			Not Applicable	

KEY DEVELOPMENT VALUES			
Precinct	New Collina	Levels of Home	1
		No. Bedrooms	4
VALUES FROM SITE PLAN		VALUES FROM FLOOR PLAN	
Site Area	400	Conditioned floor area	130.34
Lot Width	12.00	Bathroom Area	9.06
Lot Depth	33.30	Laundry Area	5.89
PPOS Depth	5.00	Toilet Area	2.24
PPOS Width	3.72	Garage Area	38.65
Driveway Area	26.40	Portico	3.90
Building footprint area	190.50	Alfresco Area	0.00
Garden & Lawn Area	105.50	No. Garage/Carport space	2
Areas excluded from landscape calcs	15.66	Carspaces	4
Front Setback	9.00	Height of dwelling	4.15
Left Side Setback	0.95	Max length of dwelling	21.51
Right Side Setback	0.95	Living & Dining Area	37.67
Garage Setback	5.50	Garage width	6.20
Width in Articulation Zone	12.00	Garage door width	4.80
Depth in Articulation Zone	1.50	Facade width	10.10
Rear setback-upper level	0		
Front Fence included	No		
Front Fence height (m)	0.00		
Solid Fence height (m)	0.00		
CALCULATED AREAS			
Rear Setback	2.79	Total Home Area	190.08



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Proposed Multiple Housing Development

Stage 5 Concept Plan, Alternate 4 Bedroom Home  
DCP Compliance Table  
A3172  
CG-S5-2021

Designed By:

Issue Date:  
Revision Number:

JZ Management Pty Ltd  
Guiseppe Lanza  
James Scremin

16-Mar-2021  
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DWELLING ADDRESS FOR PROJECT:

Lot(s): 512, 532, 533, 534 Marando Way, Clifton Gardens

RESIDENTIAL DEVELOPMENT CONTROL PLAN					
Clause	Control	Control Value	Actual Value	Complies	Justification / Notes
PRECINCT CONTROLS - PART 3. - PRECINCT NEW COLLINA					
	FSR (max)	50%	40%	Complies	
	Max height (m)	9	5.90	Complies	
	Parking (1; 1.5; 2)	2.3	4	Complies	
DWELLING CONTROLS - PART 4					
4.3 Streetscape Controls					
4.3 (a)	Dwellings on a corner block			Not Applicable	
4.3 (b)	Primary St facade features - first	Entry Feature/Porch		Complies	
	Primary St facade features - second	Archit. Element		Complies	
4.3 (c)	Consistent with adjoining scale and character			Complies	
4.3 (d)	Garage width of facade	50%	55%	Concession Sort	Want to provide double garage on narrower lot
4.3 (e)	Window to habitable room on facade			Complies	
4.3 (f)	Landscaping enhances appearance			Complies	
4.3 (g)	Driveways preserve significant trees			Complies	
4.4 Building Design					
4.4 (a)	Design regards character statement of precinct			Complies	
4.4 (b)	Front walls shorter than 5m unless a change			Complies	
4.4 (c)	Side walls visible on street shorter than 10m without change			Complies	
4.4 (d)	Windows & Doors on facade are balanced			Complies	
4.4 (e)	Materials selected are consistent with locality			Complies	
4.4 (f)	Designed to consider daylight and overshadowing			Complies	
4.4 (g)	Floor height in accordance with policy			Complies	
4.4 (h)	Minimum internal floor areas	115	160.09	Complies	
4.4 (i)	Bedrooms greater than 10m2			Complies	
4.4 (j)	Combined living & dining rooms	28	46.44	Complies	
4.5 Sustainability					
4.5 (a)	BASIX Certificate provided			Complies	
4.5 (b) i	Oriented to optimise northern aspect			Complies	
4.5 (b) ii	Optimise daylight to habitable areas			Complies	
4.5 (b) iii	Supplement daylight via skylights			Complies	
4.5 (b) iv	Locate living & POS spaces to North or East			Complies	
4.5 (b) v	Use shading devices			Complies	
4.5 (b) vi	Facilitate natural cross ventilation			Complies	
4.6 Height					
4.6 (a)	Maximum height	9	5.90	Complies	
4.6 (b)	Height should suit streetscape and consider neighbours			Complies	
4.6 (c)	Two storey dwellings to show Reduced Levels			Not Applicable	
4.6 (d)	Tree planting to be consistent with scale of dwelling			Complies	
4.7 Solar access and energy efficiency					
4.7 (a)	Solar access of 3 hrs between 9am and 5pm on 22 June			Complies	
4.7 (b)	Orientated North/South or East/West axis			Complies	
4.7 (c)	Window shading for summer heat			Complies	
4.7 (d)	Outdoor clothes drying has access to winter sunlight			Complies	
4.7 (e)	Shadow diagrams for 2 storey buildings			Not Applicable	

Stage 5 Concept Plan, Default 4 Bedroom Home

RESIDENTIAL DEVELOPMENT CONTROL PLAN					
Clause	Control	Control Value	Actual Value	Complies	Justification / Notes
4.8 Setbacks					
4.8.1 (a)	Front setback minimum	4.5	4.50	Complies	
4.8.1 (b)	Front setback average of neighbours			Complies	
4.8.1 (c)	Garage setback minimum	5.5	5.50	Complies	
4.8.1 (d)	Corner lot - Primary frontage	4.0	4.50	Not Applicable	
4.8.1 (e)	Corner lot - Secondary frontage	2.5		Not Applicable	
4.8.2 (a)	Articulation for Primary Street frontage	1.5	1.50	Complies	
	Articulation for Secondary Street frontage	0.75		Not Applicable	
4.8.2 (b)	Building Design element is external to primary liveable floor area			Complies	
4.8.2 (c)	Max size of articulation element to articulation zone	25%	22%	Complies	
4.8.2 (d)	Articulation element permitted behind building line			Complies	
4.8.3 (a)	Single storey side setback wall	0.9	1.00	Complies	
4.8.3 (b)	Two storey side setback wall	1.5		Not Applicable	
4.8.4 (a)	Ground Level rear setback - single level	3	9	Complies	
4.8.4 (b)	Ground Level rear setback - two storey	4	0	Not Applicable	
4.9 Visual and Accoustic Privacy					
4.9 (a)	Windows, decks not situated opposite primary room windows of adjoining dwel.w/o screening			Complies	
4.9 (b)	Habitable room windows of adjacent dwellings			Complies	
4.9 (c)	Noise generating areas - screened or located away from neighbours bedrooms			Complies	
4.9 (d)	Balconies on the first floor of side/rear, minimises overlooking			Not Applicable	
4.10 Private Open Space					
4.10 (a)	PPOS minimum width (m)	3	5.60	Complies	
	PPOS minimum area (m2)	15	16.8	Complies	
	50% of PPOS area access to sunlight on 22 June			Complies	
4.10 (b)	PPOS envelope provided where setback greater than 4m			Complies	
4.10 (c)	PPOS excludes driveways, turning areas, car spaces, etc			Complies	
4.11 Landscaped Area Controls					
4.11 (a)	Minimum landscaped area	100	160.43	Complies	
4.11 (b)	Landscaping include mature tree height greater than 5m			Complies	
4.11 (c)	Plant selections address DCP requirements			Complies	
4.12 Street Trees					
4.12 (a)	Road reserve trees planted in accordance with policy			Complies	
4.12 (b)	New dwelling to have trees every 10m on road reserve			Complies	
4.12 (c)	Trees to be advanced stock, min 75l container, on road reserve			Complies	
4.12 (d)	Trees to be established and maintained for 12 months			Complies	
4.12 (e)	Tree specie to be consistent with others in road reserve			Complies	
4.12 (f)	Street trees not to be planted in road reserve of R5 zoned lots			Not Applicable	
4.13 Vehicle Access and Parking					
4.13 (a)	Each dwelling to have 1 secure, undercover car space		2	Complies	
4.13 (b)	Parking meets precinct control	2.3	4	Complies	
4.13 (c)	Parking and driveway meets engineering standards			Complies	
4.13 (d)	Access achieves max no. turning movements			Complies	
4.13 (e)	Internal driveways are greater than 3.5m wide			Complies	
4.14 Site Facilities					
4.14 (a)	Waste & recycling bins locations			Complies	Located behind boundary, refer to notes
4.14 (b)	Clothes line location address security, convenience, adequately screened			Complies	Refer to Notes
4.14 (c)	Mail box is centrally located, close to primary street frontage and lockable			Complies	Refer to Notes



Project:

Project Address:

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Proposed Multiple Housing Development

Stage 5 Concept Plan, Default 4 Bedroom Home

DCP Compliance Table

A3471

CG-S5-2021

Designed By:

Issue Date:

Revision Number:

JZ Management Pty Ltd

Guiseppe Lanza

James Scremin


16-Mar-2021

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Clause	Control	Control Value	Actual Value	Complies	Justification / Notes
4.15 Rainwater Tanks					
4.15 (a)	Tank constructed in accordance with council policy			Complies	Refer to Notes
4.15 (b)	Overflow from tank connected to stormwater system			Complies	Refer to Notes
4.15 (c)	Tanks not sited in areas visible from the street			Complies	Refer to Notes
4.15 (d)	Backflow prevention device fitted if tank connected to council reticulated water sup			Complies	Refer to Notes
4.15 (e)	Tanks to be fitted with gutter flush or first flush system			Complies	Refer to Notes
4.15 (f)	Tanks not to obstruct access on side boundary			Complies	Refer to Notes
4.16 Fencing					
4.16 (a)	Front fence generally not higher than 1.2m, 0.9 if a solid fence			Not Applicable	
4.16 (b)	If front fence is higher than 1.2m, does it meet controls		0.00	Not Applicable	
4.16 (c)	Side and rear fences meet controls			Complies	
4.17 Outbuildings & Garages					
4.17 (a)	General - outbuilding not to be used as a dwelling			Not Applicable	
	General - highly visible outbuildings to be designed to integrate with dwelling			Not Applicable	
4.17 (b)	Garages setback minimum of 5.5m from main frontage	5.5	5.50	Complies	
	Garage doors to be a maximum of 6m wide	6	4.80	Complies	
4.17 (c)	Carport material to be sympathetic to street & dwelling character			Not Applicable	
	Carport setback behind building line & not dominate the primary elevation			Not Applicable	
4.17 (d)	Outbuilding setback 900mm from boundaries			Not Applicable	
	Outbuildings less than 100m2 or less than 10% of lot area, whichever greater			Not Applicable	
	Outbuildings less than 4.5m in height			Not Applicable	
	Outbuilding finishes, materials & colours compliment dwelling			Not Applicable	
	Outbuildings located behind building line and screened from view from street			Not Applicable	
	Detached garages on secondary frontages consistent with design themes of street			Not Applicable	
4.18 Stormwater					
4.18 (a)	Stormwater infrastructure designed in accordance with council engineering standards			Complies	
4.18 (b)	Onsite detention provided and captured in accordance with council policy			Complies	
4.18 (c)	Stormwater plans provided and in accordance with engineering standards and council			Complies	
4.18 (d)	Stormwater from dwellings to be properly managed			Complies	
4.19 Swimming Pools					
4.19 (a)	Pools and spas located in rear yard where possible and min of 900mm setback			Not Applicable	
4.19 (b)	Pools must not adversely affect existing stormwater system			Not Applicable	
4.19 (c)	Pools to be located away from mature trees with root structures			Not Applicable	
4.19 (d)	Pool sited and design in accordance with policy if located near water or sewer infrastructure			Not Applicable	
4.19 (e)	Pool pump & equipment to be sound insulated to keep noise under LEeq of 5dB			Not Applicable	
4.20 Essential Services					
4.20 (a)	Dwellings provided with adequate energy supply that meets BASIX requirements			Complies	
4.20 (a) i	Requirements, setbacks and easements of relevant service provider considered			Complies	
4.20 (b)	Underground energy and telecommunications should be provided where possible			Complies	
4.20 (c)	Dwellings provided with adequate water and sewer services			Complies	
4.20 (c) i	If available, dwellings to be connected to council's reticulated water and sewer service			Complies	
4.20 (c) ii	Lots that cannot connect to council sewer to have a lot area greater than 4000m2 and			Not Applicable	
4.20 (c) ii (i)	Wastewater disposal shown on plans with a min area of 200m2			Not Applicable	
4.20 (c) ii (ii)	Land capability assessment prepared by Geotechnical engineer provided with applicable			Not Applicable	

Clause	Control	Control Value	Actual Value	Complies	Justification / Notes
4.21 Bushfire Risk					
4.21 (a)	Bushfire risk assessment report submitted with application			Not Applicable	
4.21 (b)	Bushfire protection measures are placed within development site			Not Applicable	
4.21 (c)	Construction certificate applications assess by council. Schedule of compliance required			Not Applicable	
4.22 Frost Control Fans					
4.22 (a)	Residential development complies with council frost control fan policy			Not Applicable	
KEY DEVELOPMENT VALUES					
	Precinct	New Collina	Levels of Home	1	
			No. Bedrooms	4	
	VALUES FROM SITE PLAN		VALUES FROM FLOOR PLAN		
	Site Area	400	Conditioned floor area	143.97	
	Lot Width	13.00	Bathroom Area	8.18	
	Lot Depth	30.80	Laundry Area	5.80	
	PPOS Depth	5.60	Toilet Area	2.14	
	PPOS Width	3.00	Garage Area	33.79	
	Driveway Area	26.40	Portico	4.20	
	Building footprint area	198.09	Alfresco Area	0.00	
	Garden & Lawn Area	92.91	No. Garage/Carport sp	2	
	Areas excluded from landscape calcs	15.08	Carspaces	4	
	Front Setback	4.50	Height of dwelling	5.90	
	Left Side Setback	1.00	Max length of dwelling	20.00	
	Right Side Setback	1.00	Living & Dining Area	46.44	
	Garage Setback	5.50	Garage width	6.00	
	Width in Articulation Zone	13.00	Garage door width	4.80	
	Depth in Articulation Zone	1.50	Facade width	11.00	
	Rear setback-upper level	0			
	Front Fence included	No			
	Front Fence height (m)	0.00			
	Solid Fence height (m)	0.00			
	CALCULATED AREAS				
	Rear Setback	6.30	Total Home Area	198.08	



Project:

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Proposed Multiple Housing Development

Stage 5 Concept Plan, Default 4 Bedroom Home

DCP Compliance Table

A3472

CG-S5-2021

Designed By:

Issue Date:

Revision Number:


JZ Management Pty Ltd

Guisepppe Lanza

James Scremin

16-Mar-2021

A



DWELLING ADDRESS FOR PROJECT: Lot(s): 510, 511, 535 Marando Way, Clifton Gardens

RESIDENTIAL DEVELOPMENT CONTROL PLAN					
Clause	Control	Control Value	Actual Value	Complies	Justification / Notes
PRECINCT CONTROLS - PART 3. - PRECINCT NEW COLLINA					
	FSR (max)	50%	47%	Complies	
	Max height (m)	9	5.80	Complies	
	Parking (1; 1.5; 2)	2.3	4	Complies	
DWELLING CONTROLS - PART 4					
4.3 Streetscape Controls					
4.3 (a)	Dwellings on a corner block			Not Applicable	
4.3 (b)	Primary St facade features - first	Entry Feature/Porch		Complies	
	Primary St facade features - second	Archit. Element		Complies	
4.3 (c)	Consistent with adjoining scale and character			Complies	
4.3 (d)	Garage width of facade	50%	48%	Complies	
4.3 (e)	Window to habitable room on facade			Complies	
4.3 (f)	Landscaping enhances appearance			Complies	
4.3 (g)	Driveways preserve significant trees			Complies	
4.4 Building Design					
4.4 (a)	Design regards character statement of precinct			Complies	
4.4 (b)	Front walls shorter than 5m unless a change			Complies	
4.4 (c)	Side walls visible on street shorter than 10m without change			Complies	
4.4 (d)	Windows & Doors on facade are balanced			Complies	
4.4 (e)	Materials selected are consistent with locality			Complies	
4.4 (f)	Designed to consider daylight and overshadowing			Complies	
4.4 (g)	Floor height in accordance with policy			Complies	
4.4 (h)	Minimum internal floor areas	115	189.88	Complies	
4.4 (i)	Bedrooms greater than 10m2			Complies	
4.4 (j)	Combined living & dining rooms	28	61.76	Complies	
4.5 Sustainability					
4.5 (a)	BASIX Certificate provided			Complies	
4.5 (b) i	Oriented to optimise northern aspect			Complies	
4.5 (b) ii	Optimise daylight to habitable areas			Complies	
4.5 (b) iii	Supplement daylight via skylights			Complies	
4.5 (b) iv	Locate living & POS spaces to North or East			Complies	
4.5 (b) v	Use shading devices			Complies	
4.5 (b) vi	Facilitate natural cross ventilation			Complies	
4.6 Height					
4.6 (a)	Maximum height	9	5.80	Complies	
4.6 (b)	Height should suit streetscape and consider neighbours			Complies	
4.6 (c)	Two storey dwellings to show Reduced Levels			Not Applicable	
4.6 (d)	Tree planting to be consistent with scale of dwelling			Complies	
4.7 Solar access and energy efficiency					
4.7 (a)	Solar access of 3 hrs between 9am and 5pm on 22 June			Complies	
4.7 (b)	Orientated North/South or East/West axis			Complies	
4.7 (c)	Window shading for summer heat			Complies	
4.7 (d)	Outdoor clothes drying has access to winter sunlight			Complies	
4.7 (e)	Shadow diagrams for 2 storey buildings			Provided	Will be provided in actual home application

Stage 5 Concept Plan, Default 5 Bedroom Home

RESIDENTIAL DEVELOPMENT CONTROL PLAN					
Clause	Control	Control Value	Actual Value	Complies	Justification / Notes
4.8 Setbacks					
4.8.1 (a)	Front setback minimum	4.5	4.50	Complies	
4.8.1 (b)	Front setback average of neighbours			Complies	
4.8.1 (c)	Garage setback minimum	5.5	5.50	Complies	
4.8.1 (d)	Corner lot - Primary frontage	4.0	4.50	Not Applicable	
4.8.1 (e)	Corner lot - Secondary frontage	2.5		Not Applicable	
4.8.2 (a)	Articulation for Primary Street frontage	1.5	1.50	Complies	
	Articulation for Secondary Street frontage	0.75		Not Applicable	
4.8.2 (b)	Building Design element is external to primary liveable floor area			Complies	
4.8.2 (c)	Max size of articulation element to articulation zone	25%	11%	Complies	
4.8.2 (d)	Articulation element permitted behind building line			Complies	
4.8.3 (a)	Single storey side setback wall	0.9	1.00	Complies	
4.8.3 (b)	Two storey side setback wall	1.5		Not Applicable	
4.8.4 (a)	Ground Level rear setback - single level	3	9	Complies	
4.8.4 (b)	Ground Level rear setback - two storey	4	4.67	Not Applicable	
4.9 Visual and Accoustic Privacy					
4.9 (a)	Windows, decks not situated opposite primary room windows of adjoining dwel.w/o screening			Complies	
4.9 (b)	Habitable room windows of adjacent dwellings			Complies	
4.9 (c)	Noise generating areas - screened or located away from neighbours bedrooms			Complies	
4.9 (d)	Balconies on the first floor of side/rear, minimises overlooking			Not Applicable	
4.10 Private Open Space					
4.10 (a)	PPOS minimum width (m)	3	5.00	Complies	
	PPOS minimum area (m2)	15	15	Complies	
	50% of PPOS area access to sunlight on 22 June			Complies	
4.10 (b)	PPOS envelope provided where setback greater than 4m			Complies	
4.10 (c)	PPOS excludes driveways, turning areas, car spaces, etc			Complies	
4.11 Landscaped Area Controls					
4.11 (a)	Minimum landscaped area	100	122.30	Complies	
4.11 (b)	Landscaping include mature tree height greater than 5m			Complies	
4.11 (c)	Plant selections address DCP requirements			Complies	
4.12 Street Trees					
4.12 (a)	Road reserve trees planted in accordance with policy			Complies	
4.12 (b)	New dwelling to have trees every 10m on road reserve			Complies	
4.12 (c)	Trees to be advanced stock, min 75l container, on road reserve			Complies	
4.12 (d)	Trees to be established and maintained for 12 months			Complies	
4.12 (e)	Tree specie to be consistent with others in road reserve			Complies	
4.12 (f)	Street trees not to be planted in road reserve of R5 zoned lots			Not Applicable	
4.13 Vehicle Access and Parking					
4.13 (a)	Each dwelling to have 1 secure, undercover car space		2	Complies	
4.13 (b)	Parking meets precinct control	2.3	4	Complies	
4.13 (c)	Parking and driveway meets engineering standards			Complies	
4.13 (d)	Access achieves max no. turning movements			Complies	
4.13 (e)	Internal driveways are greater than 3.5m wide			Complies	
4.14 Site Facilities					
4.14 (a)	Waste & recycling bins locations			Complies	Located behind boundary, refer to notes
4.14 (b)	Clothes line location address security, convenience, adequately screened			Complies	Refer to Notes
4.14 (c)	Mail box is centrally located, close to primary street frontage and lockable			Complies	Refer to Notes



Project:

Project Address:  
Drawing Title:  
Drawing Number:  
Job Number:

Proposed Multiple Housing Development

Stage 5 Concept Plan, Default 5 Bedroom Home  
DCP Compliance Table  
A3571  
CG-S5-2021

Designed By:

Issue Date:  
Revision Number:

JZ Management Pty Ltd

Guiseppe Lanza  
James Scremin

16-Mar-2021  
A





Clause	Control	Control Value	Actual Value	Complies	Justification / Notes
4.15 Rainwater Tanks					
4.15 (a)	Tank constructed in accordance with council policy			Complies	Refer to Notes
4.15 (b)	Overflow from tank connected to stormwater system			Complies	Refer to Notes
4.15 (c)	Tanks not sited in areas visible from the street			Complies	Refer to Notes
4.15 (d)	Backflow prevention device fitted if tank connected to council reticulated water sup			Complies	Refer to Notes
4.15 (e)	Tanks to be fitted with gutter flush or first flush system			Complies	Refer to Notes
4.15 (f)	Tanks not to obstruct access on side boundary			Complies	Refer to Notes
4.16 Fencing					
4.16 (a)	Front fence generally not higher than 1.2m, 0.9 if a solid fence			Not Applicable	
4.16 (b)	If front fence is higher than 1.2m, does it meet controls		0.00	Not Applicable	
4.16 (c)	Side and rear fences meet controls			Complies	
4.17 Outbuildings & Garages					
4.17 (a)	General - outbuilding not to be used as a dwelling			Not Applicable	
	General - highly visible outbuildings to be designed to integrate with dwelling			Not Applicable	
4.17 (b)	Garages setback minimum of 5.5m from main frontage	5.5	5.50	Complies	
	Garage doors to be a maximum of 6m wide	6	4.80	Complies	
4.17 (c)	Carport material to be sympathetic to street & dwelling character			Not Applicable	
	Carport setback behind building line & not dominate the primary elevation			Not Applicable	
4.17 (d)	Outbuilding setback 900mm from boundaries			Not Applicable	
	Outbuildings less than 100m2 or less than 10% of lot area, whichever greater			Not Applicable	
	Outbuildings less than 4.5m in height			Not Applicable	
	Outbuilding finishes, materials & colours compliment dwelling			Not Applicable	
	Outbuildings located behind building line and screened from view from street			Not Applicable	
	Detached garages on secondary frontages consistent with design themes of street			Not Applicable	
4.18 Stormwater					
4.18 (a)	Stormwater infrastructure designed in accordance with council engineering standards			Complies	
4.18 (b)	Onsite detention provided and captured in accordance with council policy			Complies	
4.18 (c)	Stormwater plans provided and in accordance with engineering standards and council			Complies	
4.18 (d)	Stormwater from dwellings to be properly managed			Complies	
4.19 Swimming Pools					
4.19 (a)	Pools and spas located in rear yard where possible and min of 900mm setback			Not Applicable	
4.19 (b)	Pools must not adversely affect existing stormater system			Not Applicable	
4.19 (c)	Pools to be located away from mature trees with root structures			Not Applicable	
4.19 (d)	Pool sited and design in accounts with policy if located near water or sewer infrastruc			Not Applicable	
4.19 (e)	Pool pump & equipment to be sound insulated to keep noise under LEeq of 5dB			Not Applicable	
4.20 Essential Services					
4.20 (a)	Dwellings provided with adequate energy supply that meets BASIX requirements			Complies	
4.20 (a) i	Requirements, setbacks and easments of relavent service provider considered			Complies	
4.20 (b)	Underground energy and telecommunications should be provided where possible			Complies	
4.20 (c)	Dwellings provided with adequate water and sewer services			Complies	
4.20 (c) I	If available, dwellings to be connected to councils reticulated water and sewer service			Complies	
4.20 (c) II	Lots that cannot connect to council sewer to have a lot area greater than 4000m2 anc			Not Applicable	
4.20 (c) II (i)	Wastewater disposal shown on plans with a min area of 200m2			Not Applicable	
4.20 (c) II (ii)	Land capability assessment prepared by Geotechnical engineer provided with applica			Not Applicable	

Clause	Control	Control Value	Actual Value	Complies	Justification / Notes
4.21 Bushfire Risk					
4.21 (a)	Bushfire risk assessment report submitted with application			Not Applicable	
4.21 (b)	Bushfire protection measures are placed within development site			Not Applicable	
4.21 (c)	Construction certificate applications assess by council. Schedule of compliance required			Not Applicable	
4.22 Frost Control Fans					
4.22 (a)	Residential development complies with council frost control fan policy			Not Applicable	

KEY DEVELOPMENT VALUES			
Precinct	New Collina	Levels of Home	1
		No. Bedrooms	5
VALUES FROM SITE PLAN		VALUES FROM FLOOR PLAN	
Site Area	400	Conditioned floor area	173.76
Lot Width	13.00	Bathroom Area	8.18
Lot Depth	32.00	Laundry Area	5.80
PPOS Depth	3.00	Toilet Area	2.14
PPOS Width	5.00	Garage Area	33.79
Driveway Area	26.90	Portico	4.20
Building footprint area	227.90	Alfresco Area	12.60
Garden & Lawn Area	82.80	No. Garage/Carport space	2
Areas excluded from landscape calcs	22.90	Carspaces	4
Front Setback	4.50	Height of dwelling	5.80
Left Side Setback	1.00	Max length of dwelling	25.60
Right Side Setback	1.00	Living & Dining Area	61.76
Garage Setback	5.50	Garage width	5.30
Width in Articulation Zone	13.00	Garage door width	4.80
Depth in Articulation Zone	1.50	Facade width	11.00
Rear setback-upper level	0		
Front Fence included	No		
Front Fence height (m)	0.00		
Solid Fence height (m)	0.00		
CALCULATED AREAS			
Rear Setback	1.90	Total Home Area	240.47



Project:

Project Address:  
Drawing Title:  
Drawing Number:  
Job Number:

Proposed Multiple Housing Development

Stage 5 Concept Plan, Default 5 Bedroom Home  
DCP Compliance Table  
A3572  
CG-S5-2021

Designed By:

Issue Date:  
Revision Number:

JZ Management Pty Ltd  
Guiseppe Lanza  
James Scremin

16-Mar-2021  
A



DWELLING ADDRESS FOR PROJECT: Lot(s): 523, 537 Marando Way, Clifton Gardens

RESIDENTIAL DEVELOPMENT CONTROL PLAN					
Clause	Control	Control Value	Actual Value	Complies	Justification / Notes
PRECINCT CONTROLS - PART 3. - PRECINCT NEW COLLINA					
	FSR (max)	50%	47%	Complies	
	Max height (m)	9	7.19	Complies	
	Parking (1; 1.5; 2)	2.3	4	Complies	
DWELLING CONTROLS - PART 4					
4.3 Streetscape Controls					
4.3 (a)	Dwellings on a corner block			Not Applicable	
4.3 (b)	Primary St facade features - first	Entry Feature/Porch		Complies	
	Primary St facade features - second	Archit. Element		Complies	
4.3 (c)	Consistent with adjoining scale and character			Complies	
4.3 (d)	Garage width of facade	50%	50%	Complies	
4.3 (e)	Window to habitable room on facade			Complies	
4.3 (f)	Landscaping enhances appearance			Complies	
4.3 (g)	Driveways preserve significant trees			Complies	
4.4 Building Design					
4.4 (a)	Design regards character statement of precinct			Complies	
4.4 (b)	Front walls shorter than 5m unless a change			Complies	
4.4 (c)	Side walls visible on street shorter than 10m without change			Complies	
4.4 (d)	Windows & Doors on facade are balanced			Complies	
4.4 (e)	Materials selected are consistent with locality			Complies	
4.4 (f)	Designed to consider daylight and overshadowing			Complies	
4.4 (g)	Floor height in accordance with policy			Complies	
4.4 (h)	Minimum internal floor areas	115	186.28	Complies	
4.4 (i)	Bedrooms greater than 10m2			Complies	
4.4 (j)	Combined living & dining rooms	28	75.35	Complies	
4.5 Sustainability					
4.5 (a)	BASIX Certificate provided			Complies	
4.5 (b) i	Oriented to optimise northern aspect			Complies	
4.5 (b) ii	Optimise daylight to habitable areas			Complies	
4.5 (b) iii	Supplement daylight via skylights			Complies	
4.5 (b) iv	Locate living & POS spaces to North or East			Complies	
4.5 (b) v	Use shading devices			Complies	
4.5 (b) vi	Facilitate natural cross ventilation			Complies	
4.6 Height					
4.6 (a)	Maximum height	9	7.19	Complies	
4.6 (b)	Height should suit streetscape and consider neighbours			Complies	
4.6 (c)	Two storey dwellings to show Reduced Levels			Complies	
4.6 (d)	Tree planting to be consistent with scale of dwelling			Complies	
4.7 Solar access and energy efficiency					
4.7 (a)	Solar access of 3 hrs between 9am and 5pm on 22 June			Complies	
4.7 (b)	Orientated North/South or East/West axis			Complies	
4.7 (c)	Window shading for summer heat			Complies	
4.7 (d)	Outdoor clothes drying has access to winter sunlight			Complies	
4.7 (e)	Shadow diagrams for 2 storey buildings			Provided	Will be provided in actual home application

Stage 5 Concept Plan, Narrow 2 Level 4 Bedroom Home

RESIDENTIAL DEVELOPMENT CONTROL PLAN					
Clause	Control	Control Value	Actual Value	Complies	Justification / Notes
4.8 Setbacks					
4.8.1 (a)	Front setback minimum	4.5	7.20	Complies	
4.8.1 (b)	Front setback average of neighbours			Complies	
4.8.1 (c)	Garage setback minimum	5.5	5.50	Complies	
4.8.1 (d)	Corner lot - Primary frontage	4.0	7.20	Not Applicable	
4.8.1 (e)	Corner lot - Secondary frontage	2.5		Not Applicable	
4.8.2 (a)	Articulation for Primary Street frontage	1.5	1.50	Complies	
	Articulation for Secondary Street frontage	0.75		Not Applicable	
4.8.2 (b)	Building Design element is external to primary liveable floor area			Complies	
4.8.2 (c)	Max size of articulation element to articulation zone	25%	14%	Complies	
4.8.2 (d)	Articulation element permitted behind building line			Complies	
4.8.3 (a)	Single storey side setback wall	0.9	1.50	Complies	
4.8.3 (b)	Two storey side setback wall	1.5	1.50	Complies	
4.8.4 (a)	Ground Level rear setback - single level	3	9	Complies	
4.8.4 (b)	Ground Level rear setback - two storey	4	4.95	Complies	
4.9 Visual and Accoustic Privacy					
4.9 (a)	Windows, decks not situated opposite primary room windows of adjoining dwel.w/o screening			Complies	
4.9 (b)	Habitable room windows of adjacent dwellings			Complies	
4.9 (c)	Noise generating areas - screened or located away from neighbours bedrooms			Complies	
4.9 (d)	Balconies on the first floor of side/rear, minimises overlooking			Not Applicable	
4.10 Private Open Space					
4.10 (a)	PPOS minimum width (m)	3	5.00	Complies	
	PPOS minimum area (m2)	15	15	Complies	
	50% of PPOS area access to sunlight on 22 June			Complies	
4.10 (b)	PPOS envelope provided where setback greater than 4m			Complies	
4.10 (c)	PPOS excludes driveways, turning areas, car spaces, etc			Complies	
4.11 Landscaped Area Controls					
4.11 (a)	Minimum landscaped area	100	220.79	Complies	
4.11 (b)	Landscaping include mature tree height greater than 5m			Complies	
4.11 (c)	Plant selections address DCP requirements			Complies	
4.12 Street Trees					
4.12 (a)	Road reserve trees planted in accordance with policy			Complies	
4.12 (b)	New dwelling to have trees every 10m on road reserve			Complies	
4.12 (c)	Trees to be advanced stock, min 75l container, on road reserve			Complies	
4.12 (d)	Trees to be established and maintained for 12 months			Complies	
4.12 (e)	Tree specie to be consistent with others in road reserve			Complies	
4.12 (f)	Street trees not to be planted in road reserve of R5 zoned lots			Not Applicable	
4.13 Vehicle Access and Parking					
4.13 (a)	Each dwelling to have 1 secure, undercover car space		2	Complies	
4.13 (b)	Parking meets precinct control	2.3	4	Complies	
4.13 (c)	Parking and driveway meets engineering standards			Complies	
4.13 (d)	Access achieves max no. turning movements			Complies	
4.13 (e)	Internal driveways are greater than 3.5m wide			Complies	
4.14 Site Facilities					
4.14 (a)	Waste & recycling bins locations			Complies	Located behind boundary, refer to notes
4.14 (b)	Clothes line location address security, convenience, adequately screened			Complies	Refer to Notes
4.14 (c)	Mail box is centrally located, close to primary street frontage and lockable			Complies	Refer to Notes



Project:

Project Address:  
Drawing Title:  
Drawing Number:  
Job Number:

Proposed Multiple Housing Development

Stage 5 Concept Plan, Narrow 2 Level 4 Bedroom Home  
DCP Compliance Table  
A3771  
CG-S5-2021

Designed By:

Issue Date:  
Revision Number:

JZ Management Pty Ltd

Guiseppe Lanza  
James Scremin

16-Mar-2021  
A



Clause	Control	Control Value	Actual Value	Complies	Justification / Notes
4.15 Rainwater Tanks					
4.15 (a)	Tank constructed in accordance with council policy			Complies	Refer to Notes
4.15 (b)	Overflow from tank connected to stormwater system			Complies	Refer to Notes
4.15 (c)	Tanks not sited in areas visible from the street			Complies	Refer to Notes
4.15 (d)	Backflow prevention device fitted if tank connected to council reticulated water sup			Complies	Refer to Notes
4.15 (e)	Tanks to be fitted with gutter flush or first flush system			Complies	Refer to Notes
4.15 (f)	Tanks not to obstruct access on side boundary			Complies	Refer to Notes
4.16 Fencing					
4.16 (a)	Front fence generally not higher than 1.2m, 0.9 if a solid fence			Not Applicable	
4.16 (b)	If front fence is higher than 1.2m, does it meet controls		0.00	Not Applicable	
4.16 (c)	Side and rear fences meet controls			Complies	
4.17 Outbuildings & Garages					
4.17 (a)	General - outbuilding not to be used as a dwelling			Not Applicable	
	General - highly visible outbuildings to be designed to integrate with dwelling			Not Applicable	
4.17 (b)	Garages setback minimum of 5.5m from main frontage	5.5	5.50	Complies	
	Garage doors to be a maximum of 6m wide	6	4.80	Complies	
4.17 (c)	Carport material to be sympathetic to street & dwelling character			Not Applicable	
	Carport setback behind building line & not dominate the primary elevation			Not Applicable	
4.17 (d)	Outbuilding setback 900mm from boundaries			Not Applicable	
	Outbuildings less than 100m2 or less than 10% of lot area, whichever greater			Not Applicable	
	Outbuildings less than 4.5m in height			Not Applicable	
	Outbuilding finishes, materials & colours compliment dwelling			Not Applicable	
	Outbuildings located behind building line and screened from view from street			Not Applicable	
	Detached garages on secondary frontages consistent with design themes of street			Not Applicable	
4.18 Stormwater					
4.18 (a)	Stormwater infrastructure designed in accordance with council engineering standards			Complies	
4.18 (b)	Onsite detention provided and captured in accordance with council policy			Complies	
4.18 (c)	Stormwater plans provided and in accordance with engineering standards and council			Complies	
4.18 (d)	Stormwater from dwellings to be properly managed			Complies	
4.19 Swimming Pools					
4.19 (a)	Pools and spas located in rear yard where possible and min of 900mm setback			Not Applicable	
4.19 (b)	Pools must not adversely affect existing stormater system			Not Applicable	
4.19 (c)	Pools to be located away from mature trees with root structures			Not Applicable	
4.19 (d)	Pool sited and design in accounts with policy if located near water or sewer infrastruc			Not Applicable	
4.19 (e)	Pool pump & equipment to be sound insulated to keep noise under LEeq of 5dB			Not Applicable	
4.20 Essential Services					
4.20 (a)	Dwellings provided with adequate energy supply that meets BASIX requirements			Complies	
4.20 (a) i	Requirements, setbacks and easments of relavent service provider considered			Complies	
4.20 (b)	Underground energy and telecommunications should be provided where possible			Complies	
4.20 (c)	Dwellings provided with adequate water and sewer services			Complies	
4.20 (c) I	If available, dwellings to be connected to councils reticulated water and sewer service			Complies	
4.20 (c) II	Lots that cannot connect to council sewer to have a lot area greater than 4000m2 anc			Not Applicable	
4.20 (c) II (i)	Wastewater disposal shown on plans with a min area of 200m2			Not Applicable	
4.20 (c) II (ii)	Land capability assessment prepared by Geotechnical engineer provided with applica			Not Applicable	

Clause	Control	Control Value	Actual Value	Complies	Justification / Notes
4.21 Bushfire Risk					
4.21 (a)	Bushfire risk assessment report submitted with application			Not Applicable	
4.21 (b)	Bushfire protection measures are placed within development site			Not Applicable	
4.21 (c)	Construction certificate applications assess by council. Schedule of compliance required			Not Applicable	
4.22 Frost Control Fans					
4.22 (a)	Residential development complies with council frost control fan policy			Not Applicable	

KEY DEVELOPMENT VALUES			
Precinct	New Collina	Levels of Home	2
		No. Bedrooms	4
VALUES FROM SITE PLAN		VALUES FROM FLOOR PLAN	
Site Area	400	Conditioned floor area	165.78
Lot Width	14.30	Bathroom Area	6.34
Lot Depth	28.00	Laundry Area	9.39
PPOS Depth	3.00	Toilet Area	4.77
PPOS Width	5.00	Garage Area	36.67
Driveway Area	26.40	Portico	6.07
Building footprint area	133.45	Alfresco Area	17.21
Garden & Lawn Area	197.55	No. Garage/Carport space	2
Areas excluded from landscape calcs	19.36	Carspaces	4
Front Setback	7.20	Height of dwelling	7.19
Left Side Setback	1.50	Max length of dwelling	12.05
Right Side Setback	1.50	Living & Dining Area	75.35
Garage Setback	5.50	Garage width	5.62
Width in Articulation Zone	14.30	Garage door width	4.80
Depth in Articulation Zone	1.50	Facade width	11.30
Rear setback-upper level	1.5		
Front Fence included	No		
Front Fence height (m)	0.00		
Solid Fence height (m)	0.00		
CALCULATED AREAS			
Rear Setback	8.75	Total Home Area	246.23



Project:

Project Address:  
Drawing Title:  
Drawing Number:  
Job Number:

Proposed Multiple Housing Development

Stage 5 Concept Plan, Narrow 2 Level 4 Bedroom Home  
DCP Compliance Table  
A3772  
CG-S5-2021

Designed By:

Issue Date:  
Revision Number:

JZ Management Pty Ltd  
Guiseppe Lanza  
James Scremin

16-Mar-2021  
A





DWELLING ADDRESS FOR PROJECT:

Lot(s): 514 Marando Way, Clifton Gardens

RESIDENTIAL DEVELOPMENT CONTROL PLAN					
Clause	Control	Control Value	Actual Value	Complies	Justification / Notes
PRECINCT CONTROLS - PART 3. - PRECINCT NEW COLLINA					
	FSR (max)	50%	32%	Complies	
	Max height (m)	9	4.60	Complies	
	Parking (1; 1.5; 2)	2.2	4	Complies	
DWELLING CONTROLS - PART 4					
4.3 Streetscape Controls					
4.3 (a)	Dwellings on a corner block			Not Applicable	
4.3 (b)	Primary St facade features - first	Entry Feature/Porch		Complies	
	Primary St facade features - second	Archit. Element		Complies	
4.3 (c)	Consistent with adjoining scale and character			Complies	
4.3 (d)	Garage width of facade	50%	67%	Concession Sort	Want to provide double garage on narrow lot
4.3 (e)	Window to habitable room on facade			Complies	
4.3 (f)	Landscaping enhances appearance			Complies	
4.3 (g)	Driveways preserve significant trees			Complies	
4.4 Building Design					
4.4 (a)	Design regards character statement of precinct			Complies	
4.4 (b)	Front walls shorter than 5m unless a change			Complies	
4.4 (c)	Side walls visible on street shorter than 10m without change			Complies	
4.4 (d)	Windows & Doors on facade are balanced			Complies	
4.4 (e)	Materials selected are consistent with locality			Complies	
4.4 (f)	Designed to consider daylight and overshadowing			Complies	
4.4 (g)	Floor height in accordance with policy			Complies	
4.4 (h)	Minimum internal floor areas	115	129.30	Complies	
4.4 (i)	Bedrooms greater than 10m2			Complies	
4.4 (j)	Combined living & dining rooms	28	34.15	Complies	
4.5 Sustainability					
4.5 (a)	BASIX Certificate provided			Complies	
4.5 (b) i	Oriented to optimise northern aspect			Complies	
4.5 (b) ii	Optimise daylight to habitable areas			Complies	
4.5 (b) iii	Supplement daylight via skylights			Complies	
4.5 (b) iv	Locate living & POS spaces to North or East			Complies	
4.5 (b) v	Use shading devices			Complies	
4.5 (b) vi	Facilitate natural cross ventilation			Complies	
4.6 Height					
4.6 (a)	Maximum height	9	4.60	Complies	
4.6 (b)	Height should suit streetscape and consider neighbours			Complies	
4.6 (c)	Two storey dwellings to show Reduced Levels			Not Applicable	
4.6 (d)	Tree planting to be consistent with scale of dwelling			Complies	
4.7 Solar access and energy efficiency					
4.7 (a)	Solar access of 3 hrs between 9am and 5pm on 22 June			Complies	
4.7 (b)	Orientated North/South or East/West axis			Complies	
4.7 (c)	Window shading for summer heat			Complies	
4.7 (d)	Outdoor clothes drying has access to winter sunlight			Complies	
4.7 (e)	Shadow diagrams for 2 storey buildings			Not Applicable	

Stage 5 Concept Plan, Narrow 3 Bedroom Home

RESIDENTIAL DEVELOPMENT CONTROL PLAN					
Clause	Control	Control Value	Actual Value	Complies	Justification / Notes
4.8 Setbacks					
4.8.1 (a)	Front setback minimum	4.5	5.50	Complies	
4.8.1 (b)	Front setback average of neighbours			Complies	
4.8.1 (c)	Garage setback minimum	5.5	5.50	Complies	
4.8.1 (d)	Corner lot - Primary frontage	4.0	5.50	Not Applicable	
4.8.1 (e)	Corner lot - Secondary frontage	2.5		Not Applicable	
4.8.2 (a)	Articulation for Primary Street frontage	1.5	1.50	Complies	
	Articulation for Secondary Street frontage	0.75		Not Applicable	
4.8.2 (b)	Building Design element is external to primary liveable floor area			Complies	
4.8.2 (c)	Max size of articulation element to articulation zone	25%	23%	Complies	
4.8.2 (d)	Articulation element permitted behind building line			Complies	
4.8.3 (a)	Single storey side setback wall	0.9	1.00	Complies	
4.8.3 (b)	Two storey side setback wall	1.5		Not Applicable	
4.8.4 (a)	Ground Level rear setback - single level	3	9	Complies	
4.8.4 (b)	Ground Level rear setback - two storey	4	0	Not Applicable	
4.9 Visual and Accoustic Privacy					
4.9 (a)	Windows, decks not situated opposite primary room windows of adjoining dwel.w/o screening			Complies	
4.9 (b)	Habitable room windows of adjacent dwellings			Complies	
4.9 (c)	Noise generating areas - screened or located away from neighbours bedrooms			Complies	
4.9 (d)	Balconies on the first floor of side/rear, minimises overlooking			Not Applicable	
4.10 Private Open Space					
4.10 (a)	PPOS minimum width (m)	3	4.91	Complies	
	PPOS minimum area (m2)	15	19.149	Complies	
	50% of PPOS area access to sunlight on 22 June			Complies	
4.10 (b)	PPOS envelope provided where setback greater than 4m			Complies	
4.10 (c)	PPOS excludes driveways, turning areas, car spaces, etc			Complies	
4.11 Landscaped Area Controls					
4.11 (a)	Minimum landscaped area	100	129.00	Complies	
4.11 (b)	Landscaping include mature tree height greater than 5m			Complies	
4.11 (c)	Plant selections address DCP requirements			Complies	
4.12 Street Trees					
4.12 (a)	Road reserve trees planted in accordance with policy			Complies	
4.12 (b)	New dwelling to have trees every 10m on road reserve			Complies	
4.12 (c)	Trees to be advanced stock, min 75l container, on road reserve			Complies	
4.12 (d)	Trees to be established and maintained for 12 months			Complies	
4.12 (e)	Tree specie to be consistent with others in road reserve			Complies	
4.12 (f)	Street trees not to be planted in road reserve of R5 zoned lots			Not Applicable	
4.13 Vehicle Access and Parking					
4.13 (a)	Each dwelling to have 1 secure, undercover car space		2	Complies	
4.13 (b)	Parking meets precinct control	2.2	4	Complies	
4.13 (c)	Parking and driveway meets engineering standards			Complies	
4.13 (d)	Access achieves max no. turning movements			Complies	
4.13 (e)	Internal driveways are greater than 3.5m wide			Complies	
4.14 Site Facilities					
4.14 (a)	Waste & recycling bins locations			Complies	Located behind boundary, refer to notes
4.14 (b)	Clothes line location address security, convenience, adequately screened			Complies	Refer to Notes
4.14 (c)	Mail box is centrally located, close to primary street frontage and lockable			Complies	Refer to Notes



Project:

Project Address:

Drawing Title:

Drawing Number:

Job Number:

Proposed Multiple Housing Development

Stage 5 Concept Plan, Narrow 3 Bedroom Home  
DCP Compliance Table

A1471

CG-S5-2021

Designed By:

Issue Date:

Revision Number:

JZ Management Pty Ltd

Guiseppe Lanza

James Scremin


16-Mar-2021

A



Clause	Control	Control Value	Actual Value	Complies	Justification / Notes
4.15 Rainwater Tanks					
4.15 (a)	Tank constructed in accordance with council policy			Complies	Refer to Notes
4.15 (b)	Overflow from tank connected to stormwater system			Complies	Refer to Notes
4.15 (c)	Tanks not sited in areas visible from the street			Complies	Refer to Notes
4.15 (d)	Backflow prevention device fitted if tank connected to council reticulated water sup			Complies	Refer to Notes
4.15 (e)	Tanks to be fitted with gutter flush or first flush system			Complies	Refer to Notes
4.15 (f)	Tanks not to obstruct access on side boundary			Complies	Refer to Notes
4.16 Fencing					
4.16 (a)	Front fence generally not higher than 1.2m, 0.9 if a solid fence			Not Applicable	
4.16 (b)	If front fence is higher than 1.2m, does it meet controls		0.00	Not Applicable	
4.16 (c)	Side and rear fences meet controls			Complies	
4.17 Outbuildings & Garages					
4.17 (a)	General - outbuilding not to be used as a dwelling			Not Applicable	
	General - highly visible outbuildings to be designed to integrate with dwelling			Not Applicable	
4.17 (b)	Garages setback minimum of 5.5m from main frontage	5.5	5.50	Complies	
	Garage doors to be a maximum of 6m wide	6	4.80	Complies	
4.17 (c)	Carport material to be sympathetic to street & dwelling character			Not Applicable	
	Carport setback behind building line & not dominate the primary elevation			Not Applicable	
4.17 (d)	Outbuilding setback 900mm from boundaries			Not Applicable	
	Outbuildings less than 100m2 or less than 10% of lot area, whichever greater			Not Applicable	
	Outbuildings less than 4.5m in height			Not Applicable	
	Outbuilding finishes, materials & colours compliment dwelling			Not Applicable	
	Outbuildings located behind building line and screened from view from street			Not Applicable	
	Detached garages on secondary frontages consistent with design themes of street			Not Applicable	
4.18 Stormwater					
4.18 (a)	Stormwater infrastructure designed in accordance with council engineering standards			Complies	
4.18 (b)	Onsite detention provided and captured in accordance with council policy			Complies	
4.18 (c)	Stormwater plans provided and in accordance with engineering standards and council			Complies	
4.18 (d)	Stormwater from dwellings to be properly managed			Complies	
4.19 Swimming Pools					
4.19 (a)	Pools and spas located in rear yard where possible and min of 900mm setback			Not Applicable	
4.19 (b)	Pools must not adversely affect existing stormwater system			Not Applicable	
4.19 (c)	Pools to be located away from mature trees with root structures			Not Applicable	
4.19 (d)	Pool sited and design in accordance with policy if located near water or sewer infrastructure			Not Applicable	
4.19 (e)	Pool pump & equipment to be sound insulated to keep noise under LEeq of 5dB			Not Applicable	
4.20 Essential Services					
4.20 (a)	Dwellings provided with adequate energy supply that meets BASIX requirements			Complies	
4.20 (a) i	Requirements, setbacks and easements of relevant service provider considered			Complies	
4.20 (b)	Underground energy and telecommunications should be provided where possible			Complies	
4.20 (c)	Dwellings provided with adequate water and sewer services			Complies	
4.20 (c) i	If available, dwellings to be connected to council's reticulated water and sewer service			Complies	
4.20 (c) ii	Lots that cannot connect to council sewer to have a lot area greater than 4000m2 and			Not Applicable	
4.20 (c) ii (i)	Wastewater disposal shown on plans with a min area of 200m2			Not Applicable	
4.20 (c) ii (ii)	Land capability assessment prepared by Geotechnical engineer provided with applicable			Not Applicable	

Clause	Control	Control Value	Actual Value	Complies	Justification / Notes
4.21 Bushfire Risk					
4.21 (a)	Bushfire risk assessment report submitted with application			Not Applicable	
4.21 (b)	Bushfire protection measures are placed within development site			Not Applicable	
4.21 (c)	Construction certificate applications assess by council. Schedule of compliance required			Not Applicable	
4.22 Frost Control Fans					
4.22 (a)	Residential development complies with council frost control fan policy			Not Applicable	
KEY DEVELOPMENT VALUES					
	Precinct	New Collina	Levels of Home	1	
			No. Bedrooms	3	
	VALUES FROM SITE PLAN		VALUES FROM FLOOR PLAN		
	Site Area	400	Conditioned floor area	114.90	
	Lot Width	11.50	Bathroom Area	6.32	
	Lot Depth	36.30	Laundry Area	5.84	
	PPOS Depth	4.91	Toilet Area	2.24	
	PPOS Width	3.90	Garage Area	38.50	
	Driveway Area	26.40	Portico	3.90	
	Building footprint area	171.70	Alfresco Area	11.70	
	Garden & Lawn Area	129.00	No. Garage/Carport sp	2	
	Areas excluded from landscape calcs	10.21	Carspaces	4	
	Front Setback	5.50	Height of dwelling	4.60	
	Left Side Setback	1.00	Max length of dwelling	21.50	
	Right Side Setback	1.00	Living & Dining Area	34.15	
	Garage Setback	5.50	Garage width	6.20	
	Width in Articulation Zone	11.50	Garage door width	4.80	
	Depth in Articulation Zone	1.50	Facade width	9.20	
	Rear setback-upper level	0			
	Front Fence included	No			
	Front Fence height (m)	0.00			
	Solid Fence height (m)	0.00			
	CALCULATED AREAS				
	Rear Setback	9.30	Total Home Area	183.40	



Project:

Project Address:

Drawing Title:

Drawing Number:

Job Number:

Proposed Multiple Housing Development

Stage 5 Concept Plan, Narrow 3 Bedroom Home

DCP Compliance Table

A1472

CG-S5-2021

Designed By:

Issue Date:

Revision Number:


JZ Management Pty Ltd

Guiseppa Lanza

James Scremin

16-Mar-2021

A



DWELLING ADDRESS FOR PROJECT:

Lot(s): 515 Marando Way, Clifton Gardens

RESIDENTIAL DEVELOPMENT CONTROL PLAN					
Clause	Control	Control Value	Actual Value	Complies	Justification / Notes
PRECINCT CONTROLS - PART 3. - PRECINCT NEW COLLINA					
	FSR (max)	50%	35%	Complies	
	Max height (m)	9	4.50	Complies	
	Parking (1; 1.5; 2)	2.3	4	Complies	
DWELLING CONTROLS - PART 4					
4.3 Streetscape Controls					
4.3 (a)	Dwellings on a corner block			Not Applicable	
4.3 (b)	Primary St facade features - first	Entry Feature/Porch		Complies	
	Primary St facade features - second	Archit. Element		Complies	
4.3 (c)	Consistent with adjoining scale and character			Complies	
4.3 (d)	Garage width of facade	50%	61%	Concession Sort	Want to provide double garage on narrower lot
4.3 (e)	Window to habitable room on facade			Complies	
4.3 (f)	Landscaping enhances appearance			Complies	
4.3 (g)	Driveways preserve significant trees			Complies	
4.4 Building Design					
4.4 (a)	Design regards character statement of precinct			Complies	
4.4 (b)	Front walls shorter than 5m unless a change			Complies	
4.4 (c)	Side walls visible on street shorter than 10m without change			Complies	
4.4 (d)	Windows & Doors on facade are balanced			Complies	
4.4 (e)	Materials selected are consistent with locality			Complies	
4.4 (f)	Designed to consider daylight and overshadowing			Complies	
4.4 (g)	Floor height in accordance with policy			Complies	
4.4 (h)	Minimum internal floor areas	115	141.67	Complies	
4.4 (i)	Bedrooms greater than 10m2			Complies	
4.4 (j)	Combined living & dining rooms	28	33.72	Complies	
4.5 Sustainability					
4.5 (a)	BASIX Certificate provided			Complies	
4.5 (b) i	Oriented to optimise northern aspect			Complies	
4.5 (b) ii	Optimise daylight to habitable areas			Complies	
4.5 (b) iii	Supplement daylight via skylights			Complies	
4.5 (b) iv	Locate living & POS spaces to North or East			Complies	
4.5 (b) v	Use shading devices			Complies	
4.5 (b) vi	Facilitate natural cross ventilation			Complies	
4.6 Height					
4.6 (a)	Maximum height	9	4.50	Complies	
4.6 (b)	Height should suit streetscape and consider neighbours			Complies	
4.6 (c)	Two storey dwellings to show Reduced Levels			Not Applicable	
4.6 (d)	Tree planting to be consistent with scale of dwelling			Complies	
4.7 Solar access and energy efficiency					
4.7 (a)	Solar access of 3 hrs between 9am and 5pm on 22 June			Complies	
4.7 (b)	Orientated North/South or East/West axis			Complies	
4.7 (c)	Window shading for summer heat			Complies	
4.7 (d)	Outdoor clothes drying has access to winter sunlight			Complies	
4.7 (e)	Shadow diagrams for 2 storey buildings			Not Applicable	

Stage 5 Concept Plan, Narrow 4 Bedroom Home

RESIDENTIAL DEVELOPMENT CONTROL PLAN					
Clause	Control	Control Value	Actual Value	Complies	Justification / Notes
4.8 Setbacks					
4.8.1 (a)	Front setback minimum	4.5	11.50	Complies	
4.8.1 (b)	Front setback average of neighbours			Complies	
4.8.1 (c)	Garage setback minimum	5.5	5.50	Complies	
4.8.1 (d)	Corner lot - Primary frontage	4.0	11.50	Not Applicable	
4.8.1 (e)	Corner lot - Secondary frontage	2.5		Not Applicable	
4.8.2 (a)	Articulation for Primary Street frontage	1.5	1.50	Complies	
	Articulation for Secondary Street frontage	0.75		Not Applicable	
4.8.2 (b)	Building Design element is external to primary liveable floor area			Complies	
4.8.2 (c)	Max size of articulation element to articulation zone	25%	22%	Complies	
4.8.2 (d)	Articulation element permitted behind building line			Complies	
4.8.3 (a)	Single storey side setback wall	0.9	0.95	Complies	
4.8.3 (b)	Two storey side setback wall	1.5		Not Applicable	
4.8.4 (a)	Ground Level rear setback - single level	3	9	Complies	
4.8.4 (b)	Ground Level rear setback - two storey	4	0	Not Applicable	
4.9 Visual and Accoustic Privacy					
4.9 (a)	Windows, decks not situated opposite primary room windows of adjoining dwel.w/o screening			Complies	
4.9 (b)	Habitable room windows of adjacent dwellings			Complies	
4.9 (c)	Noise generating areas - screened or located away from neighbours bedrooms			Complies	
4.9 (d)	Balconies on the first floor of side/rear, minimises overlooking			Not Applicable	
4.10 Private Open Space					
4.10 (a)	PPOS minimum width (m)	3	5.00	Complies	
	PPOS minimum area (m2)	15	15.35	Complies	
	50% of PPOS area access to sunlight on 22 June			Complies	
4.10 (b)	PPOS envelope provided where setback greater than 4m			Complies	
4.10 (c)	PPOS excludes driveways, turning areas, car spaces, etc			Complies	
4.11 Landscaped Area Controls					
4.11 (a)	Minimum landscaped area	100	169.85	Complies	
4.11 (b)	Landscaping include mature tree height greater than 5m			Complies	
4.11 (c)	Plant selections address DCP requirements			Complies	
4.12 Street Trees					
4.12 (a)	Road reserve trees planted in accordance with policy			Complies	
4.12 (b)	New dwelling to have trees every 10m on road reserve			Complies	
4.12 (c)	Trees to be advanced stock, min 75l container, on road reserve			Complies	
4.12 (d)	Trees to be established and maintained for 12 months			Complies	
4.12 (e)	Tree specie to be consistent with others in road reserve			Complies	
4.12 (f)	Street trees not to be planted in road reserve of R5 zoned lots			Not Applicable	
4.13 Vehicle Access and Parking					
4.13 (a)	Each dwelling to have 1 secure, undercover car space		2	Complies	
4.13 (b)	Parking meets precinct control	2.3	4	Complies	
4.13 (c)	Parking and driveway meets engineering standards			Complies	
4.13 (d)	Access achieves max no. turning movements			Complies	
4.13 (e)	Internal driveways are greater than 3.5m wide			Complies	
4.14 Site Facilities					
4.14 (a)	Waste & recycling bins locations			Complies	Located behind boundary, refer to notes
4.14 (b)	Clothes line location address security, convenience, adequately screened			Complies	Refer to Notes
4.14 (c)	Mail box is centrally located, close to primary street frontage and lockable			Complies	Refer to Notes



Project:

Project Address:

Drawing Title:

Drawing Number:

Job Number:

Proposed Multiple Housing Development

Stage 5 Concept Plan, Narrow 4 Bedroom Home  
DCP Compliance Table

A1571

CG-S5-2021

Designed By:

Issue Date:

Revision Number:

JZ Management Pty Ltd

Guiseppe Lanza

James Scremin

16-Mar-2021

A



Clause	Control	Control Value	Actual Value	Complies	Justification / Notes
4.15 Rainwater Tanks					
4.15 (a)	Tank constructed in accordance with council policy			Complies	Refer to Notes
4.15 (b)	Overflow from tank connected to stormwater system			Complies	Refer to Notes
4.15 (c)	Tanks not sited in areas visible from the street			Complies	Refer to Notes
4.15 (d)	Backflow prevention device fitted if tank connected to council reticulated water sup			Complies	Refer to Notes
4.15 (e)	Tanks to be fitted with gutter flush or first flush system			Complies	Refer to Notes
4.15 (f)	Tanks not to obstruct access on side boundary			Complies	Refer to Notes
4.16 Fencing					
4.16 (a)	Front fence generally not higher than 1.2m, 0.9 if a solid fence			Not Applicable	
4.16 (b)	If front fence is higher than 1.2m, does it meet controls		0.00	Not Applicable	
4.16 (c)	Side and rear fences meet controls			Complies	
4.17 Outbuildings & Garages					
4.17 (a)	General - outbuilding not to be used as a dwelling			Not Applicable	
	General - highly visible outbuildings to be designed to integrate with dwelling			Not Applicable	
4.17 (b)	Garages setback minimum of 5.5m from main frontage	5.5	5.50	Complies	
	Garage doors to be a maximum of 6m wide	6	4.80	Complies	
4.17 (c)	Carport material to be sympathetic to street & dwelling character			Not Applicable	
	Carport setback behind building line & not dominate the primary elevation			Not Applicable	
4.17 (d)	Outbuilding setback 900mm from boundaries			Not Applicable	
	Outbuildings less than 100m2 or less than 10% of lot area, whichever greater			Not Applicable	
	Outbuildings less than 4.5m in height			Not Applicable	
	Outbuilding finishes, materials & colours compliment dwelling			Not Applicable	
	Outbuildings located behind building line and screened from view from street			Not Applicable	
	Detached garages on secondary frontages consistent with design themes of street			Not Applicable	
4.18 Stormwater					
4.18 (a)	Stormwater infrastructure designed in accordance with council engineering standards			Complies	
4.18 (b)	Onsite detention provided and captured in accordance with council policy			Complies	
4.18 (c)	Stormwater plans provided and in accordance with engineering standards and council			Complies	
4.18 (d)	Stormwater from dwellings to be properly managed			Complies	
4.19 Swimming Pools					
4.19 (a)	Pools and spas located in rear yard where possible and min of 900mm setback			Not Applicable	
4.19 (b)	Pools must not adversely affect existing stormater system			Not Applicable	
4.19 (c)	Pools to be located away from mature trees with root structures			Not Applicable	
4.19 (d)	Pool sited and design in accounts with policy if located near water or sewer infrastruc			Not Applicable	
4.19 (e)	Pool pump & equipment to be sound insulated to keep noise under LEeq of 5dB			Not Applicable	
4.20 Essential Services					
4.20 (a)	Dwellings provided with adequate energy supply that meets BASIX requirements			Complies	
4.20 (a) i	Requirements, setbacks and easments of relavent service provider considered			Complies	
4.20 (b)	Underground energy and telecommunications should be provided where possible			Complies	
4.20 (c)	Dwellings provided with adequate water and sewer services			Complies	
4.20 (c) I	If available, dwellings to be connected to councils reticulated water and sewer service			Complies	
4.20 (c) II	Lots that cannot connect to council sewer to have a lot area greater than 4000m2 anc			Not Applicable	
4.20 (c) II (i)	Wastewater disposal shown on plans with a min area of 200m2			Not Applicable	
4.20 (c) II (ii)	Land capability assessment prepared by Geotechnical engineer provided with applica			Not Applicable	

Clause	Control	Control Value	Actual Value	Complies	Justification / Notes
4.21 Bushfire Risk					
4.21 (a)	Bushfire risk assessment report submitted with application			Not Applicable	
4.21 (b)	Bushfire protection measures are placed within development site			Not Applicable	
4.21 (c)	Construction certificate applications assess by council. Schedule of compliance required			Not Applicable	
4.22 Frost Control Fans					
4.22 (a)	Residential development complies with council frost control fan policy			Not Applicable	

KEY DEVELOPMENT VALUES			
Precinct	New Collina	Levels of Home	1
		No. Bedrooms	4
VALUES FROM SITE PLAN		VALUES FROM FLOOR PLAN	
Site Area	400	Conditioned floor area	125.20
Lot Width	12.00	Bathroom Area	8.18
Lot Depth	33.30	Laundry Area	6.05
PPOS Depth	5.00	Toilet Area	2.24
PPOS Width	3.07	Garage Area	38.50
Driveway Area	26.40	Portico	3.90
Building footprint area	184.39	Alfresco Area	0.00
Garden & Lawn Area	123.61	No. Garage/Carport space	2
Areas excluded from landscape calcs	19.36	Carspaces	4
Front Setback	11.50	Height of dwelling	4.50
Left Side Setback	0.95	Max length of dwelling	21.51
Right Side Setback	0.95	Living & Dining Area	33.72
Garage Setback	5.50	Garage width	6.20
Width in Articulation Zone	12.00	Garage door width	4.80
Depth in Articulation Zone	1.50	Facade width	10.10
Rear setback-upper level	0		
Front Fence included	No		
Front Fence height (m)	0.00		
Solid Fence height (m)	0.00		
CALCULATED AREAS			
Rear Setback	0.29	Total Home Area	184.07



Project:

Project Address:  
Drawing Title:  
Drawing Number:  
Job Number:

Proposed Multiple Housing Development

Stage 5 Concept Plan, Narrow 4 Bedroom Home  
DCP Compliance Table  
A1572  
CG-S5-2021

Designed By:

Issue Date:  
Revision Number:

JZ Management Pty Ltd  
Guiseppe Lanza  
James Scremin

16-Mar-2021  
A



DWELLING ADDRESS FOR PROJECT:

Lot(s): 536 Marando Way, Clifton Gardens

RESIDENTIAL DEVELOPMENT CONTROL PLAN					
Clause	Control	Control Value	Actual Value	Complies	Justification / Notes
PRECINCT CONTROLS - PART 3. - PRECINCT NEW COLLINA					
	FSR (max)	50%	40%	Complies	
	Max height (m)	9	4.65	Complies	
	Parking (1; 1.5; 2)	2.3	4	Complies	
DWELLING CONTROLS - PART 4					
4.3 Streetscape Controls					
4.3 (a)	Dwellings on a corner block			Not Applicable	
4.3 (b)	Primary St facade features - first	Entry Feature/Porch		Complies	
	Primary St facade features - second	Archit. Element		Complies	
4.3 (c)	Consistent with adjoining scale and character			Complies	
4.3 (d)	Garage width of facade	50%	62%	Concession Sort	Consession sort to achieve a double garage on narrow lot
4.3 (e)	Window to habitable room on facade			Complies	
4.3 (f)	Landscaping enhances appearance			Complies	
4.3 (g)	Driveways preserve significant trees			Complies	
4.4 Building Design					
4.4 (a)	Design regards character statement of precinct			Complies	
4.4 (b)	Front walls shorter than 5m unless a change			Complies	
4.4 (c)	Side walls visible on street shorter than 10m without change			Complies	
4.4 (d)	Windows & Doors on facade are balanced			Complies	
4.4 (e)	Materials selected are consistent with locality			Complies	
4.4 (f)	Designed to consider daylight and overshadowing			Complies	
4.4 (g)	Floor height in accordance with policy			Complies	
4.4 (h)	Minimum internal floor areas	115	161.77	Complies	
4.4 (i)	Bedrooms greater than 10m2			Complies	
4.4 (j)	Combined living & dining rooms	28	40.07	Complies	
4.5 Sustainability					
4.5 (a)	BASIX Certificate provided			Complies	
4.5 (b) i	Oriented to optimise northern aspect			Complies	
4.5 (b) ii	Optimise daylight to habitable areas			Complies	
4.5 (b) iii	Supplement daylight via skylights			Complies	
4.5 (b) iv	Locate living & POS spaces to North or East			Complies	
4.5 (b) v	Use shading devices			Complies	
4.5 (b) vi	Facilitate natural cross ventilation			Complies	
4.6 Height					
4.6 (a)	Maximum height	9	4.65	Complies	
4.6 (b)	Height should suit streetscape and consider neighbours			Complies	
4.6 (c)	Two storey dwellings to show Reduced Levels			Not Applicable	
4.6 (d)	Tree planting to be consistent with scale of dwelling			Complies	
4.7 Solar access and energy efficiency					
4.7 (a)	Solar access of 3 hrs between 9am and 5pm on 22 June			Complies	
4.7 (b)	Orientated North/South or East/West axis			Complies	
4.7 (c)	Window shading for summer heat			Complies	
4.7 (d)	Outdoor clothes drying has access to winter sunlight			Complies	
4.7 (e)	Shadow diagrams for 2 storey buildings			Provided	Will be provided in actual home application

Stage 5 Concept Plan, Narrow 5 Bedroom Home

RESIDENTIAL DEVELOPMENT CONTROL PLAN					
Clause	Control	Control Value	Actual Value	Complies	Justification / Notes
4.8 Setbacks					
4.8.1 (a)	Front setback minimum	4.5	9.06	Complies	
4.8.1 (b)	Front setback average of neighbours			Complies	
4.8.1 (c)	Garage setback minimum	5.5	5.50	Complies	
4.8.1 (d)	Corner lot - Primary frontage	4.0	9.06	Not Applicable	
4.8.1 (e)	Corner lot - Secondary frontage	2.5		Not Applicable	
4.8.2 (a)	Articulation for Primary Street frontage	1.5	1.50	Complies	
	Articulation for Secondary Street frontage	0.75		Not Applicable	
4.8.2 (b)	Building Design element is external to primary liveable floor area			Complies	
4.8.2 (c)	Max size of articulation element to articulation zone	25%	7%	Complies	
4.8.2 (d)	Articulation element permitted behind building line			Complies	
4.8.3 (a)	Single storey side setback wall	0.9	1.00	Complies	
4.8.3 (b)	Two storey side setback wall	1.5		Not Applicable	
4.8.4 (a)	Ground Level rear setback - single level	3	9	Complies	
4.8.4 (b)	Ground Level rear setback - two storey	4	4.67	Not Applicable	
4.9 Visual and Accoustic Privacy					
4.9 (a)	Windows, decks not situated opposite primary room windows of adjoining dwel.w/o screening			Complies	
4.9 (b)	Habitable room windows of adjacent dwellings			Complies	
4.9 (c)	Noise generating areas - screened or located away from neighbours bedrooms			Complies	
4.9 (d)	Balconies on the first floor of side/rear, minimises overlooking			Not Applicable	
4.10 Private Open Space					
4.10 (a)	PPOS minimum width (m)	3	4.60	Complies	
	PPOS minimum area (m2)	15	17.112	Complies	
	50% of PPOS area access to sunlight on 22 June			Complies	
4.10 (b)	PPOS envelope provided where setback greater than 4m			Complies	
4.10 (c)	PPOS excludes driveways, turning areas, car spaces, etc			Complies	
4.11 Landscaped Area Controls					
4.11 (a)	Minimum landscaped area	100	156.51	Complies	
4.11 (b)	Landscaping include mature tree height greater than 5m			Complies	
4.11 (c)	Plant selections address DCP requirements			Complies	
4.12 Street Trees					
4.12 (a)	Road reserve trees planted in accordance with policy			Complies	
4.12 (b)	New dwelling to have trees every 10m on road reserve			Complies	
4.12 (c)	Trees to be advanced stock, min 75l container, on road reserve			Complies	
4.12 (d)	Trees to be established and maintained for 12 months			Complies	
4.12 (e)	Tree specie to be consistent with others in road reserve			Complies	
4.12 (f)	Street trees not to be planted in road reserve of R5 zoned lots			Not Applicable	
4.13 Vehicle Access and Parking					
4.13 (a)	Each dwelling to have 1 secure, undercover car space		2	Complies	
4.13 (b)	Parking meets precinct control	2.3	4	Complies	
4.13 (c)	Parking and driveway meets engineering standards			Complies	
4.13 (d)	Access achieves max no. turning movements			Complies	
4.13 (e)	Internal driveways are greater than 3.5m wide			Complies	
4.14 Site Facilities					
4.14 (a)	Waste & recycling bins locations			Complies	Located behind boundary, refer to notes
4.14 (b)	Clothes line location address security, convenience, adequately screened			Complies	Refer to Notes
4.14 (c)	Mail box is centrally located, close to primary street frontage and lockable			Complies	Refer to Notes



Project:

Project Address:

Drawing Title:

Drawing Number:

Job Number:

Proposed Multiple Housing Development

Stage 5 Concept Plan, Narrow 5 Bedroom Home  
DCP Compliance Table

A3671

CG-S5-2021

Designed By:

Issue Date:

Revision Number:

JZ Management Pty Ltd

Guiseppe Lanza

James Scremin

16-Mar-2021

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Clause	Control	Control Value	Actual Value	Complies	Justification / Notes
4.15 Rainwater Tanks					
4.15 (a)	Tank constructed in accordance with council policy			Complies	Refer to Notes
4.15 (b)	Overflow from tank connected to stormwater system			Complies	Refer to Notes
4.15 (c)	Tanks not sited in areas visible from the street			Complies	Refer to Notes
4.15 (d)	Backflow prevention device fitted if tank connected to council reticulated water sup			Complies	Refer to Notes
4.15 (e)	Tanks to be fitted with gutter flush or first flush system			Complies	Refer to Notes
4.15 (f)	Tanks not to obstruct access on side boundary			Complies	Refer to Notes
4.16 Fencing					
4.16 (a)	Front fence generally not higher than 1.2m, 0.9 if a solid fence			Not Applicable	
4.16 (b)	If front fence is higher than 1.2m, does it meet controls		0.00	Not Applicable	
4.16 (c)	Side and rear fences meet controls			Complies	
4.17 Outbuildings & Garages					
4.17 (a)	General - outbuilding not to be used as a dwelling			Not Applicable	
	General - highly visible outbuildings to be designed to integrate with dwelling			Not Applicable	
4.17 (b)	Garages setback minimum of 5.5m from main frontage	5.5	5.50	Complies	
	Garage doors to be a maximum of 6m wide	6	4.80	Complies	
4.17 (c)	Carport material to be sympathetic to street & dwelling character			Not Applicable	
	Carport setback behind building line & not dominate the primary elevation			Not Applicable	
4.17 (d)	Outbuilding setback 900mm from boundaries			Not Applicable	
	Outbuildings less than 100m2 or less than 10% of lot area, whichever greater			Not Applicable	
	Outbuildings less than 4.5m in height			Not Applicable	
	Outbuilding finishes, materials & colours compliment dwelling			Not Applicable	
	Outbuildings located behind building line and screened from view from street			Not Applicable	
	Detached garages on secondary frontages consistent with design themes of street			Not Applicable	
4.18 Stormwater					
4.18 (a)	Stormwater infrastructure designed in accordance with council engineering standards			Complies	
4.18 (b)	Onsite detention provided and captured in accordance with council policy			Complies	
4.18 (c)	Stormwater plans provided and in accordance with engineering standards and council			Complies	
4.18 (d)	Stormwater from dwellings to be properly managed			Complies	
4.19 Swimming Pools					
4.19 (a)	Pools and spas located in rear yard where possible and min of 900mm setback			Not Applicable	
4.19 (b)	Pools must not adversely affect existing stormater system			Not Applicable	
4.19 (c)	Pools to be located away from mature trees with root structures			Not Applicable	
4.19 (d)	Pool sited and design in accounts with policy if located near water or sewer infrastruc			Not Applicable	
4.19 (e)	Pool pump & equipment to be sound insulated to keep noise under LEeq of 5dB			Not Applicable	
4.20 Essential Services					
4.20 (a)	Dwellings provided with adequate energy supply that meets BASIX requirements			Complies	
4.20 (a) i	Requirements, setbacks and easments of relavent service provider considered			Complies	
4.20 (b)	Underground energy and telecommunications should be provided where possible			Complies	
4.20 (c)	Dwellings provided with adequate water and sewer services			Complies	
4.20 (c) I	If available, dwellings to be connected to councils reticulated water and sewer service			Complies	
4.20 (c) II	Lots that cannot connect to council sewer to have a lot area greater than 4000m2 anc			Not Applicable	
4.20 (c) II (i)	Wastewater disposal shown on plans with a min area of 200m2			Not Applicable	
4.20 (c) II (ii)	Land capability assessment prepared by Geotechnical engineer provided with applica			Not Applicable	

Clause	Control	Control Value	Actual Value	Complies	Justification / Notes
4.21 Bushfire Risk					
4.21 (a)	Bushfire risk assessment report submitted with application			Not Applicable	
4.21 (b)	Bushfire protection measures are placed within development site			Not Applicable	
4.21 (c)	Construction certificate applications assess by council. Schedule of compliance required			Not Applicable	
4.22 Frost Control Fans					
4.22 (a)	Residential development complies with council frost control fan policy			Not Applicable	

KEY DEVELOPMENT VALUES			
Precinct	New Collina	Levels of Home	1
		No. Bedrooms	5
VALUES FROM SITE PLAN		VALUES FROM FLOOR PLAN	
Site Area	400	Conditioned floor area	145.45
Lot Width	12.00	Bathroom Area	8.18
Lot Depth	33.30	Laundry Area	5.70
PPOS Depth	4.60	Toilet Area	2.44
PPOS Width	3.72	Garage Area	38.71
Driveway Area	26.40	Portico	2.54
Building footprint area	203.08	Alfresco Area	11.33
Garden & Lawn Area	115.58	No. Garage/Carport space	2
Areas excluded from landscape calcs	14.01	Carspaces	4
Front Setback	9.06	Height of dwelling	4.65
Left Side Setback	1.00	Max length of dwelling	23.21
Right Side Setback	1.00	Living & Dining Area	40.07
Garage Setback	5.50	Garage width	6.21
Width in Articulation Zone	12.00	Garage door width	4.80
Depth in Articulation Zone	1.50	Facade width	10.01
Rear setback-upper level	0		
Front Fence included	No		
Front Fence height (m)	0.00		
Solid Fence height (m)	0.00		
CALCULATED AREAS			
Rear Setback	1.03	Total Home Area	214.35



Project:

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Proposed Multiple Housing Development

Stage 5 Concept Plan, Narrow 5 Bedroom Home  
DCP Compliance Table  
A3672  
CG-S5-2021

Designed By:

Issue Date:  
Revision Number:

JZ Management Pty Ltd  
Guiseppe Lanza  
James Scremin

16-Mar-2021  
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DWELLING ADDRESS FOR PROJECT: Lot(s): 521, 522 Marando Way, Clifton Gardens

RESIDENTIAL DEVELOPMENT CONTROL PLAN					
Clause	Control	Control Value	Actual Value	Complies	Justification / Notes
PRECINCT CONTROLS - PART 3. - PRECINCT NEW COLLINA					
	FSR (max)	50%	43%	Complies	
	Max height (m)	9	6.45	Complies	
	Parking (1; 1.5; 2)	2.3	4	Complies	
DWELLING CONTROLS - PART 4					
4.3 Streetscape Controls					
4.3 (a)	Dwellings on a corner block			Not Applicable	
4.3 (b)	Primary St facade features - first	Entry Feature/Porch		Complies	
	Primary St facade features - second	Archit. Element		Complies	
4.3 (c)	Consistent with adjoining scale and character			Complies	
4.3 (d)	Garage width of facade	50%	42%	Complies	
4.3 (e)	Window to habitable room on facade			Complies	
4.3 (f)	Landscaping enhances appearance			Complies	
4.3 (g)	Driveways preserve significant trees			Complies	
4.4 Building Design					
4.4 (a)	Design regards character statement of precinct			Complies	
4.4 (b)	Front walls shorter than 5m unless a change			Complies	
4.4 (c)	Side walls visible on street shorter than 10m without change			Complies	
4.4 (d)	Windows & Doors on facade are balanced			Complies	
4.4 (e)	Materials selected are consistent with locality			Complies	
4.4 (f)	Designed to consider daylight and overshadowing			Complies	
4.4 (g)	Floor height in accordance with policy			Complies	
4.4 (h)	Minimum internal floor areas	115	172.08	Complies	
4.4 (i)	Bedrooms greater than 10m2			Complies	
4.4 (j)	Combined living & dining rooms	28	48.31	Complies	
4.5 Sustainability					
4.5 (a)	BASIX Certificate provided			Complies	
4.5 (b) i	Oriented to optimise northern aspect			Complies	
4.5 (b) ii	Optimise daylight to habitable areas			Complies	
4.5 (b) iii	Supplement daylight via skylights			Complies	
4.5 (b) iv	Locate living & POS spaces to North or East			Complies	
4.5 (b) v	Use shading devices			Complies	
4.5 (b) vi	Facilitate natural cross ventilation			Complies	
4.6 Height					
4.6 (a)	Maximum height	9	6.45	Complies	
4.6 (b)	Height should suit streetscape and consider neighbours			Complies	
4.6 (c)	Two storey dwellings to show Reduced Levels			Complies	
4.6 (d)	Tree planting to be consistent with scale of dwelling			Complies	
4.7 Solar access and energy efficiency					
4.7 (a)	Solar access of 3 hrs between 9am and 5pm on 22 June			Complies	
4.7 (b)	Orientated North/South or East/West axis			Complies	
4.7 (c)	Window shading for summer heat			Complies	
4.7 (d)	Outdoor clothes drying has access to winter sunlight			Complies	
4.7 (e)	Shadow diagrams for 2 storey buildings			Provided	Will be provided in actual home application

Stage 5 Concept Plan, Wide 2 Level 4 Bedroom Home

RESIDENTIAL DEVELOPMENT CONTROL PLAN					
Clause	Control	Control Value	Actual Value	Complies	Justification / Notes
4.8 Setbacks					
4.8.1 (a)	Front setback minimum	4.5	4.50	Complies	
4.8.1 (b)	Front setback average of neighbours			Complies	
4.8.1 (c)	Garage setback minimum	5.5	5.50	Complies	
4.8.1 (d)	Corner lot - Primary frontage	4.0	4.50	Not Applicable	
4.8.1 (e)	Corner lot - Secondary frontage	2.5		Not Applicable	
4.8.2 (a)	Articulation for Primary Street frontage	1.5	1.50	Complies	
	Articulation for Secondary Street frontage	0.75		Not Applicable	
4.8.2 (b)	Building Design element is external to primary liveable floor area			Complies	
4.8.2 (c)	Max size of articulation element to articulation zone	25%	8%	Complies	
4.8.2 (d)	Articulation element permitted behind building line			Complies	
4.8.3 (a)	Single storey side setback wall	0.9	1.50	Complies	
4.8.3 (b)	Two storey side setback wall	1.5	1.50	Complies	
4.8.4 (a)	Ground Level rear setback - single level	3	9	Complies	
4.8.4 (b)	Ground Level rear setback - two storey	4	4.67	Complies	
4.9 Visual and Accoustic Privacy					
4.9 (a)	Windows, decks not situated opposite primary room windows of adjoining dwel.w/o screening			Complies	
4.9 (b)	Habitable room windows of adjacent dwellings			Complies	
4.9 (c)	Noise generating areas - screened or located away from neighbours bedrooms			Complies	
4.9 (d)	Balconies on the first floor of side/rear, minimises overlooking			Not Applicable	
4.10 Private Open Space					
4.10 (a)	PPOS minimum width (m)	3	5.00	Complies	
	PPOS minimum area (m2)	15	15	Complies	
	50% of PPOS area access to sunlight on 22 June			Complies	
4.10 (b)	PPOS envelope provided where setback greater than 4m			Complies	
4.10 (c)	PPOS excludes driveways, turning areas, car spaces, etc			Complies	
4.11 Landscaped Area Controls					
4.11 (a)	Minimum landscaped area	100	231.11	Complies	
4.11 (b)	Landscaping include mature tree height greater than 5m			Complies	
4.11 (c)	Plant selections address DCP requirements			Complies	
4.12 Street Trees					
4.12 (a)	Road reserve trees planted in accordance with policy			Complies	
4.12 (b)	New dwelling to have trees every 10m on road reserve			Complies	
4.12 (c)	Trees to be advanced stock, min 75l container, on road reserve			Complies	
4.12 (d)	Trees to be established and maintained for 12 months			Complies	
4.12 (e)	Tree specie to be consistent with others in road reserve			Complies	
4.12 (f)	Street trees not to be planted in road reserve of R5 zoned lots			Not Applicable	
4.13 Vehicle Access and Parking					
4.13 (a)	Each dwelling to have 1 secure, undercover car space		2	Complies	
4.13 (b)	Parking meets precinct control	2.3	4	Complies	
4.13 (c)	Parking and driveway meets engineering standards			Complies	
4.13 (d)	Access achieves max no. turning movements			Complies	
4.13 (e)	Internal driveways are greater than 3.5m wide			Complies	
4.14 Site Facilities					
4.14 (a)	Waste & recycling bins locations			Complies	Located behind boundary, refer to notes
4.14 (b)	Clothes line location address security, convenience, adequately screened			Complies	Refer to Notes
4.14 (c)	Mail box is centrally located, close to primary street frontage and lockable			Complies	Refer to Notes



Project:

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Proposed Multiple Housing Development

Stage 5 Concept Plan, Wide 2 Level 4 Bedroom Home  
DCP Compliance Table  
A2271  
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Designed By:

Issue Date:  
Revision Number:

JZ Management Pty Ltd

Guiseppe Lanza  
James Scremin

16-Mar-2021  
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