

DA Submission Assessment Check

LOT	Site Area	Total FP	Site Coverage	Dwelling Type	Lot Size Complies	Storage (m³)			Storage Complies	P.O.S		Solar Access		Justification for minor variation
						linen/stair	garage	total storage		Area	C/N	to internal	to P.O.S	
001 Type T2&T9 - 3 PLEX Ground floor Dwelling 194.98m² Total Dwelling area 392.19m² Carport/Garage 36 m²	26.5 x 25.58* 662.4	230.3	35%	T2 T9 T9	C	8.3 6.3 6.3	3.1 4.5 4.5	11.4 10.8 10.8	C C C	49.8 130.4 48.1	C C C	C C C	C C C	NA - fully complies
002 Detached House Ground floor Dwelling 105.84m² Total Dwelling area 193.72m² Carport/Garage 39.4 m²	29.0 x 10.0 319.2	144.3	45%	T18	C	5.9	6	11.9	C	39.75	C	C	C	NA - fully complies
003 Type T9 - 4 PLEX Ground floor Dwelling 216.41m² Total Dwelling area 464.87m² Carport/Garage 72 m²	35.5 x 23.0 686.5	289.3	42%	T9 north west T9 north east T9 south east T9 south west	C	7.96 7.96 7.96 7.96	6.3 6.3 6.3 6.3	14.26 14.26 14.26 14.26	C C C C	41.2 37.6 53 27.7	C C C C	C C DNC C	C C C DNC	This 4-plex building has been designed to optimise solar access to the internal and external living areas of the dwellings. The proposed variation to solar access to the external living area of Dwelling T9 (SW) and the internal living area of Dwelling T9 (SE) is considered acceptable based on the large POS area provided to each dwelling, compliance with the internal and external solar access provision respectively, and the direct access provided between the internal and external living areas.
004 Type T10,T13&T14 - 4 PLEX Ground floor Dwelling 218.92m² Total Dwelling area 426.12m² Carport/Garage 75.3 m²	35.3 x 24.4 861.9	294.5	34%	T10 T10^ T13 T14	C	1.44 10 11.62 7.2	8.6 0 0 4.6	10.04 10 11.62 11.8	C C C C	106.9 10 82.8 34	C C C C	C C C DNC	C C C DNC	This 4-plex building has been designed to optimise solar access to the internal and external living areas of the dwellings and the proposed variation to solar access provisions for one dwelling is considered acceptable based on the large POS area provided which has direct access from internal living areas to provide a satisfactory level of amenity for future residents.
005 Type T4&T5 - 2 PLEX Ground floor Dwelling 139.85m² Total Dwelling area 258.87m² Carport/Garage 39.9m²	30.0 x 15.6** 517.2	179.6	35%	T4 T5	C	7 6.35 7.2	3 4.4 4.6	10 10.75 11.8	C C	91.3 54.6	C C	C C	C(M) C	NA - fully complies
006 Type T17 Ground floor Dwelling 89.55m² Total Dwelling area 185.51m² Carport/Garage 18 m²	30. x 10.2 307.7	106.6	35%	T17	C	7.1	2.9	10	C	79.4	C	C	C	NA - fully complies
007 Type T19 Ground floor Dwelling 105.84m² Total Dwelling area 139.28m² Carport/Garage 18 m²	30 x 10.3 310.7	90.2	29%	T19	C	5.8	1.44	7.24	DNC(10)	102.3	C	C	C	The proposed minor variation to storage is considered acceptable, having regard to the variety of storage areas available within the dwelling, including communal cupboards on both the ground and first floors, generous built in wardrobes in each of the 4 bedrooms and storage space within the garage, to meet the reasonable resident demand for storage (eg ironing board, vacuum cleaner, sports equipment, tools, lawn mower, etc).
008 Type T6, T8&T9 - 4 PLEX Ground floor Dwelling 105.84m² Total Dwelling area 472.69m² Carport/Garage 78.7m²	36.0 x 26.0** 717.9	318	44%	T6 T6^ T8 T9	C	4 10 5.8 7.2	6.6 3.3 4.3 4.6	10.6 13.3 10.1 11.8	C C C C	41 70.8 67.9 43.7	C C C C	C C DNC C	C C C C	NA - fully complies

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009 Type T3,T13 &T14- 3 PLEX Ground floor Dwelling 162.35m² Total Dwelling area 308.19m² Carport/Garage 57.9 m²	32.2 x 23.5** 675.3	220.8	33%	T3 T13 T14	C	7.9 11.62 7.2	5 0 4.6	12.9 11.62 11.8	C C C	41.8 113.3 39.6	C C C	C C DNC	C C C	This 3-plex building has been designed to optimise solar access to the internal and external living areas of the dwellings and the proposed variation to solar access to the internal living area of one dwelling is considered acceptable based on the large POS area provided to the unit, compliance with external solar access provision and the direct access provided between the internal and external living areas.
010 Detached House Ground floor Dwelling 76.47m² Total Dwelling area 154.32m² Carport/Garage 18m²	32.0 x 10.1 322	134.4	42%	T20	C	9.66		9.66	DNC(10)	118.6	C	C	C	Minor variation (0.34m³) to storage is considered acceptable.
011 Type T6, T8, T9- 4 PLEX Ground floor Dwelling 237.63m² Total Dwelling area 468.40m² Carport/Garage 77m²	32.0 x 21.8 736.8	314.6	43%	T6 T6^ T8 T9	C	4 10 5.8 6.3	6.6 3.3 4.3 4.3	10.6 13.3 10.1 10.6	C C C C	96.3 10* 51.3 28.7	C C C C	C C C C	C DNC C C	This 4-plex building has been designed to optimise solar access to the internal and external living areas of the dwellings and the proposed variation to solar access to the external living area of one dwelling is considered acceptable based on the compliance with internal solar access provision, the direct access provided between the internal and external living areas and the proximity of the site to Central Valley Park.
012 Type T1,T8&T9 - 3 PLEX Ground floor Dwelling 186.72m² Total Dwelling area 411.74m² Carport/Garage 56.2m²	30.0 x 20.5 615.7	242.9	39%	T1 T8 T9*	C	7.3 5.8 6.3	2.9 4.8 4.5	10.2 10.6 10.8	C C C	69.3 84.3 47.6	C C C	C C C	C C C	NA - fully complies
013 Type T2 - Duplex Ground floor Dwelling 168.86m² Total Dwelling area 311.43m² Carport/Garage 67.2m²	30. x 15.7 467.5	236.1	51%	T2 T2	C	8.3 8.3	4.3 4.3	12.6 12.6	C C	42 40.56	C C	C C	C C	NA - fully complies
014 Type T18 - Detached Ground floor Dwelling 105.95m² Total Dwelling area 193.97m² Carport/Garage 39.4m²	30.0 x 10.4 314.8	145.3	46%	T18	C	5.9	6	11.9	C	70.4	C	C	C	NA - fully complies
015 Type T7.T8&T9 - 4 PLEX Ground floor Dwelling 210.5m² Total Dwelling area 457.34m² Carport/Garage 73.1m²	33.3 x 25.3** 805.9	283.6	35%	T7 T7 T8 T9	C	7.1 7.1 5.8 6.3	4.5 4.5 4.3 4.5	11.6 11.6 10.1 10.8	C C C C	118.7 99.2 63.5 94.6	C C C C	C DNC DNC C	C C C C	This 4-plex building has been designed to optimise solar access by locating living areas to to the north, where possible, and avoiding living areas with a single orientation to the south, while maintaining visual privacy between dwellings and the external living spaces. The proposed variations to solar access to the internal living area of Dwellings T7(SW) and T8(SE) are considered acceptable based on the large POS area provided to each dwelling, compliance with external solar access provision and the direct access provided between the internal and external living areas.
016 Type T6&T7- 4 PLEX Ground floor Dwelling 210.42m² Total Dwelling area 463.84m² Carport/Garage 74.2m²	30.0 x 24.6 728	298.8	41%	T6 T6^ T7 T7	C	4 10 7.1 7.1	6 2.9 4.5 4.5	10 12.9 11.6 11.6	C C C C	83.6 48* 75.8 91	C C C C	C C C C	C C C C	NA - fully complies

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017 Type T2,T8&T9 - 3 PLEX Ground floor Dwelling 197.02m² Total Dwelling area 379.28m² Carport/Garage 57.9m²	30.8 x 20.6 631	254.6	40%	T2 T8 T9	C	8.3 5.8 6.3	6.6 4.5 4.5	14.9 10.3 10.8	C C C	86.8 79.8 26.9	C C C	C C C	C C C	NA - fully complies
018 Type T3&T4 - 2 PLEX Ground floor Dwelling 125.30m² Total Dwelling area 222.26m² Carport/Garage 38.2 m²	29.4 x 16.4 481.9	163.5	34%	T3 T4	C	7.9 7	4.2 3	12.1 10	C C	75.9 84.5	C C	C C	C C	NA - fully complies
019 Type T2, T7&T8 - 3 PLEX Ground floor Dwelling 192.29m² Total Dwelling area 384.01m² Carport/Garage 56.2m²	27.2 x 20.7 566.5	248.5	44%	T2 T7 T8	C	8.3 7.1 5.8	6.6 4.5 4.5	14.9 11.6 10.3	C C C	60.7 63.5 31.4	C C C	C C C	C C C	NA - fully complies
020 Type T4&T14 - 3 PLEX Ground floor Dwelling 161.10m² Total Dwelling area 317.31m² Carport/Garage 55.1m²	27.0 x 22.0** 564.2	216.2	38%	T4 T14 north T14 south	C	7 7.2 7.2	3 4.6 4.6	10 11.8 11.8	C C C	48 56.6 68.5	C C C	C C DNC	C C DNC	This 3-plex building has been designed to optimise solar access to the internal and external living areas of the dwellings and the proposed variation to solar access provisions for one dwelling is considered acceptable based on the large POS area provided which has direct access from internal living areas to provide a satisfactory level of amenity for future residents.
021 Type T1&T2 - 2 PLEX Ground floor Dwelling 163.18m² Total Dwelling area 298.16m² Carport/Garage 38.2m²	28.2 x 16.5 465.4	201.4	43%	T1 T2	C	7.3 8.3	6.6 6.6	13.9 14.9	C C	49 62.4	C C	C C	C C	NA - fully complies
022 Type T4&T11 - 3 PLEX Ground floor Dwelling 168.25m² Total Dwelling area 314.08m² Carport/Garage 59m²	29.8 x 19 554.1	227.2	41%	T4 T11 T11^	DNC	7 1.44 9.7	3 7.7 2.9	10 9.14 12.6	C C C	84.2 25 10	C C C	C C C	C C C	Minor variation to lot width (1m) is considered acceptable as the lot is irregular in shape, ample landscaping is provided along the primary setback and the proposed 3-plex building complies with each of the core design controls (eg solar access, storage, etc) to provide appropriate levels of residential amenity.
023 Detached House Ground floor Dwelling 191.92m² Total Dwelling area 201.74m² Carport/Garage 39.4m²	30.0 x 10.0 301.14	145.3	48%	T18	C	5.9	6	11.9	C	38.7	C	C	C	NA - fully complies
024 Detached House Ground floor Dwelling 104.13m² Total Dwelling area 201.74m² Carport/Garage 39.4m²	30.0 x 12.7 382.96	143.5	37%	T16	C	4.9	6	10.9	C	91.8	C	C	C	NA - fully complies

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						linen/stair	garage	total storage		area	C/N	to internal	to P.O.S	
025 Type T1&T2 - 2 PLEX Ground Floor Dwelling 163.3m² Total Dwelling area 297.94m² Carpport/Garage 67.2m²	30.0 x 19.2 561.4	230.5	41%	T1 T2	C	7.3 8.3	6.6 6.6	13.9 14.9	C C	70.44 105.37	C C	C C	C C	NA - fully complies
026 Type T7,T8&T9 - 4 PLEX Ground Floor Dwelling 209.6m² Total Dwelling area 454.08m² Carpport/Garage 73.1m²	31.2 x 24.5 741.08	272.52	37%	T7 east T7 west T8 T9	C	7.1 7.1 5.8 6.3	4.5 4.5 4.5 4.5	11.6 11.6 10.3 10.8	C C C C	95.7 92.21 77 35.19	C C C C	C C DNC C	C C DNC C	This 4-plex building has been designed to optimise solar access to the internal and external living areas of the dwellings and the proposed variation to solar access provisions for one dwelling is considered acceptable based on the large POS area provided, the direct access between internal and external living areas and the proximity of the dwelling to the park, to provide a satisfactory level of amenity for future residents.
027 Type T11&T12- 4 PLEX Ground Floor Dwelling 234.81m² Total Dwelling area 431.24m² Carpport/Garage 81.5m²	30.5 x 23.2** 714.71	316.31	44%	T11 T11^ T12 T12^	C	1.44 8.91 1.44 6.91	7.1 7.9 7.76 4.3	8.54 16.81 9.2 11.21	C C C C	133.53 36.98* 25 10*	C C C C	C C C C	C C C C	NA - fully complies
028 Detached House Ground Floor Dwelling 78.84m² Total Dwelling area 166.95m² Carpport/Garage 18m²	30.5 x 9.35 285.5	96.84	34%	T20	DNC	9.66	2.9	12.56	C	95	C	C	C	Minor variation to lot width (0.65m) is considered acceptable as ample landscaping is provided along the primary setback and the proposed dwelling complies with each of the core design controls (eg solar access, storage, etc) to provide appropriate levels of residential amenity.
029 Type T6&T7 - 4 PLEX Ground Floor Dwelling 231.2m² Total Dwelling area 489.6m² Carpport/Garage 75.9m²	30.5 x 28.0** 823.29	307.1	37%	T6 T6^ T7 north T7 south	C	4 10 7.1 7.1	6 2.9 4.5 4.5	10 12.9 11.6 11.6	C C C C	90.09 39* 83.49 35	C C C C	C C C DNC	C C C C	This 4-plex building has been designed to optimise solar access to the internal and external living areas of the dwellings and the proposed variation to solar access to the internal living area of one dwelling is considered acceptable based on the compliance with external solar access provision and the direct access provided between the internal and external living areas.
030 Detached House Ground Floor Dwelling 103.42m² Total Dwelling area 188.78m² Carpport/Garage 33.6m²	36.5 x 20.0** 460.72	137.02	30%	T17	C	10.74	7.63	18.37	C	183.38	C	C	C	NA - fully complies
031 TypeT10& T14 - 4 PLEX Ground Floor Dwelling 163.25m² Total Dwelling area 443.59m² Carpport/Garage 74.2m²	35.0 x 20.4** 706.37	223.39	32%	T10 T10^ T14 north T14 south	C	4.04 10 7.2 7.2	6 2.9 4.6 4.6	10.04 12.9 11.8 11.8	C C C C	42.85 35* 32.98 25	C C C C	C C C DNC	C C C DNC	This 4-plex building has been designed to optimise solar access to the internal and external living areas the dwellings and the proposed variation to solar access provisions for one dwelling is considered acceptable. The living areas and POS have been oriented to the north to maximise the available solar access however the implications of retaining the existing road layout and achieving the required density constrains full compliance with the solar provisions.
032 Type T1&T2 - 2 PLEX Ground Floor Dwelling 163.25m² Total Dwelling area 307.71m² Carpport/Garage 38.2m²	30.5 x 16.8 510.95	201.45	39%	T1 T2	C	7.3 8.3	2.9 2.9	10.2 11.2	C C	72.48 78	C C	C C	C C	NA - fully complies

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						linen/stair	garage	total storage		Area	C/N	to internal	to P.O.S	
033 Detached House Ground Floor Dwelling 99.8m² Total Dwelling area 201.1m² Carport/Garage 39.4m²	30.5 x 11.9 362.93	139.2	38%	T16	C	4.9	6	10.9	C	82.44	C	C	C	NA - fully complies
034 Type T2,T8&T9 - 3 PLEX Ground Floor Dwelling 198.47m² Total Dwelling area 400.27m² Carport/Garage 57.9m²	30.5 x 21.0** 615.12	256.37	42%	T2 T8 T9	C	8.3 5.8 6.3	4.5 4.5 4.5	12.8 10.3 10.8	C C C	68.7 46.9 23	C C C	C C C	C C C	NA - fully complies
035 Detached House Ground Floor Dwelling 91.2m² Total Dwelling area 189.9m² Carport/Garage 37.1m²	30.0 x 10.2 307.8	128.32	42%	T17	C	7.1	2.9	10	C	105.1	C	C	C	NA - fully complies
036 Detached House Ground Floor Dwelling 167.75m² Total Dwelling area 257.4m² Carport/Garage 39.4m²	30.0 x 9.6 292.2	144.3	49%	T18	C	5.9	6	11.9	C	63.1	C	C	C	NA - fully complies
037 Type T1&T2 - 2 PLEX Ground Floor Dwelling 163.25m² Total Dwelling area 307.5m² Carport/Garage 38.2m²	30.0 x 17.4 525.99	233.77	44%	T1 T2	C	7.3 8.3	4.5 4.5	11.8 12.8	C C	66.3 91.7	C C	DNC DNC	C C	The proposed variation to internal solar access is acceptable based on the significantly larger internal and external living areas, orientation of the internal living areas to the park and inclusion of both north facing and rear external living spaces, to provide an overall satisfactory level of residential amenity.
038 Type T7,T8&T9 - 4 PLEX Ground Floor Dwelling 211.46m² Total Dwelling area 472.19m² Carport/Garage 73.1m²	34.0 x 25** 828.25	284.56	34%	T7 east T7 west T8 T9	C	7.1 7.1 5.8 6.3	4.5 4.5 4.5 4.5	11.6 11.6 10.3 10.8	C C C C	121.2 113.3 72.9 63.1	C C C C	C C DNC C	C C DNC C	This 4-plex building has been designed to optimise solar access to the internal and external living areas of the dwellings and the proposed variation to solar access provisions for one dwelling is considered acceptable based on the large POS area provided, the direct access between internal and external living areas and the proximity of the dwelling to the park, to provide a satisfactory level of amenity for future residents.
039 Type T10&T10 - 4 PLEX Ground Floor Dwelling 163.25m² Total Dwelling area 456.05m² Carport/Garage 81.5m²	35.5 x 25.0** 822.45	316.04	38%	T10 east T10^ east T10 west T10^ west	C	1.44 10 1.44 10	10 2.6 10 4.2	11.44 12.6 11.44 14.2	C C C C	139.3 43.7* 41.5 35*	C C C C	C C C C	C C C C	NA - fully complies
040 Type T1&T2 - 2 PLEX Ground Floor Dwelling 163.25m² Total Dwelling area 307.58m² Carport/Garage 38.2m²	35.5 x 16.5 585.49	201.45	34%	T1 T2	C	7.3 8.3	2.7 2.6	10 10.9	C C	111.2 110.2	C C	C C	C C	NA - fully complies

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